

Topic Paper: Policy 1 Growth Strategy

Appendices

Contents

Topic Paper: Policy 1 Growth Strategy	1
Appendices	1
Contents.....	1
Appendix 1 Recent Planning Strategies influencing the GNLP	2
Appendix 2 Sustainability Appraisal and Habitats Regulation Assessment	5
Appendix 3 Housing Numbers in the GNLP.....	15
Appendix 4 The 5 Year Housing Land Supply and the Housing Trajectory	19
Appendix 5 Strategic Growth Locations Delivery	59
Appendix 6 The GNLP objectives (extract from plan)	75
Appendix 7 GNLP Policy 1 and its supporting text	77

Appendix 1 Recent Planning Strategies influencing the GNLP

The plans outlined below set the strategies for development which the GNLP continues, adapts and develops further. This appendix 1 summarises the strategies to provide context for the GNLP's proposed strategic approach.

Norfolk Structure Plan (1999)

The Norfolk Structure Plan, adopted in 1999, covered the period 1993 to 2011. Site allocations to implement the strategy were provided in district wide local plans.

The following key elements of the strategy have implications for the GNLP:

- The strategy for housing was to provide around 1,500 homes per year to achieve a total of 27,000 homes, with 7,400 in Norwich, 9,400 in Broadland and 10,200 in South Norfolk.
- To retain the main focus of growth within Norfolk in and around Norwich, a whole settlement approach was taken for the Norwich urban area, including those parts of the urban area in South Norfolk and Broadland adjoining the City of Norwich. This approach was taken to reflect the existing settlement patterns in the area, to promote sustainable development, to support the regional role of the city and to promote brownfield development.
- To achieve this, the strategy included a Norwich Policy Area (NPA). The extent of the NPA was unchanged in the subsequent JCS and can be seen in the Key Diagram and Appendix 6 [here](#).
- Housing growth was divided in the NPA as follows:
 - Norwich (7,400 homes);
 - Broadland within the NPA (7,000 homes);
 - South Norfolk within the NPA (7,100 homes).
- Specific locations were identified for major housing development in the NPA:
 - Norwich urban area - Bowthorpe, Norwich City Centre (including Riverside), Thorpe Marriot, Sprowston and Thorpe St Andrew.
 - Elsewhere in the NPA: Wymondham, Hethersett, Mulbarton, Long Stratton, Poringland and Horsford.
- Specific locations identified for employment development were Norwich City Centre, Sweet Briar Road (west Norwich), Longwater (Costessey), Colney (research and development at the Norwich Research Park (NRP)), Wymondham and Thorpe St. Andrew (a business park).
- The aim to enhance the role of Norwich City Centre was supported by a transport strategy which included further development of one of the most extensive Park and Ride systems in the country.
- More limited housing provision was required in the remainder of Broadland (2,400 homes) and South Norfolk (3,100 homes). To help to achieve this and to link employment and housing growth, Diss was classified as a rural centre, with Aylsham, Loddon and Harleston classified as rural market towns.

The East of England Plan (2008, revoked 2010)

The [East of England Plan](#), although revoked prior to JCS adoption, guided its development. This was chiefly through:

- Its requirement that the three districts should produce a joint strategy;
- Establishing higher housing numbers. This subsequently led to the JCS providing just over 2,000 homes per year in the whole of Greater Norwich;
- Retaining the main focus of development on the NPA as part of Norwich being identified as a key regional centre and focus for development;
- Requiring planning employment growth to focus on:
 - the city centre, particularly media and creative industries, finance and insurance, and information communication technologies;
 - Thorpe St Andrew and Longwater, Costessey (for business park uses);
 - Colney/Cringleford (expansion of the research park for research and development, higher education and hospital/health uses);
 - Norwich Airport (uses benefiting from an airport-related location); and
 - Wymondham/A11 corridor (high-tech development and rail-related uses).

The Joint Core Strategy for Broadland, Norwich and South Norfolk (2011 and 2014)

The [JCS](#) was adopted in 2011, with amendments adopted in 2014. It sets out the overall growth strategy for the area from 2008 to 2026. As highlighted above, it was developed in conformity with the East of England Plan before the latter was revoked.

New site allocations to implement the JCS are in supporting district wide Site Allocation local plans, along with Area Action Plans for specific locations for major growth (Long Stratton, Wymondham and the Growth Triangle) and a limited number of Neighbourhood Plans. [Paragraphs 23 to 25](#) of the GNLP Strategy identify the plans which will be superseded by the GNLP.

The JCS:

- retains the Structure Plan's long-term strategic approach of focussing the majority of growth in and around the Norwich urban area and the rest of the NPA. The Norwich urban area is defined in the JCS as Norwich and the built-up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle. This maximises access to the jobs, services and facilities in the area to promote sustainable development and recognises Norwich's regional significance;
- has capitalised on the opportunities for re-use of previously developed land, mainly on former industrial sites in and around Norwich City Centre;
- allowed for growth of urban extensions and specialised employment locations for high value jobs, including Norwich Research Park (NRP);

- provided for incremental growth in most towns and villages, assisting service retention and enhancement;
- has developed a main north-east to south-west axis for growth. Accordingly, new site allocations were primarily focussed on the large sustainable urban extension at the Growth Triangle (10,000 homes) to the north-east of Norwich, through the City of Norwich (3,000 homes) to the A11 Corridor to the west and south-west of the city, including 1,000 homes in Easton/Costessey, 1,200 homes in Cringleford, 1,000 in Hethersett and 2,200 in Wymondham;
- included significant growth at Long Stratton coupled with a by-pass.

A further 2,000 homes allocated in Sites Plans were provided in the Broadland part of the NPA, and 1,800 in the South Norfolk part. This strategy for new site allocations is set out in Policy 9 of the JCS and the Main Housing Allocations map.

Both the Norfolk Structure Plan and JCS have reflected historic patterns of development, whether that be close ties with the city or fostering individual settlement identities. Developments contiguous with the existing urban areas are mainly in Broadland, but also include Costessey and Cringleford in South Norfolk. The importance of the retaining landscape gaps between settlements and enhancing green infrastructure has had a major influence on growth locations, especially in South Norfolk.

The JCS established a 5-tier settlement hierarchy to distribute growth:

- i. Norwich Urban Area;
- ii. Main Towns (Aylsham, Diss, Harleston, Wymondham);
- iii. Key Service Centres (Acle, Blofield, Brundall, Hethersett, Hingham, Loddon/Chedgrave, Long Stratton, Poringland/Framingham Earl, Reepham and Wroxham).
- iv. Service Villages (including linked service villages);
- v. Other Villages.

Very limited development was allowed for in smaller rural communities and the countryside.

Appendix 2 Sustainability Appraisal and Habitats Regulation Assessment

Sustainability Appraisal

The sustainability appraisal (SA) process for the strategy was integrated into the production of the GNLP:

- Between 20 June and 15 August 2016 Historic England, Natural England, the Environment Agency and other relevant bodies were consulted on the SA Scoping Report.
- In light of the responses, a series of amendments were made to the [SA scoping report](#) (B23.1) and agreed by the councils between January and March 2017.
- In January 2017 the GNDP agreed a draft vision and set of objectives for the GNLP. An evaluation of the draft plan objectives against the draft SA objectives accompanied the [report to the GNDP](#) (see appendix 2 of the report on page 23).
- In June 2017 the GNDP considered the emerging GNLP alternatives in regard to housing numbers and the distribution of growth. A high-level sustainability assessment of these reasonable alternatives, including 6 alternatives for the distribution of growth, accompanied the report to the GNDP (see page 46 onwards of [the report](#)).
- An Interim Sustainability Appraisal Report ([B23.2](#) - see section 7 from pages 26 to 62 and a summary below) was produced on the growth options and the potential for a Green Belt, explaining the selection of reasonable alternatives for policy options, evaluating them, and identifying potential mitigation. This was consulted on as part of the Regulation 18 stage A consultation (January – March 2018).
- In January 2020 a revised and fuller SA report was produced for the Regulation 18C stage, the Sustainability Appraisal and Strategic Environmental Assessment of the GNLP Regulation 18C ([B23.3](#), see the summary below for more detail). This was consulted on with the Regulation 18C draft GNLP.
- In January 2021 a Sustainability Appraisal and Strategic Environmental Assessment was then produced on the Reg 19 Publication GNLP (A6.1 -3, [summary](#), [full report](#) and [appendices](#)), with a GNLP response to this also published ([A6.4](#))
- In September 2021, an addendum to the Regulation 19 SA ([A6.5](#)) was published. It provides a clear narrative showing how the plan's preferred strategy and reasonable alternatives to it were shaped over time.

The remaining sections of this appendix set out key findings at the different stages of the SA process in relation to policy 1.

The Regulation 18A SA

The Interim Sustainability Appraisal (2018) ([B23.2](#)) of the growth options consultation was an early high-level assessment of the issues raised in the consultation. It considered the proposed GNLP objectives and policy topics and evaluated these against the objectives of the sustainability appraisal framework. All the objectives are potentially relevant to policy 1, with significant possible effects being identified for the options. It also considered particular “topic” or thematic policies, identifying issues that could be addressed within the policy themes to mitigate adverse effects and maximise beneficial ones.

These are set out in section 9 of the Interim SA Report. Matters particularly relevant to policy 1 are:

- **Jobs** - focussing jobs growth in employment sites that were well connected to public transport, walking and cycling; linking new jobs with areas of deprivation; and by supporting the key sectors identified by the LEP.
- **Homes** – ensuring that new housing is well related to services and facilities and is proportionate in numbers; and creating diversity, competition and choice in the market; and being well related to key employment locations.
- **Growth** - ensuring the best possible relationship between new homes and services and facilities, reducing the need to travel and promoting the use of sustainable transport; minimising environmental impacts by varying the scale of allocation at certain tiers of the hierarchy and selecting development sites with the least impact; maximising the use of brownfield land to minimise the loss of greenfield land; ensuring that allocated sites are viable; providing an appropriate amount of affordable housing and have an appropriate mix of types, tenures and sizes; ensuring the best relationship between homes and places of employment.
- **Norwich Urban Area and Fringe Parishes** - identifying the areas to target for regeneration/GI protection/enhancement; ensuring that the policy effectively links to plans for sustainable transport improvements; linking areas to services, facilities, employment and public transport opportunities.
- **Settlement Hierarchy** - ensuring that there is a good relationship between homes, jobs and services, including by means of sustainable and active travel, whilst maintaining a sufficient spread of development to provide diversity, choice and competition in the market.
- **Influence of the Norwich Urban Area & Distribution of Growth** – the strategy should integrate with the policy framework for economic development, promotion of the area and inward investment, transport and other relevant strategies.

The scale of growth

Homes

Pages 27 to 36 of the SA dealt with the scale of housing growth. The four non mutually exclusive reasonable alternatives assessed were:

- 1. GNLP Housing Requirement is equal to Objectively Assessed Need (OAN). Delivery Buffer is approx. 20%. Forecast Windfall Housing does not form part of the Delivery Buffer.*
- 2. GNLP Housing Requirement is equal to OAN. Delivery Buffer is approx. 20%. Forecast Windfall Housing forms part of the 20% Delivery Buffer.*
- 3. GNLP Housing Requirement is equal to OAN plus Housing Response to City Deal. Delivery Buffer is approx. 20%. Forecast Windfall Housing does not form part of the Delivery Buffer.*
- 4. GNLP Housing Requirement is Equal to OAN plus net Housing Response to City Deal. Delivery Buffer is approx. 20% OAN. Forecast Windfall Housing forms part of the 20% Delivery Buffer.*

The summary of significant effects concluded:

7.4.1 Alternatives 3 and 4 would establish a Plan Requirement that is notably above OAN, and one that is only likely to be deliverable if the significant increase in jobs, as envisaged by the aspirational City Deal actually occurs. This would create a situation where the authorities are more likely to suffer from a housing land supply deficit. This could result in further development in less sustainable locations and would create uncertainties in relation to objective 12, as well as increasing the impact on the baseline under objectives 1 and 3. There is therefore good reason to consider that these alternatives should not be preferred.

7.4.2. Alternatives 1 and 2 avoid the situation set out above by making the Plan Requirement equivalent to OAN, and thus relating any calculation of housing land supply to the standard methodology. There are therefore good reasons to prefer alternatives 1 and 2.

7.4.3. Alternative 2 performs better in terms of air quality and climate change related to emissions, however it would also include a significantly lower delivery buffer, which is heavily reliant on assumed windfall housing projections being delivered. Given the delivery challenges experienced locally this presents a notably increased risk to housing delivery and thus has more uncertainties in terms of meeting housing needs in accordance with Objective 5. Alternative 2 also would provide for slightly less than a 20% buffer to the delivery of the housing required to meet City Deals jobs growth. This could restrict the economic growth potential of the area, and thus would perform relatively worse in terms of contributing toward Objective 11, although given that the buffer to city deals related jobs growth is only fractionally under 20% this impact is slight. Alternative 1 includes a high

delivery buffer, giving more certainty of delivery (better in terms of providing the homes needed in accordance with Objective 5). It would also provide more than a 20% buffer to the delivery of the homes needed to support the City Deal.

7.4.4. Given the increased potential impact of alternative 1 in terms of air quality, climate change emissions and other objectives directly affected by the scale of growth, compared to its very slight benefits in terms of objective 11 (related to jobs and the economy), it is considered that there are good reasons to prefer alternative 2.

Jobs

Pages 26 and 27 of the SA dealt with the scale of jobs growth. The summary of significant effects concluded:

7.2.1. Alternative JT2 proposes a jobs target equivalent to the East of England Forecast Model (EEFM) forecast. This is effectively evolution of the baseline, and therefore would have a neutral effect on all SA objectives. Alternative JT1 proposes planning for a significant number of additional jobs above the forecast. Although the distribution of these additional jobs would heavily influence the sustainability outcome, it can be assumed that such a difference in the jobs target would likely have a significant negative impact on environmental objectives SA1 and SA2 as carbon emissions, air and light pollution would likely increase with more employment sites. SA4 would also be negatively impacted since more greenfield land would inevitably be needed. Conversely, planning for a significant number of additional jobs would help to achieve SA7 as the availability of jobs should reduce deprivation, and SA11, encouraging economic development over a range of sectors.

The distribution of growth

The six reasonable alternative options for the growth strategy referred to in paragraphs 61 and 62 of this topic paper were assessed from pages 42 to 52 of the SA:

- Option 1 Concentration close to Norwich;
- Option 2 Transport corridors;
- Option 3 The Norwich – Cambridge Tech corridor;
- Option 4 Dispersal;
- Option 5 Dispersal plus new settlement;
- Option 6 Dispersal plus urban growth.

The summary of significant effects of the SA concluded that none of the reasonable alternatives clearly performed better than others in sustainability terms:

7.6.1. Options 1, 2 and 3 may be harder to deliver. This is because they focus growth in locations that have already seen significant growth, have significant outstanding commitment and have experienced delivery issues over the JCS period. Alternatives 4 and 5 provide for a much wider dispersal of development, and in doing so increase diversity, choice and competition in the market for land, which should be beneficial for delivery. If so,

then alternatives 4 and 5 would perform better than alternatives 1, 2 and 3 for delivery. Option 6 lays somewhere in between.

7.6.2. However, Options 1, 2 and 3 perform better than alternatives 4 and 5 in relation to objectives that seek to improve air quality, reduce the impact of traffic, address climate change issues, increase active travel and support economic development. This a result of the better geographical relationship of development under these options to services, facilities, employment opportunities and sustainable transport options. Again Option 6 sits somewhere in between.

*7.6.3. On the basis of the above, **in sustainability terms of the choice between alternatives**, at this stage of the assessment process, appears finely balanced, with **no alternative clearly better than another in SA terms.***

Green Belt

Pages 32 to 34 of the [Growth Options](#) document set out why it was not felt that there was the evidence to meet the exceptional circumstances required by the NPPF to justify the establishment of a Green Belt for Norwich, stating that growth needs in the future would need to be met and the retention of landscape and environment asset protection policies were the most suitable approach.

Section 7.7 (page 53) of the Interim Sustainability Appraisal [B23.2](#) at the Reg. 18A stage looked at 3 possible alternatives to having a Green Belt:

- 1. A wide Green Belt surrounding Norwich and extending beyond the first ring of villages/towns;*
- 2. A narrow Green Belt surrounding Norwich and extending to, but not beyond the first ring or villages; and,*
- 3. A series of Green Belt “wedges” based around landscape protection zones for the Southern Bypass, NDR, River Valleys and undeveloped approaches to Norwich and certain Strategic Gaps between settlements such as Wymondham and Hethersett.*

The SA concluded:

For all alternatives it was considered that:

- there was no convincing justification that normal planning policies would be inadequate in terms of the five purposes of the Green Belt as they relate to Greater Norwich;*
- and, that there were no major changes in circumstances that made the adoption of a Green Belt necessary. also,*
- that alternatives 1&2 would have long term detrimental impacts for sustainable development.*

7.7.4. Consequently, none of the identified Green Belt alternatives were considered to be reasonable

The results of the Interim SA were taken into account in producing the draft policies for the next stage of the process, the Regulation 18C draft plan.

The Regulation 18C SA Report

The scale of growth proposed in [policy 1](#) of the Regulation 18C draft plan was for a minimum of 44,500 homes and 33,000 additional jobs, allocating around 360 hectares of employment land. The distribution combined concentration of most of the development in and around Norwich and on the Cambridge Norwich Tech Corridor, with an element of dispersal to villages to support thriving rural communities. Reflecting the approach set out in the “alternative approaches” section (in a blue box following policy 1 in the link above) to only have a preferred option for the scale and distribution of growth, the SA report ([B23.3](#) - at appendix C, table C4 on page 604 and in subsequent text) [assessed the preferred amount and distribution of growth in policy 1 with no reasonable alternatives](#).

The SA concluded that policy 1 would have negative impacts in terms of air quality, climate change, biodiversity/geodiversity/GI and natural resources, stating in text following the table that increased housing in particular would have an impact on these aspects of the environment. Positive impacts were concluded for housing, education, economy, transport & access to services, population & communities, deprivation, health, crime and the historic environment. Neutral impact was concluded for Landscape and Water.

This analysis, together with the results of the consultation, was taken into account in the revisions for the GNLP Reg 19 Proposed Submission version.

The Regulation 19 SA Report

The SA report was produced in January 2021 and submitted with the GNLP. The full appraisal of policy 1 can be seen at [appendix C1](#) on page 38. It appraised the Regulation 19 policy 1 approach for the scale (a minimum of 49,492 new homes, 33,000 jobs and 360 hectares of employment land) and distribution of growth, along with the settlement hierarchy.

In brief, policy 1 scores the following through the SA:

Four double positive scores for Housing, Education, Economy and Transport & Access to Services. This reflects:

- the positive impact of housing provision across the plan area in meeting housing need;
- the provision of and increased access to improved education facilities;
- meeting jobs needs, with improved digital and physical access to employment including the Cambridge Norwich Tech Corridor, town centres, Norwich International Airport;

- significant transport improvements being expected, including public transport, cycling and walking. By focusing development as per the settlement hierarchy in policy 1, more development will be in larger settlements with existing transport options and good access to services.

Five positive scores for Population & Communities, Deprivation, Health, Crime and Historic Environment. This reflects the housing and employment allocations ensuring that communities have safe and sustainable access to local services, improved bus links and health care and leisure opportunities. This will assist in combatting deprivation and promoting healthy, inclusive and safe communities. The link to policy 2 should ensure that development will respect, protect and enhance heritage assets and landscape character.

Two neutral scores for Landscape and Water. In relation to landscape, the SA states that the development of multi-functional green infrastructure links could enhance local landscape character, strategic gaps would be maintained and the setting and character of sensitive landscape designations such as the Broads National Park would be protected. Concerning water, it states that demand for water resources will increase, but development proposals must be in accordance with policy 2, which requires water quality and efficiency to be protected.

One negative score for Biodiversity, Geodiversity and Green Infrastructure. Whilst additional GI would be of benefit, growth would result in a net loss of greenfield land and vegetation cover, including ecologically important soils.

Three double negative scores for Air Quality and Noise, Climate Change Mitigation & Adaptation and Natural Resources, Waste & Contaminated Land. The SA states that the quantity of residential and employment development proposed would:

- be expected to result in a reduction in local air quality to some extent, potentially worsening of air quality within or in close proximity to the Central Norwich Air Quality Management Area (AQMA);
- lead to a loss of greenfield land and vegetation leading to an increase in carbon emissions due to development, although the promotion of electric vehicles and sustainable energy sources in the plan should mitigate this to a certain extent;
- increased waste generation.

A GNLP response to the SA report was published ([A6.4](#)). This highlighted, amongst other points, that the increase in the number of residents stated in the SA arising from the proposed development is over-stated. This is firstly because a large proportion of the need for new homes arises from the existing population. Secondly, the additional amount of homes above need, the “buffer”, is a safety-net to ensure that all housing needs are met which will only be delivered if required.

As well as assessing submitted policy 1 of the now submitted Regulation 19 plan as set out above, section 5 on from pages 51 to 69 of [volume 2](#) of the submitted SA reproduced key points from the Regulation 18A and C sustainability appraisals **on reasonable alternatives for the scale of housing and employment growth, the distribution of growth and the settlement hierarchy.**

Box 5.8 of volume 2 of the SA (page 72) explains that while carried forward sites from adopted plans with planning permission were assessed as part of the reasonable alternative growth options as part of policy 1, it was not necessary to assess them individually as no reasonable alternatives to their permitted use were very likely to come forward.

No amendments to policy 1 were deemed necessary as a result of the SA Report. Comments received on the Regulation 19 SA Report have not raised any matters that would change this conclusion.

The Regulation 19 SA Addendum

The addendum to the Regulation 19 SA ([A6.5](#)) was produced in response to a representation which raised issues relating to the selection process for the chosen spatial strategy of the GNLP. The addendum provides a clear narrative showing how the plan's preferred strategy and reasonable alternatives to it were shaped over time. It concludes that *"The preferred option combines concentration of most of the development in and around Norwich and on the Cambridge Norwich Tech Corridor, with an element of dispersal to villages to support rural communities. It is considered that the preferred approach provides the best balance across a range of sustainability objectives and will help to support delivery of the plan"*.

Habitat Regulations Assessment

The **HRA of the Greater Norwich Local Plan Issues and Options stage (Dec 2017)** (B9.1) was an interim assessment of the Issues and Options stage of the emerging GNLP. This focussed on direct and indirect effects of proposed housing although other matters such as transport and employment land were also assessed. The broad conclusions at this stage, as set out in the non-technical summary, were:

"Impacts considered for the proposed distribution of housing include water cycles (use and disposal), air pollution especially from new roads and an increase or change in the pattern of distribution of road users, water pollution or enrichment resulting from discharge to water, and the impacts of increased visitors to European sites.

In addition to considering the potential impacts of the growth proposed by the GNLP alone, a number of other plans or projects were identified that could have in-combination impacts.

Assessment of the distributional alternatives for housing has identified that allocations to the north-west, west and south-west of Norwich were situated to reduce the likely impact of regular visitors to the Broads / Broadland sites. The options 'transport corridors' and 'Cambridge – Norwich tech corridor' are strong options in terms of avoiding impacts on European sites. Allocations to the north-east of Norwich are marginally outside zones of influence of the popular coastal European sites although with all options some additional occasional visits to the popular coastal European sites are predicted. Options for dispersal, or dispersal plus a new settlement are harder to assess as the housing could be almost anywhere.

The only part of Greater Norwich which is over 8km from any European sites is an area in the south, including from Spooner Row south to Dickleburgh and Harleston, and eastwards to the Suffolk border near Bungay. Superficially, the impact on European sites would be least if development was focussed in this area as there would be fewer additional recreational visits to European sites from housing in this area.

To alleviate recreational pressure on European sites alternative recreational opportunities should be provided. This could take the form of a new country park containing woodland, small and large waterbodies (where feasible and subject to aircraft safeguarding constraints, open grassland or potentially inland beach functions (if feasible) nearer the strategic development sites.

Allocations would need to be accompanied by a water cycle study to demonstrate no harm to the water environment of European sites, in relation to water abstraction and to waste water both in isolation and in combination with other development."

These points were taken into account in the work on the plan and the drafting of the policies.

The interim assessment was followed by the **HRA of the Greater Norwich Regulation 18 Draft Plan (2019)** (B9.2). This considered the policies proposed at Reg 18C draft plan consultation stage. For Policy 1 the assessment concluded:

"5.11.1 Subject to satisfactory completion of the Green Infrastructure and Recreational Avoidance and Mitigation Strategy (GIRAMS), , it is ascertained that this policy will have no adverse effect upon the integrity of any European site".

Consequently, the inclusion of the results of the GIRAMS was deemed to be a key element that was included in Policy 3 Environmental Protection and reflected in revisions to that policy for the next stage of the GNLP.

For the next stage of the plan process, the Regulation 19 Proposed Submission, the HRA was updated and a draft Habitats Regulations Assessment of Greater Norwich Regulation 19 Draft Plan (Dec 2020) (B9.3) produced, including its revised recommendations.

The overall conclusions of the HRA were:

“11.3 Overall conclusion

11.3.1 It is concluded that subject to satisfactory resolution of the outstanding matters listed above, there would be no adverse effect upon the integrity of any European site”.

The referred to matters included:

“11.1 The Greater Norwich Local Plan acting alone

11.1.1 It is ascertained that the Greater Norwich Local Plan regulation 19 Submission Draft v1.6 would have no adverse effect upon the integrity of any European site acting alone, subject to the following outstanding matters

- Adoption of the Green Infrastructure and Recreational Impact Avoidance Mitigation Strategy to achieve mitigation for in-combination recreational effects*
- The provision of suitable green space for developments over 50 homes*

“11.2 The Greater Norwich Local Plan in combination with other plans or projects

11.2.1 Other Local Planning Authorities throughout Norfolk are progressing towards adopting the GIRAMS scheme to mitigate for impacts on European site. This scheme will act to ensure that in-combination effects of residential development would not have an adverse impact on the integrity of any European site”.

These were considered, with revisions made to the draft Reg. 19 Plan for publication, and the local authorities' response (B9.4) was published with the HRA report.

Later, post Reg. 19 Publication in July 2021, an update was made to the HRA (A7) to address the latest situation concerning the GIRAMS. This issue is discussed in more detail in the Topic Paper on Policy 3 Environmental Protection. The overall conclusion of the HRA is that:

“It is concluded that subject to GIRAMS adoption and monitoring of progress towards water recycling improvements there would be no adverse effect upon the integrity of any European site”.

Appendix 3 Housing Numbers in the GNLP

The government's objective is to significantly boost the supply of homes ([NPPF 2021](#) Paragraph 60).

Policy 1 of the GNLP strategy sets the scale of potential housing growth between 2018, the base date of the plan, and 2038. This appendix to the topic paper supplements paragraphs 176 to 187 of the supporting text to policy 1 and paragraphs 111 to 116 of this topic paper to explain how the housing numbers in the submission plan have been established.

The following stepped approach has been used to establish the scale of housing growth in the GNLP:

Step A Calculating the Local Housing Need

The starting point is the **local housing need (LHN)** of around 40,550 homes. This is derived from the government's standard methodology for housing need. As required by government, this is based on 2014-based household projections produced by the Office for National Statistics (ONS), with the projections then being modified using a housing affordability ratio to take account of local house prices and income. The intention of the methodology is to improve affordability by increasing supply so the worse the ratio, the greater the scale of housing required in the plan.

In line with agreement 11 of the 2021 Norfolk Strategic Planning Framework ([NSPF](#)), Greater Norwich should provide for at least its LHN within its boundaries unless this would result in unsustainable development. Work on the GNLP has shown that this housing growth can be provided for within Greater Norwich in sustainable locations.

The Regulation 18C Draft Plan was prepared with a calculation of **2,027** homes per annum as its LHN. This was derived using the standard methodology for setting the LHN using the 2019 affordability ratio and applying the ONS 2014-based household projection over a 10-year average from 2019 to 2029 to reflect 2019 release of LHN data. At the time, this was the most up-to-date information available, and so was chosen rather than using the ONS household projection over a 10-year average from 2018 to 2028. The detail of the calculations is in tables 1 and 2 below.

Table 1 ONS Household projections:

District / Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Broadland	56.305	56.727	57.132	57.517	57.905	58.303	58.71	59.101	59.497	59.887	60.273
Norwich	65.306	65.798	66.289	66.764	67.243	67.751	68.255	68.782	69.315	69.838	70.355
South Norfolk	58.992	59.724	60.439	61.163	61.867	62.571	63.252	63.923	64.607	65.254	65.9

Table 2 Standard methodology calculation:

Broadland	Sum	Result
ONS Household projection 2019 to 2029:	$60,273 - 56,305 =$	3,968
Average	$3,968 / 10 =$	396.8
ONS median workplace-based affordability ratio	From Table 5c	9.01
Adjustment Factor	$((9.01 - 4) / 4) \times 0.25 + 1 =$	1.31
Minimum annual local housing need:	$396.8 \times 1.31 =$	521.05

Norwich	Sum	Result
ONS Household projection 2019 to 2029:	$70,355 - 65,306 =$	5,049
Average	$5,049 / 10 =$	504.9
ONS median workplace-based affordability ratio	From Table 5c	6.97
Adjustment Factor	$((6.97 - 4) / 4) \times 0.25 + 1 =$	1.19
Minimum annual local housing need:	$504.9 \times 1.19 =$	598.62

South Norfolk	Sum	Result
ONS Household projection 2019 to 2029:	$65,900 - 58,992 =$	6,908
Average	$6,908 / 10 =$	690.8
ONS median workplace-based affordability ratio	From Table 5c	9.02
Adjustment Factor	$((9.02 - 4) / 4) \times 0.25 + 1 =$	1.31
Minimum annual local housing need:	$690.8 \times 1.31 =$	907.54

Combined Minimum annual local housing need	Sum	Result
1 Year	$521.05 + 598.62 + 907.54 =$	2,027
20 Years	$2,027 \times 20 =$	40,540

For the Regulation 19 publication stage the LHN of **2,027** homes per annum was retained, rather than updated using the ONS household projection over a 10-year average from 2020 to 2030. This maintained consistency with the figure consulted on at Regulation 18C in early 2020 and avoided the reduction in LHN that would have resulted from using the updated data which would not reflect the government's direction of travel for house building targets.

More recent published data about Greater Norwich's Local Housing Need is available in the Greater Norwich Area Housing Land Supply Assessment at 1st April 2020. Using the standard methodology for setting the LHN and applying an ONS household projection over

a 10-year average from 2020 to 2030, this calculated a Local Housing Need of 2,008 dwellings per annum for Greater Norwich (40,160 across the 20-year plan period).

In addition, the Greater Norwich Housing Needs Assessment 2021 [B22.3](#) produced by ORS provides the most up-to-date assessment and calculates the figure for 2021 to be 1,972 dwellings per annum for Greater Norwich (39,440 across the 20-year plan period). This uses affordability data published in 2021 and 10-years average household projections from 2021 to 2031. The evident decrease in LHN, whilst not significant in terms of the GNLP Strategy or Sites Plan, gives added confidence that the supply of homes in the plan will be more than sufficient.

Step B Providing a buffer to ensure delivery of the LHN

Sites identified or permitted for housing do not necessarily get built, so the GNLP allocates enough sites to provide a “**delivery buffer**” of approximately 10% on top of LHN to assist in ensuring delivery.

Step C Using additional evidence

The most recent ONS 2018-based household projections, released in 2020, indicate that growth might be higher than anticipated by the 2014-based projections by around 4,600 homes. The potential additional need for 4,600 homes resulting from these household projections has been rounded up to 5,000 homes to provide a further delivery buffer. These additional 5,000 homes provide a “**flexibility allowance**” for the GNLP.

It is important to note that GNLP identifies this flexibility allowance to provide the opportunity to meet this **higher growth should it materialise**.

This results in a total plan provision of around 49,500 homes. Whilst it is not expected that all of these homes will be needed, the **10% delivery buffer** and **12% flexibility allowance** allow for higher household and economic growth should they be required. **In total, this adds up to the 22% buffer referred to in the Delivery Statement and Table 6 of the GNLP Strategy.**

This approach is consistent with the government’s overall aim to increase the supply of housing and the NSPF agreement to at least meet LHN.

The Greater Norwich authorities agreed a City Deal with government in 2013 and are committed to aiming for higher than forecast rates of economic and jobs growth. A local plan can support these aims by providing an overall supportive context and, in particular, ensuring that there is the right amount and type of employment land and housing in the right places. The specific targets in the City Deal are based on the JCS and the evidence that supported it. Since then, there have been a number of significant changes including the introduction of the standard methodology for assessing housing need; updated jobs forecasts; ongoing restructuring of retailing and the way people access services; and the

uncertain long-term impacts of Brexit and the Covid-19 pandemic. In the context of such uncertainty, the GNLP seeks to provide significant opportunity for higher than forecast growth in housing and employment land without trying to update the specific City Deal targets.

The GNLP allocates more than sufficient employment land of a range of types and well distributed. This is discussed in more detail in the economy topic paper.

Section 6 of the Greater Norwich Housing Needs Assessment 2021 [B22.3](#) looks at the relationship between jobs, workers and housing need. It calculates an LHN of 39,440 homes based on the latest data. In paragraph 6.11 it concludes that this LHN will provide 28,753 economically active people. Taking account of net in-commuting and double jobbing, 25,980 economically active people are needed from the Greater Norwich area to support the trend based GNLP target of 33,000 additional jobs, leaving a surplus of 2,773. Clearly, the GNLP housing provision can provide a significantly higher surplus of workers to support enhanced job growth. As an illustration, assuming 10% fallout, the GNLP provision of around 49,500 dwellings can deliver about 44,500 homes. If it is assumed that the proportional relationships in the study continue to apply, then 44,500 homes will generate 32,442 economically active people (28,753 economically active people divided by 39,440 LHN homes multiplied by 44,500 GNLP homes) supporting around 41,200 jobs (33,000 jobs target divided by 25,980 people to support it, multiplied by 32,442 GNLP generated people).

The plan's housing supply

Table 6 of the GNLP strategy (figure 9 in this topic paper), which supports Policy 1, shows the sources of supply for the total plan provision for housing. These are:

- recent housing completions from the base-date of the plan;
- existing commitment and uplift on existing allocated sites to be delivered by 2038;
- new allocations made by the GNLP,
- sites to be allocated in the South Norfolk Village Clusters Plan;
- an evidenced and realistic windfall allowance.

The total potential housing delivery is 49,492 homes.

Appendix 4 The 5 Year Housing Land Supply and the Housing Trajectory

The 5 Year Housing Land Supply

GNLP [policy 1](#) sets out that the plan has enough allocations and commitment to provide a five-year housing land supply on its adoption. In accordance with the requirements of paragraph 74 of the NPPF 2021, this should comprise a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing plus a buffer of 10%.

The councils' [5 Year housing Land Supply Assessment](#), setting out the position on 1st April 2020, shows a **6.16**-year land supply. The councils' **revised position**, based on evidence submitted and heard at recent appeals, shows a **6.08**-year land supply. This is because a limited number of sites are no longer included in the supply due to changing circumstances, or through corrections to forecasts on sites for communal or student accommodation. These changes to the land supply position have been taken into account within the evidence presented in this topic paper.

A five-year land supply which includes the expected contribution from additional housing allocations proposed through adoption of the GNLP has been calculated. Assuming adoption of the GNLP in autumn 2022, it demonstrates that there will be a land supply of **6.4 years on April 1st 2023** – see tables 1 and 2 below. Please note that the annual housing requirement figure in table 2 uses the annualised GNLP housing requirement at 1 April 2020 as its starting point.

Table 1 Assumed annual housing supply 2023/4 to 2027/8

Year	23/24	24/25	25/26	26/27	27/28	Total
Homes	3,024	2,840	2,631	2,990	2,363	13,848

Table 2 Projected 5-year housing land supply calculation April 2023

Greater Norwich 5 Year Housing Land Supply Assessment		1 st April 2023 – 31 st March 2028
Annual Housing Requirement		1,961
Requirement 1 April 2023 to 31 March 2028		9,805
Adjustment for Shortfall/Surplus		n/a
Plus Buffer at 10%	9,805 x 0.1	981
Total 5 year requirement 2023/24 to 2027/28	9,805 + 981	10,786
Revised Annual Requirement	10,786 / 5 Years	2,157
Projected Supply of Housing 2023/24 to 2027/28		13,848
Shortfall/Surplus of Supply	13,848 – 10,786	3,062
Supply in Years	13,848 / 2,157	6.4

The councils have recently completed data collection to provide headline figures for housing delivery in 2020/21 (see table 3 below). Work on comprehensive analysis to update the 1st April 2020 land supply statement to 1st April 2021 is being done. This information is expected to be available at the examination hearings to enable the land supply position on adoption of the plan projected above to be recalculated based on the most up-to-date evidence available.

The housing delivery figures for 2020/21 show 15% lower housing delivery across Greater Norwich than had been anticipated in the 1st April 2020 land supply statement for 2020/21:

Table 3 – Housing delivery 2020/21

Area	Actual Housing delivery 2020/21	Assumed 1 st April 2020 statement delivery in 2020/21
Broadland	499	589
Norwich	301	544
South Norfolk	803	745
Greater Norwich	1,603	1,878

This 15% under delivery is highly likely to be attributable to the impacts of the Covid 19 pandemic. Lockdowns took place during the delivery year, with labour restrictions and supply chain delays limiting the delivery of homes nationally. Further evidence will be secured from the development industry on delivery as part of the update to the housing land supply statement. The abundant levels of housing commitment and the progress

through the planning process of identified development sites are indicative of a strong short and long-term position for housing supply in Greater Norwich.

The rate of under delivery compared to assumptions shown in table 3 was highest in Norwich. There were 301 housing completions in the city, of which 135 were provided as student and communal accommodation. In general, largely flatted, urban development has fluctuated more in terms of housing delivery in recent economic slowdowns than lower and medium density schemes, but delivery has recovered quickly from such economic shocks.

Anecdotal indications are that sites are being developed out and new consents are being actively pursued. This is further evidenced by table 5 below on the likely delivery of specific sites proposed for allocation or uplift through the GNLP sites and appendix 5 which provides more detail on the progress of strategic sites. These sources of supply will include some additional homes from sites allocated through the GNLP. This evidence is indicative that the recent, relatively limited, slow-down in delivery experienced through the pandemic will not impact significantly on the 5-year land supply either from 1st April 2021 or from adoption of the plan.

The Housing Trajectory

Updated housing trajectory evidence below and in the appendix 4 spreadsheet (available in a separate document) gives confidence that the housing trajectory in the submitted GNLP remains appropriate. Work has been done to assess delivery rates for every proposed allocation and existing permitted site to provide updated and realistic delivery assumptions.

The tables and the housing delivery graphs below and in the appendix 4 site by site delivery forecast tables (which are in the separate appendix 4 spreadsheet) show:

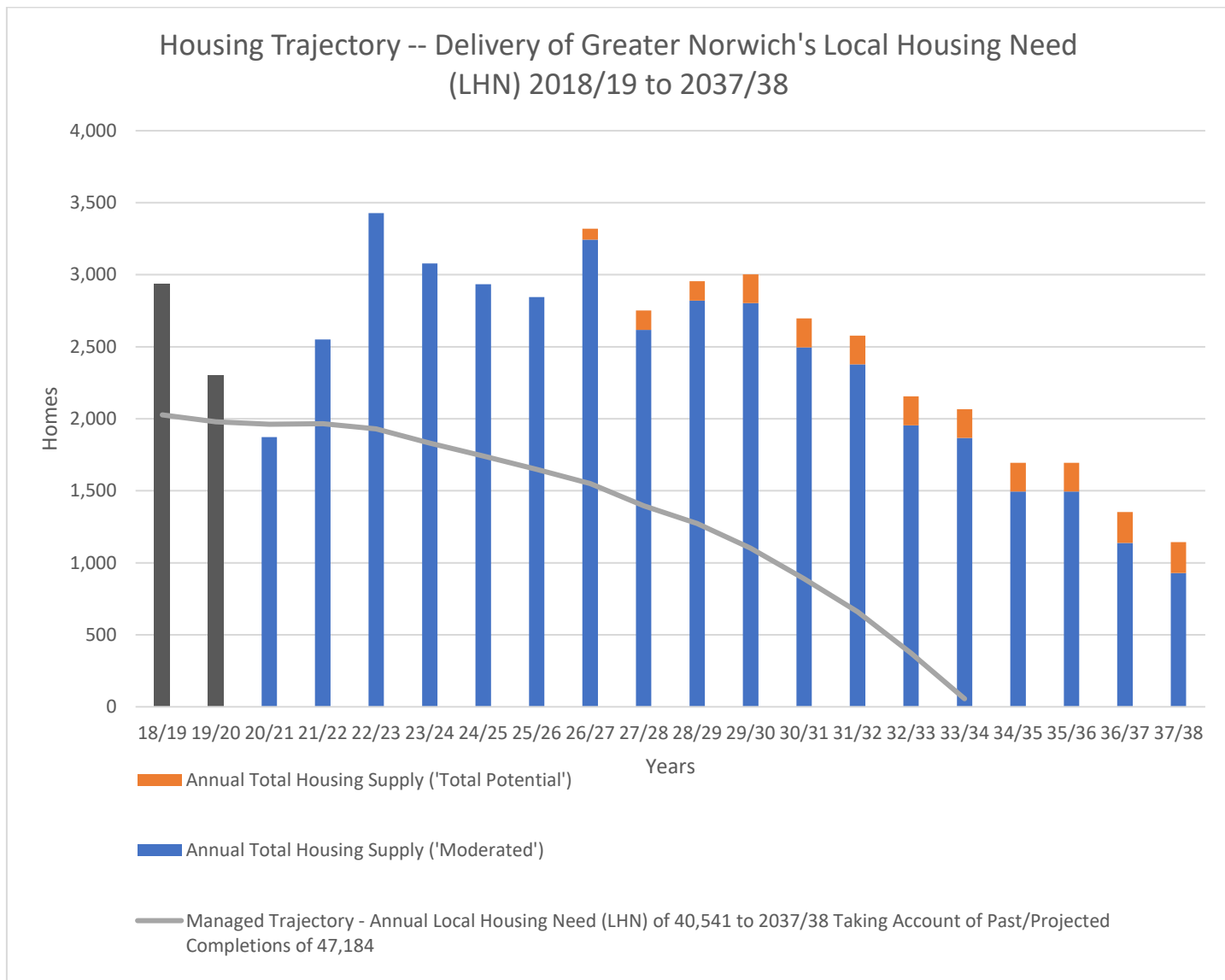
- that Local Housing Need (**LHN**) (see appendix 3 - 39,440 homes based on the latest data, 40,541 at submission of the plan) and the **housing requirement** of the plan (40,541 homes), can comfortably be delivered within the plan period;
- that the housing trajectory is robust and a substantial buffer will be provided above the plan's housing requirement. This trajectory is a fair illustration of current delivery assumptions and shows that NPPF requirements to provide for housing need, and to ensure that there will be a five-year land supply, will be met.
- if the market for the additional homes in the "**potential**" trajectory below, which would be provided at Beeston Park and North Rackheath, does not materialise, they will not be provided. If so, it is more likely that the "**moderated**" provision figure in the housing trajectory below will be delivered. In both cases, a buffer of significantly greater than 10% is provided.

Table 4 Housing trajectory to 2018/9 to 2037/38

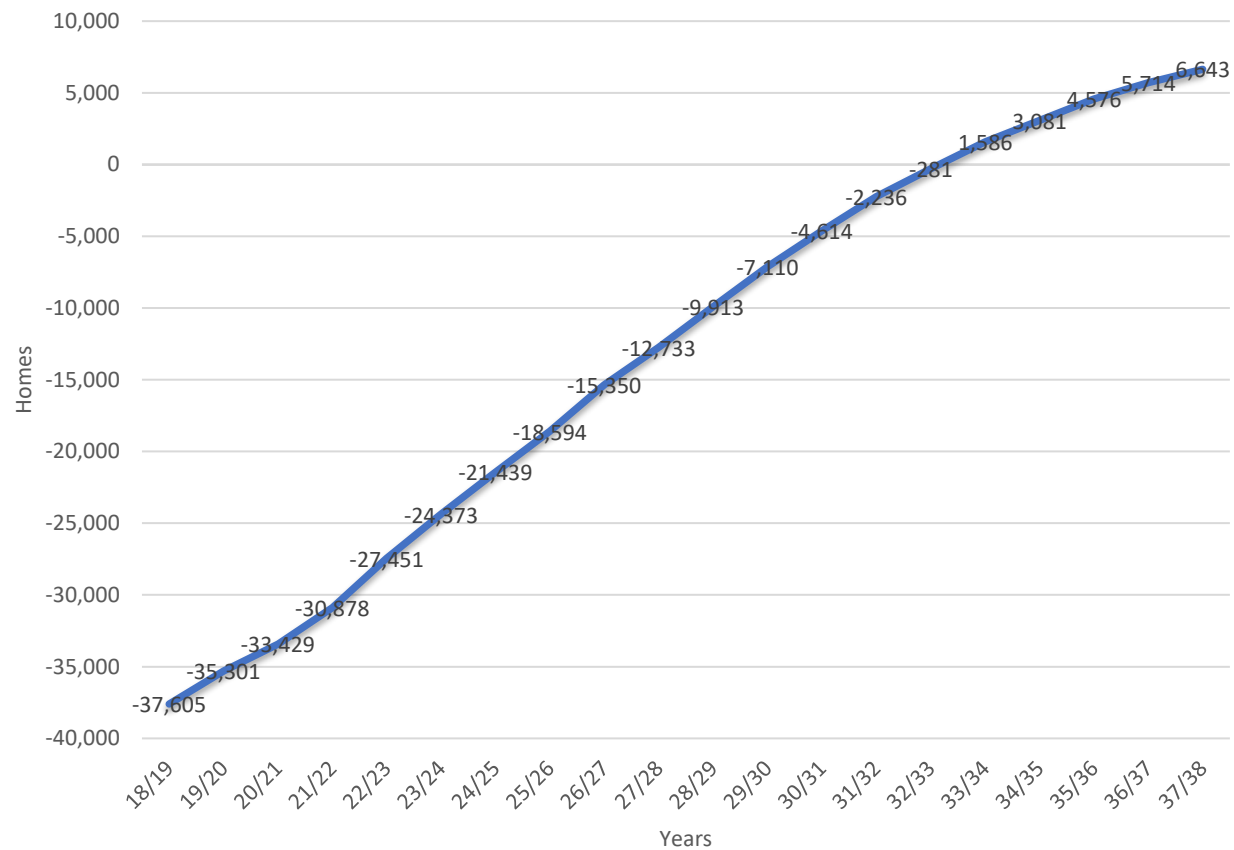
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total
Manage - Annual Local Housing Need (LHN) Taking Account of Past/Projected Completions	2,027	1,979	1,961	1,966	1,930	1,830	1,741	1,649	1,550	1,395	1,273	1,101	889	659	373	56	-397	-1,027	-2,288	-5,714	
Local Housing Need (LHN) to 2037/38	40,541	37,605	35,301	33,429	30,878	27,451	24,373	21,439	18,594	15,350	12,733	9,913	7,110	4,614	2,236	281	-1,586	-3,081	-4,576	-5,714	
Delivery	2,936	2,304																			
Broadland Forecast			599	880	1,147	1,293	1,220	1,153	1,378	1,300	1,317	1,282	1,208	1,049	1,036	798	726	726	534	409	18,055
Norwich Forecast			528	458	1,010	366	475	598	640	470	594	748	639	680	350	550	300	400	300	300	9,406
South Norfolk Forecast			745	1,213	1,270	1,365	1,145	880	972	593	655	519	395	395	315	265	215	115	90	40	11,187
Sub-total (Greater Norwich Forecast)			1,872	2,551	3,427	3,024	2,840	2,631	2,990	2,363	2,566	2,549	2,242	2,124	1,701	1,613	1,241	1,241	924	749	38,648
South Norfolk Village Clusters Plan							40	60	100	100	100	100	100	100	100	100	100	100	60	40	1,200
Policy 7.5 delivery (approximately 54 per annum from 2023/24)						54	54	54	54	54	54	54	54	54	54	54	54	54	54	44	800
Windfall allowance (approximately 100 per annum from 2025/26)								100	100	100	100	100	100	100	100	100	100	100	100	96	1,296
Annual Total Housing Supply ('Moderated')	2,936	2,304	1,872	2,551	3,427	3,078	2,934	2,845	3,244	2,617	2,820	2,803	2,496	2,378	1,955	1,867	1,495	1,495	1,138	929	47,184
Annual Total Housing Supply ('Total Potential')	2,936	2,304	1,872	2,551	3,427	3,078	2,934	2,845	3,319	2,752	2,955	3,003	2,696	2,578	2,155	2,067	1,695	1,695	1,353	1,144	49,359
Remaining Greater Norwich Requirement to 2037/38	37,605	35,301	33,429	30,878	27,451	24,373	21,439	18,594	15,350	12,733	9,913	7,110	4,614	2,236	281	-1,586	-3,081	-4,576	-5,714	-6,643	

	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total
Managed Trajectory - Annual Local Housing Need (LHN) of 40,541 to 2037/38 Taking Account of Past/Projected Completions of 47,184	2,027	1,979	1,961	1,966	1,930	1,830	1,741	1,649	1,550	1,395	1,273	1,101	889	659	373	56					
Annual Total Housing Supply ('Moderated')	2,936	2,304	1,872	2,551	3,427	3,078	2,934	2,845	3,244	2,617	2,820	2,803	2,496	2,378	1,955	1,867	1,495	1,495	1,138	929	47,184
Annual Total Housing Supply ('Total Potential')	0	0	0	0	0	0	0	0	75	135	135	200	200	200	200	200	200	200	215	215	2,175

	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total
Managed Trajectory - Annual Local Housing Need (LHN) of 40,541 Taking Account of Past/Projected Completions of 47.184	-37,605	-35,301	-33,429	-30,878	-27,451	-24,373	-21,439	-18,594	-15,350	-12,733	-9,913	-7,110	-4,614	-2,236	-281	1,586	3,081	4,576	5,714	6,643	



**Managed Trajectory - Local Housing Need (LHN) of
40,541 to 2037/38 Taking Account of Past/Projected
Completions of 47,184**



Housing Supply Summary

Source of Supply -- 'Moderated'	New Homes
Delivery in 2018/19, 2019/20	5,240
Broadland Forecast (2020/21 to 2037/38)	18,055
Norwich Forecast (2020/21 to 2037/38)	9,406
South Norfolk Forecast (2020/21 to 2037/38)	11,187
South Norfolk Village Clusters Plan	1,200
Policy 7.5 delivery (approximately 54 per annum from 2023/24)	800
Windfall allowance (approximately 100 per annum from 2025/26)	1,296
Total Housing -- Moderated Supply	47,184

Source of Supply -- 'Potential'	New Homes
Delivery in 2018/19, 2019/20	5,240
Broadland Forecast (2020/21 to 2037/38)	20,200
Norwich Forecast (2020/21 to 2037/38)	9,406
South Norfolk Forecast (2020/21 to 2037/38)	11,217
South Norfolk Village Clusters Plan	1,200
Policy 7.5 delivery (approximately 54 per annum from 2023/24)	800
Windfall allowance (approximately 100 per annum from 2025/26)	1,296
Total Housing -- Potential Supply	49,359

Site by Site Delivery Assumptions Tables

Please see the appendix 4 spreadsheet.

Deliverable and Developable Sites

In making a judgement about each site and placing it in the housing trajectory, a key question has been whether it is 'deliverable' or 'developable'. As per the NPPF definition and planning practice guidance, a 'deliverable' site is one that has realistic prospects for providing housing within five years of the plan's adoption, as evidenced by a range of evidence that could include its planning status, a written agreement, site assessment work, or other clear relevant information. A 'developable' site is one that can provide housing from year 6 of the plan onwards.

Deliverable Sites

Consideration has then been given to available evidence in order to determine whether a site meets the NPPF definition of **deliverable**, and therefore could realistically deliver all, or some of their homes, within the first five years following adoption of the plan (assumed to be 2023/4 to 2038/9). Specifically, consideration has been given to:

- Evidence included within the councils' current (2019/20) 5 Year Housing Land Supply Statement;
- Separate Statements of Common Ground (SoCGs) agreed with landowners and developers as part of the production of the GNLP on their intentions and expectations about the delivery of sites;
- Other objective evidence, including Lichfield's publication "[*Start to Finish: What factors affect the build-out rates of large scale housing sites?*](#)", 2nd ed.

Sites that do not currently have detailed planning permission have only been included in years 1 to 5 from adoption of the plan where the councils have satisfied themselves that there is clear evidence that there is a realistic prospect of housing being delivered on site within five years.

Developable Sites

A landowner, agent or developer, or a combination of the three, has promoted all of the sites included in the plan. Therefore, all sites are available for development. The site assessments undertaken as part of the production of the plan clearly show that proposed sites in the plan are suitable for development. The evidence set out in the site assessments, and other supporting evidence including SoCGs and viability appraisal evidence clearly show that all sites are achievable. On this basis, all of the proposed sites included within the plan should be considered to be, at the least, **developable** in accordance with the definition as set out in the NPPF, so can realistically be developed within the plan period.

Proposed new allocation sites in the housing trajectory

This section of the appendix provides the reasoning for when each **proposed new site allocations** in the GNLP housing trajectory is projected to be built out. This is intended to assist the detailed consideration of such sites at the GNLP examination.

Further detail on strategic scale sites is in appendix 5 of this topic paper below.

Table 5 – Delivery of proposed new allocation sites

The proposed new allocation sites are organised by district in table 6 below. First is Broadland, followed by Norwich and then South Norfolk. Within each district, sites are listed by their place in the settlement hierarchy. First is 'Norwich + Urban Fringe', 'Main Towns', 'Key Service Centres' (KSCs), then 'Broadland Villages'. Details about sites being considered for allocation under the South Norfolk Village Clusters Housing Allocations Plan can be found [here](#).

Broadland Urban Fringe

GNLP0172 Land to the west of Green Lane West, Rackheath

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 11.44 ha is allocated for residential development. This will accommodate approximately 205 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, has been assessed to be viable, and is subject to an option agreement with Taylor Wimpey UK Ltd.

Evidence from Start to Finish indicates that such a site typically delivers its first homes 4 years from validation of a planning application and is built out at 50 homes a year.

Taylor Wimpey UK Ltd has signed a Statement of Common Ground (SoCG) indicating their intent to bring forward the development to start in 2022 and to build out at 50 homes per annum. The SoCG explains that a resolution to grant permission was given to an application for 205 homes (reference 20172208), and the scheme is still set to come forward. With the benefit of an allocation in the GNLP, GNLP0172 would certainly be developable within the plan period.

Given the progress made and the intent shown by Taylor Wimpey, the housing trajectory includes the first homes as 'deliverable' under the NPPF definition, with the first completions expected in 2023/24.

GNLP0351 Land at Heathwood Gospel Hall, Green Lane West, Rackheath

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 0.64ha is allocated for residential development. This will accommodate at least 15 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown by the viability assessment to be viable.

Evidence from Start to Finish indicates that such a site typically delivers its first homes 3 years from validation of a planning application and is built out at 22 homes a year.

The owners of the Heathwood Gospel Hall Trust land have provided an SoCG indicating their intent to bring forward the development and outlining their initial work with planning agents. The SoCG thus gives confidence that the site is developable within the plan period. Taking a cautious approach, the housing trajectory identifies site GNLP0351 to be 'developable' under the NPPF definition. Development is projected to begin in 2026/27, and then to build out in a year.

GNLP0132 Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: An area of approximately 66.78 ha is allocated for residential development. The site is expected to accommodate approximately 1,200 homes, open space, and a new high school

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown by the viability assessment to be viable.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 6 years from validation of a planning application and achieve an average of 107 completions per annum.

A bespoke SoCG is being prepared for GNLP0132. Discussions are taking place with the consortium of developers, which are Hopkins Homes, Persimmon Homes and Taylor Wimpey. The focus of the SoCG is providing a 12 ha secondary school site, and the

permutations for the development depending upon whether the school is required here or alternatively at North Rackheath (GT16). This engagement work, and the current delivery of the adjacent White House Farm Phase 2 scheme by the consortium, demonstrates GNLP0132 to be a 'developable' site under the NPPF definition. Furthermore, the consortium intends to use its existing onsite construction teams on GNLP0132. Given the good progress on White House Farm Phase 2, and the consortium's intention to use its existing onsite construction teams, the housing trajectory assumes development of site GNLP0132 will commence in 2026/27. Taking a cautious approach, a rate of up to 190 homes per annum is assumed. This rate is below that previously experienced on the current site being delivered by this consortium of 45 in 2015/16, 195 in 2016/17, 195 in 2017/18, 238 in 2018/19, and 213 in 2019/20 (see also appendix 5 as this is a strategic site).

GNLP0337 Land between Fir Covert Road and Reepham Road, Taverham

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 81.69ha is allocated for residential development. The site will accommodate at least 1,400 homes including specialist care housing and older persons housing units, associated public open space, local centre, primary school and local medical centre.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, has been shown by the viability assessment to be viable and is subject to an option agreement with M Scott Properties Ltd.

Evidence from Start to Finish, indicates that a site such as this typically delivers its first homes in 6 years from validation of a planning application, and is built out at 120 homes per year.

M Scott Properties Ltd has signed an SoCG indicating their intent to bring forward the development to start in 2024 and after a few years to reach an annual build out rate of 150 homes. This is considered realistic, as pre-application discussions have already begun as well as public consultation. A high-quality master-planning and design coding exercise has also been undertaken. The SoCG gives confidence that site GNLP0337 is developable within the plan period. As such,

GNLP0337 is projected to begin in 2026/27, then to be built out by the end of the plan period (see also appendix 5 as this is a strategic site).

GNLP0159R Land off Beech Avenue, Taverham

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: 0.97 ha is allocated for residential development. The site will accommodate up to 12 dwellings

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, has been shown by the viability assessment to be viable and is subject to an option agreement with Abel Homes.

Evidence from Start to Finish indicates that a site such as this would generally deliver its first homes 3 years from validation of a planning application

Abel Homes has signed an SoCG indicating their intent to bring forward the development to start in 2022/23. GNLP0159R is a continuation of their Taursham Park scheme and Abel Homes intends to build it in conjunction with the existing development which is onsite.

Given the good progress on Taursham Park, and the intention of Abel Homes to utilise its existing onsite construction teams, GNLP0159R should commence from 2022/23,. GNLP0159R is consequently considered a 'deliverable' site under the NPPF definition.

Broadland Main Towns

GNLP0311 GNLP0595 GNLP2060 Land south of Burgh Road and west of the A140, Aylsham

Planning Status: GNLP Allocation

Level in Hierarchy: Main Towns

Description of Development: (approx. 12.86 ha) is allocated for residential development. The site is to accommodate approximately 250 homes, and new primary school.

Officer Comments on Deliverability: The site has been promoted, is assessed as suitable, has been shown by the viability assessment to be viable and is subject to an option agreement with developer Hopkins Homes.

Evidence from Start to Finish, indicates that such sites typically deliver their first homes 4 years from validation of a planning application.

Hopkins Homes has signed an SoCG indicating their intention to bring forward the development to start in 2023 and to build out at 50 homes per annum. Added to that pre-application discussions have begun and include meeting policy requirements that include provision of land for a primary school. The SoCG gives confidence that the site is developable within the plan period.

Two recently completed schemes in Aylsham of a similar size also provides confidence that this new allocation can come forward relatively soon in the plan period. Land adjacent to Woodgate Farm, in Aylsham, delivered 66 in 2015/16, 86 in 2016/17, 59 in 2017/18, and 51 in 2018/19. Land North of Sir William's Lane, in Aylsham, delivered 33 in 2015/16, 74 in 2016/17, 73 in 2017/18, 68 in 2018/19, and 40 in 2019/20.

Accordingly, the first homes are thought deliverable, with the first completions expected in 2024/25, and a delivery rate of 50 homes per annum.

GNLP0596R Land at Norwich Road, Aylsham

Planning Status: GNLP Allocation

Level in Hierarchy: Main Towns

Description of Development: (approx. 12.78 ha) is allocated for residential development. The site is to accommodate at least 255 homes. The mix of uses is to include a 90-bed care unit/extra care housing, and 0.25 ha for community use to meet sustainable transport objectives

Officer Comments on Deliverability: The site has been promoted, is assessed as suitable, has been shown by the viability assessment to be viable, and is subject to an option agreement with developer Norfolk Homes Ltd.

Evidence from Start to Finish, indicates that such a site typically delivers its first homes 4 years from validation of a planning application.

Norfolk Homes Ltd has signed an SoCG indicating their intent to bring forward the development to start in 2023 and to build out at 25 homes per annum. Added to that pre-application discussions have begun, are progressing, and include meeting policy requirements that include an extra care housing scheme and a community transport hub. The SoCG gives confidence that the site is developable within the plan period.

Two recently completed schemes in Aylsham of a similar size also provides confidence that this new allocation can come forward relatively soon in the plan period. Land adjacent to Woodgate Farm, in Aylsham, delivered 66 in 2015/16, 86 in 2016/17, 59 in 2017/18, and

51 in 2018/19. Land North of Sir William's Lane, in Aylsham, delivered 33 in 2015/16, 74 in 2016/17, 73 in 2017/18, 68 in 2018/19, and 40 in 2019/20.

Accordingly, the first homes are thought deliverable, with the first completions expected in 2024/25 at a delivery rate at 25 homes per annum.

Broadland Key Service Centres (KSCs)

GNLP0378R/GNLP2139R Land west of Acle (north of Norwich Road, south of South Walsham Road)

Planning Status: GNLP Allocation

Level in Hierarchy: Key Service Centres (KSC)

Description of Development: Approx. 25.5 ha is allocated for residential development. This will accommodate at least 340 homes, associated open space and community facilities

Officer Comments on Deliverability: The site has been promoted, is assessed as suitable, has been shown by the viability appraisal to be viable and is subject to an option agreement.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 4 years from validation of a planning application.

Lovell Partnerships on behalf of the landowners Norfolk County Council and Hugh Crane Ltd have prepared an SoCG indicating their intent to bring forward the development. The SoCG explains that master-planning of the site is being undertaken with an indicative start-on-site proposed for 2023. They anticipate the development proceeding with one sales outlet at 45 dwellings per annum but could expand to two outlets. This gives confidence about GNLP0378R/GNLP2139R being developable in the plan period.

The neighbouring existing allocation north of Norwich Road (reference: 20172189) is also relevant. This land is also owned by Norfolk County Council, and will be built out by Lovell Partnerships working in partnership with the council-owned company Repton Property Development Ltd and Torrington Property Ltd. The expectation is that GNLP0378R/GNLP2139R will begin in 2026/27, with the construction teams deployed by Lovell/Repton moving across from the north of Norwich Road site when it completes in 2025/26.

GNLP2161 Land adjacent to Norwich Camping & Leisure, off Yarmouth Road, Blofield

Planning Status: GNLP Allocation

Level in Hierarchy: Key Service Centres (KSC)

Description of Development: Approx. 0.91 ha is allocated for residential development. This site is likely to accommodate at least 15 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, has been shown by the viability appraisal to be viable and is subject to an option agreement with Tredwell Developments.

Evidence from Start to Finish indicates that a site such as this typically delivers its first homes within 3 years from validation of a planning application

Tredwell Developments has signed an SoCG indicating their intent to bring forward the development to start in 2023 and to build out the 15-home allocation in a year.

Taking a cautious approach, the housing trajectory projects that the site will be built out by 2026/27, so is 'developable' under the NPPF definition.

Broadland Village Clusters

GNLP1048R Land east of Woodbastwick Road, Blofield Heath

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 0.64ha is allocated for residential development. The site proposed for allocation for approximately 20 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown by the viability assessment to be viable.

Evidence from Start to Finish, indicates that a site such as this could deliver its first homes 3 years from validation of a planning application.

Savills on behalf of the landowner Hugh Crane Ltd have submitted an SoCG indicating their willingness achieve 30 completions in 2024/25 and a further 30 completions in 2025/26. This timescale is considered realistic and is reflected in the housing trajectory,

but it is noted that the allocation has since been revised down to approximately 20 homes – and not 60.

This will be a matter for further negotiation. Nevertheless, the landowner's commitment to bringing forward development on GNLP1048R has been demonstrated.

GNLP0297 Land east of Aylsham Road, Buxton with Lamas

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: 1.68ha is allocated for residential development. The site is likely to accommodate approximately 40 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown by the viability assessment to be viable.

Evidence from Start to Finish indicates that a site such as this typically delivers its first homes 3 years from validation of a planning application.

The landowners, who are the executors of the JM Crane Will Trust, have provided an SoCG indicating their willingness to bring forward the development. They will consider submitting a planning application as the local plan's policies gain weight

with a view to delivering 20 homes in 2023/24 and 20 homes in 2024/25. This is considered realistic, and the housing trajectory reflects the landowner's SoCG, but it is acknowledged this timescale should be kept under review.

GNLP0293 Land east of Gayford Road, Cawston

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.91 ha, (excluding existing CAW2 allocation) is allocated for residential development. The site is likely to accommodate approximately 40 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown by the viability appraisal to be viable.

Evidence from Start to Finish, indicates that a site such as this typically delivers its first homes 3 years from validation of a planning application.

The landowners, the Pye family, have provided an SoCG indicating their willingness to bring forward the development. The landowners are looking to agree an option agreement with a developer. An indicative timeframe is to complete the development by early 2024. These timescales will be kept under review.

GNLP2019 Land at Rectory Road and south of the Bure Valley Railway, Coltishall

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.44 ha is allocated for residential development. The site is likely to accommodate approximately 20 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown by the viability appraisal to be viable.

Evidence from Start to Finish, indicates that a site such as this could deliver its first homes 3 years from validation of a planning application.

The developer Crocus Contractors Ltd has signed an SoCG indicating their intention to bring forward the development. The exact start-on-site is difficult to predict due to GNLP2019 being accessed via the existing allocation COL1. However, both sites are in the control of Crocus Contractors Ltd, and allocation COL1 has a planning application pending (reference: 20201627). Crocus Contractors also estimate in their SoCG that both COL1 and GNLP2019 can be delivered within five years.

Accordingly, GNLP2019 is identified in the housing trajectory as being deliverable and is projected for completion in 2025/26.

GNLP0605 Land west of Foundry Close, Foulsham

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: (0.67ha) is allocated for residential development. The site is likely to accommodate approximately 15 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown through appraisal to be viable.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

DLP Planning on behalf of the landowner Mr Hendry have submitted an SoCG indicating their willingness to bring forward the development. They intend to submit a planning application once the site is allocated in the local plan. In the meantime, negotiations are taking place over a ransom strip, alongside work on technical investigations.

The housing trajectory shows 15 homes being completed by 2025/26, thus site GNLP0605 is considered developable in the plan period. To be cautious, the site is projected in the trajectory to be built out in 2026/27.

GNLP2034 South of Bowlers Close, Freethorpe

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.51ha is allocated for residential development. The site is likely to accommodate approximately 40 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown through appraisal to be viable.

Evidence from Start to Finish, indicates that a site such as this could deliver its first homes 3 years from validation of a planning application.

One Planning Ltd on behalf of the landowner Mr Dunthorne have provided an SoCG indicating their intent to bring forward the development at 10 completions per annum and for it to be complete within five years. This cautious approach to the pace of development is reflected in the housing trajectory which projects development to start in 2029/30.

GNLP0608R Land at Bridge Farm Field, St Faiths Close, Great Witchingham

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: 0.72ha is allocated for residential development. The site is likely to accommodate approximately 20 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown by appraisal to be viable.

The site is promoted by the landowners who are the Comer/Moy family and has good prospects for development in the plan period. Since no SoCG has been submitted, to be cautious, the site has been placed in the trajectory towards the back end of the plan period to start in 2029/30.

GNLP0264 Dog Lane, Horsford

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.78ha is allocated for residential development. The site is likely to accommodate approximately 45 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown by appraisal to be viable.

The site still has good prospects for development in the plan period, and discussions continue with the agent about submitting an SoCG. To be cautious, the site has been included in the trajectory towards the end of the plan period to start in 2029/30.

GNLP0125R Land to the west of West Lane, Horsham St Faith

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 2.31ha is allocated for residential development. The site is likely to accommodate approximately 50 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been shown by appraisal to be viable.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

The developer Abel Homes has provided an SoCG indicating their intention to bring forward the development through a planning application in 2022 to tie in with completion of the local plan. Abel Homes expect construction to begin in 2024 and to complete the scheme by 2025/26. GNLP0125R is consequently considered a 'deliverable' site under the NPPF definition, and this is reflected in the housing trajectory, with delivery of 25 homes in 2024/25 and 25 homes in 2025/26 projected.

GNLP4016 East of Station Road, Lingwood

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.19ha is allocated for residential development. The site is likely to accommodate approximately 30 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

Norfolk County Council / Repton Property Developments Ltd have provided an SoCG indicating their intent to bring forward the development to achieve 30 completions by 2024/25. Taking a cautious approach, at least part of this site is shown in the housing trajectory as being deliverable in the next 5 years, and the projection is for the first completions in 2025/26.

GNLP0380 West of Blofield Road, Lingwood

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.05ha is allocated for residential development. The site is likely to accommodate approximately 30 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

Norfolk County Council and Repton Property Developments Ltd provided an SoCG indicating their intent to bring forward the development. Their ambition at the time of writing was to achieve 30 completions in 2024/25 and a further 30 completions in 2025/26. The SoCG gives confidence that the site is developable within the plan period and at least part of is deliverable in the next 5 years. Consequently, the projection in the housing trajectory is for the first completions in 2025/26.

GNLP2143 Land south of Le Neve Road, Marsham

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.98 ha is allocated for residential development and extension to the cemetery at All Saint Church. The site is likely to accommodate approximately 35 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable. The landowners Mr Payne and his family have provided an SoCG giving confidence that the site is developable within the plan period. To be cautious, the trajectory places delivery of the site towards the back end of the plan period to start in 2029/30.

GNLP1001 Land to east of Station Road, Reedham

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.17Ha is allocated for residential development. The site is likely to accommodate approximately 30 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, has been appraised as viable, and is subject to an option agreement with developer Badger Building (East Anglia).

Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

Badger Building has signed an SoCG indicating their intent to bring forward the development, and at the time of writing aimed to make a planning application in 2021. This may slip into 2022, but the first phase of the development that fronts Station Road is well-advanced, and Badger Building have actively pursued the preparation of draft plans for the development of GNLP1001. Given the good progress onsite with the first phase, GNLP1001 should commence from 2022/23. The site is consequently considered 'deliverable' under the NPPF definition.

GNLP3003 Mill Road, Reedham

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.29Ha is allocated for residential development. The site is likely to accommodate approximately 30 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and is deemed viable.

Evidence from Start to Finish indicates that a site such as this could deliver its first homes 3 years from validation of a planning application and build out at an average of 22 homes per annum.

The landowner Mr Key has provided an SoCG indicating his intent to bring forward the development. The owner is actively progressing technical studies into how the land can be developed. While the SoCG gives confidence that the site is developable within the plan period, a cautious approach is taken in the housing trajectory with delivery projected from 2026/27 to allow ample time to progress to a planning consent.

GNLP0188 Land adjoining Norwich Road, Salhouse

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 0.52ha is allocated for residential development. The site is likely to accommodate approximately 12 homes.

Officer Comments on Deliverability:

The site still has good prospects for development in the plan period, but the agent and landowner has declined to submit an SoCG. To be cautious the site has been placed towards the back end of the plan period to start in 2029/30.

GNLP0382 Land north of Chamery Hall Lane, South Walsham

Planning Status: GNLP Allocation

Level in Hierarchy: Broadland Village Clusters

Description of Development: Approx. 1.12ha is allocated for residential development. The site is likely to accommodate approximately 25 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraisal as being viable.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

Norfolk County Council has provided an SoCG indicating their intent to bring forward the development. Their intention is to submit a planning application in 2022 using the council's own development company, Repton Property Developments Ltd. This could lead to a start on site in 2023/24 and completion of all 25 homes in 2024/25, based on a build out rate of 20 homes per annum. The SoCG gives confidence that the site is developable within the plan period.

However, a cautious approach is being taken in the housing trajectory with delivery projected from 2026/27 due to the delay that has occurred to the neighbouring allocation SWA1. As allocating GNLP0382 facilitates access to SWA1, which is also owned by Norfolk County Council, there is a good prospect of these timescales being achieved.

Norwich City Area

GNLP0068 Land adjacent to the River Wensum and the Premier Inn, Duke Street

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 0.12ha is allocated for residential-led mixed use development. This will include a minimum of 25 homes (or if developed for student accommodation, a minimum of 125 student bedrooms) A small element of commercial, office, and/or educational use at ground floor level may also be acceptable.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application. As specialist student accommodation, completions may be in distinct blocks.

Raer Estates Ltd and Keypoint have provided an SoCG stating their intention to start construction in 2022 and to have a 125-bed student accommodation scheme ready for 2023/24 academic year. The site has planning permission (18/01552/F) and is already counted in the 5-Year Land Supply. Applying a ratio of 1 home to each 2.85 student bedrooms, GNLP0068 is expected to deliver equivalent to 44 homes in 2022/23.

GNLP0133-C Land north of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House), University of East Anglia

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: 0.89 hectare is allocated for student accommodation development which may include a small element of ancillary university related uses. The site is expected to accommodate a minimum of 400 student bedrooms

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Evidence from Start to Finish, indicates that a site such as this could deliver its first homes 3 years from validation of a planning application. As specialist student accommodation, completions may be in distinct blocks.

The University of East Anglia has provided an SoCG indicating their willingness to bring forward the development. The principle of developing GNLP0133-C has been set through an existing allocation (reference: R40) and the scheme is in accordance with the University's Development Framework Strategy (2019). The site has planning permission (15/00121/F) and is already counted in the 5-Year Land Supply. Applying a ratio of 1 home

to each 2.85 student bedrooms, GNLP0133-C is expected to deliver the equivalent of 140 homes in 2025/26.

GNLP0133-E Land at the UEA Grounds Depot Site, Bluebell Road University of East Anglia

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: strategic reserve (approx. 1.60 ha) is allocated for student accommodation development which may include a small element of ancillary university related uses. The site is expected to accommodate in the region of 400 student bedrooms.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application. As specialist student accommodation, completions will be in distinct blocks.

The University of East Anglia has signed an SoCG indicating their intention to bring forward the development. The SoCG anticipates 10,500sqm of student accommodation across buildings of 2-3 storeys in height. Details are yet to be agreed through a planning consent, but the eventual scheme will be in accordance with the University's Development Framework Strategy that the City Council has endorsed. To be cautious, the site is being treated as 'developable' under the NPPF definition to allow ample time to progress to a planning consent, and as such is projected to build out in 2026/27. A ratio of 1 home to each 2.85 student bedrooms has been applied, and the site is expected to deliver the equivalent of 140 homes.

GNLP0282 Land at Constitution Motors, 140-142 Constitution Hill

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 0.27 ha is allocated for residential development. This will provide a minimum of 12 homes.

Officer Comments on Deliverability:

The redevelopment of the Constitution Motors site is well-advanced and so it was decided not to pursue a Statement of Common Ground. The site's progress will though be monitored.

GNLP0401 Former Eastern Electricity Headquarters, (Duke's Wharf) Duke Street

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 0.83ha is allocated for mixed-use development which may include a minimum of 100 homes, (or, if the residential element is provided as student accommodation, at least 250 bedrooms). Employment, managed workspace, leisure, financial and professional services, education and cultural uses will also be acceptable as part of a balanced mix.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

The site is a longstanding allocation (reference: CC21) which has good prospects for development in the plan period, and discussion continues with the agent Bidwells about submitting an SoCG.

To be cautious GNLP0401 has been placed towards the back end of the plan period to start in 2029/30.

GNLP0409AR Land at Whitefriars

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: approx. 1.61ha is allocated for residential-led mixed-use development. This will include a minimum of 220 homes. Offices and managed workspace, ancillary retail use, restaurants, bars, and recreational open space will be part of a balanced mix of uses

Officer Comments on Deliverability: The redevelopment of the site is well-advanced, so it was decided not to pursue an SoCG. 88 homes were delivered in 2020/21 and the remaining 132 are identified in the trajectory for delivery by 2023/4.

GNLP0409BR Land south of Barrack Street

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: approx. 2.17ha is allocated for residential-led mixed-use development. This will include a minimum of 200 homes. Offices and managed workspace, ancillary retail and professional uses, restaurants, cafes and bars, and recreational open space will be accepted as part of a balanced mix of uses.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and is appraised as viable.

GNLP0409BR is in a highly sustainable location and the landowner Jarrold and Sons wants intends to redevelop the land. An SoCG has not yet been signed due to ongoing discussions about the exact mix of uses on the site. For this reason, and to be cautious, provision of 200 homes is included in the housing trajectory later in the plan period, to be delivered from 2030/31.

GNLP0451 Land adjoining Sentinel House, (St Catherine's Yard) Surrey Street

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 0.38ha is allocated for residential development. This will provide a minimum of 40 homes, (or, if developed for student accommodation, a minimum of 200 student bedrooms). Commercial uses including small scale retail, financial and professional services, restaurants/cafes or other main town centre uses will be accepted at ground floor level where compatible with adjoining residential uses.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as deemed viable.

Osborne Developments provided an SoCG indicating their intention to bring forward the development. The SoCG explains that GNLP0451 benefits from an extant planning permission for a 252-bed student accommodation scheme (reference: 18/00437/F). Construction is anticipated to begin in summer 2021 so that the accommodation is ready for occupation at the beginning of the 2023/24 academic year. The SoCG thus gives confidence that site is developable within the plan period and to deliver within the next 5 years.

In the 5 Year Land Supply Statement, GNLP0451 is projected to be built out in 2022/23. A ratio of 1 home to each 2.85 student bedrooms is applied, and GNLP0451 is expected to deliver equivalent to 88 homes.

GNLP0506 Land at and adjoining Anglia Square

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 4.79ha is allocated for residential-led, mixed-use development as the focus for an enhanced and improved large district centre and to act as a catalyst for wider investment and redevelopment within the Northern City Centre strategic regeneration area as defined in policy 7.1 of this plan.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Evidence from Start to Finish, indicates that a site such as this typically delivers its first homes in 6-7 years from validation of a planning application, and is built out at 120 homes per year.

Weston Homes has signed a Statement of Common Ground indicating their intent to bring forward the development to start in 2025/26 and to build out at 140 homes per annum.

Weston Homes has a promotion agreement with the landowners Columbia Threadneedle Investments and progress in being made on a revised masterplan. There are two smaller parcels of land within the allocation in separate ownership, but the work led by Weston Homes would not preclude redevelopment of these sites. Pre-application discussions are taking place with the City Council, as well as meetings with public bodies like Homes England and Historic England.

The SoCG gives confidence and the site is developable within the plan period. The site has been placed in the housing trajectory to be built out later in the plan period from 2026/27 to allow ample time to progress to a planning consent. A delivery rate of 140 homes per annum is considered realistic.,

GNLP2114 Land at and adjoining St Georges Works, Muspole Street

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 0.55ha is allocated for residential-led mixed use development. This has the potential to provide a minimum of 110 homes, together with a minimum of 5000sqm offices and managed workspace and potentially other ancillary uses such as small-scale retailing.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Evidence from Start to Finish indicates that a site such as this typically delivers its first homes 3 years from validation of a planning application.

Developers Our Place have provided an SoCG which explains that previous planning consents have been delivered and that currently discussions are taking place on the most appropriate form of development. Our Place state that the site could come forward within 12-18 months of receiving a revised planning consent. The SoCG thus gives confidence that the site is developable within the plan period. To be cautious, the site is being treated as 'developable' under the NPPF definition to allow ample time to progress to a planning consent, and as such is projected to build out from 2026/27 at 55 homes per annum.

GNLP2163 Land Friars Quay Car Park , Colegate

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 0.13 hectares is allocated for residential development. This will provide a minimum of 25 homes. Offices or other commercial uses would be appropriate as a small element of the scheme on the frontage to Colegate.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Evidence from Start to Finish indicates that a site such as this could deliver its first homes 3 years from validation of a planning application.

Newall Properties Developments Ltd have provided an SoCG indicating their intention to bring forward the development. Their intention is to make a planning application when the local plan is agreed, but in the meantime various technical studies about the site have been undertaken. The promoter also says that the scheme is expected to be completed within two years of starting onsite. The SoCG thus gives confidence that the site is developable within the plan period.

To be cautious, the site is being treated as 'developable' under the NPPF definition to allow ample time to progress to a planning consent, and is projected to build out from 2026/27 with 25 homes.

GNLP2164 Land west of Eastgate House, Thorpe Road

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 0.19ha is allocated for residential development. This will provide in the region of 20 homes.

Officer Comments on Deliverability:

Agents Lanpro on behalf of landowners Bignold House Ltd have provided an SoCG indicating their willingness to bring forward the development. It explains that considerable work was done for a planning application which was ultimately

refused (reference: 16/01889/O). Despite this the landowner remains committed to the site and intends to submit another planning application when the site is allocated in the local plan. Also, the SoCG says that the development will be delivered within 24 months of starting on site. On this basis, the housing trajectory projection for delivery of 20 homes in 2027/28 is considered realistic.

GNLP0360/3053/R10 East Norwich Strategic Regeneration Area

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development:

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable, with a master-planning exercise that is currently underway expected to provide more evidence on viability.

Evidence from Start to Finish indicates that such sites typically deliver their first homes within 8 years from validation of a planning application. Start to Finish is also helpful in explaining that while sites rarely consistently deliver more than 300 dwellings per annum, output could reach circa 600 homes per annum – as demonstrated by Cambourne in South Cambridgeshire.

The East Norwich Strategic Regeneration Area (ESRA) consists of three brownfield regeneration sites by the rivers Wensum and Yare. All three sites are in highly sustainable locations, and the City Council is currently leading a detailed master-planning exercise. The necessary landowners are engaged and are themselves committed to redeveloping the ESRA. The landowners are members of the East Norwich Partnership, led by Norwich City Council, which also includes a range of partners including Homes England, Network Rail, New Anglia Local Enterprise Partnership, and relevant local authorities (Norfolk County Council, the Broads Authority and South Norfolk Council). Partners have funded the masterplan process and are committed to delivery of the East Norwich allocation.

The key stakeholders have provided SoCGs. In respect to GNLP0360, Maddox Planning have said that a start on site could be achieved in 2022/23 which has planning consent. As to GNLP3053, Fuel Properties have said construction could begin in 2024/25 and could be completed within the local plan period. For site R10 landowners National Grid and RWE anticipate the site being deliverable within five years of the local plan being adopted. The three SoCGs give confidence that the ESRA is developable within the plan period.

To be cautious, the majority of the ESRA is being treated as 'developable' under the NPPF definition to allow ample time to progress to a planning consent, and as such completion rates accelerate from 2028/29. The assumption made is that public investment, the mixture of housing types and tenures offered, and multiple developer outlets can help sustain high completion rates. The current master-planning exercise will provide further information on delivery rates for consideration at the GNLP examination. However, parts of the site are 'deliverable' now under the NPPF definition, and 100 completions per annum are anticipated from 2024/25 in the trajectory.

GNLP3054 The site at St Mary's Works and St Mary's House

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: (1.05 ha) is allocated for comprehensive mixed-use development to include residential and employment uses, with the possible addition of a hotel. The site will deliver a minimum of 150 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Agents Lanpro on behalf of landowners Our Place have provided an SoCG indicating their intention to bring forward the development. It explains that outline planning permission was previously granted (16/01950/O) and a revised scheme was submitted but eventually withdrawn from consideration. Despite this the landowner remains committed to the site

and intends to submit another planning application. The SoCG thus gives confidence that the site is developable within the plan period.

To be cautious, the site is being treated as 'developable' under the NPPF definition to allow ample time to progress to a planning consent, and as such is projected in the trajectory to be built out from 2027/28 with 150 homes.

South Norfolk Urban Fringe

GNLP0253 Colney Hall, Watton Road, Colney

Planning Status: GNLP Allocation

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 24.99ha is allocated for specialist housing for older people and for university research and healthcare uses to support wellbeing in later life. Uses will include dementia care, extra care housing, university research space E(g)(ii), and healthcare facilities D1. The site is to accommodate a dementia care unit of approximately 80 beds, approximately 120 units of extra care housing, and the conversion of Colney Hall.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable.

Evidence from Start to Finish indicates that such sites typically deliver their first homes 4 years from validation of a planning application and build out at 55 homes per year. A specialist housing scheme with apartments like this may be delivered in distinct blocks.

Mr Body, the landowner of the Colney Estate, has signed an SoCG indicating the commitment to bring forward an exemplary scheme for specialist housing for older people and for university research and healthcare uses to support wellbeing in later life. Pre-application discussions have already happened, and various consultation activities are planned. The landowner has set a timetable for submitting a planning application in early 2022 and completing the scheme in 2025/26.

The SoCG gives confidence that the site is developable within the plan period. A cautious approach has been taken in the housing trajectory, projecting delivery from 2026/27 to allow ample time to progress to a planning consent.

GNLP0307 / GNLP0327 Cringleford Neighbourhood Plan HOU1, Land north of the A11

Planning Status: GNLP Allocation to Uplift Current Allocation by 410 Homes

Level in Hierarchy: Norwich + Urban Fringe

Description of Development: Approx. 52.56ha is allocated for residential development and associated infrastructure. This will accommodate approximately 1,710 homes including the GNLP uplift of 410 dwellings.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable. Evidence from Start to Finish indicates that a site such as this could deliver its first homes 4 years from validation of a planning application.

The developer Barratt David Wilson Homes has provided an SoCG indicating their intention to bring forward the development. Their aim is to start on site in 2024 and to have two sales outlets to build out at 100 homes per annum. This is considered possible, as there is an existing construction team already onsite on adjoining land; and, especially as Barratt David Wilson Homes are also committing to progressing a planning application for GNLP0378R/GNLP2139R in parallel with the local plan's examination.

To be cautious, the site is being treated as 'developable' under the NPPF definition, and as such is projected in the trajectory to be built out from 2029/30 at up to 75 homes per annum.

South Norfolk Main Towns

GNLP0102 Land at Frontier Agriculture Ltd, Sandy Lane, Diss

Planning Status: GNLP Allocation

Level in Hierarchy: Main Towns

Description of Development: Approx. 3.61ha is allocated for residential development. The site is likely to accommodate approximately 150 home

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable. Evidence from Start to Finish indicates that such sites typically deliver their first homes 4 years from validation of a planning application.

The landowner Frontier Agriculture Ltd has provided an SoCG indicating their intention to bring forward the development. The exact start-on-site is difficult to predict due to the existing business needing to relocate first. However, the SoCG suggests submitting a planning application by 2023, development starting in 2024, and taking two years to complete.

To be cautious, the site is being treated as 'developable' under the NPPF definition, and as such is projected to be built out from 2026/27 at up to 75 homes per annum.

Diss & District Neighbourhood Plan to be confirmed by the Diss and District Neighbourhood Plan

Planning Status: Neighbourhood Plan Allocation

Level in Hierarchy: Main Towns

Description of Development: 250 homes

Officer Comments on Deliverability:

The Diss & District Neighbourhood Plan has progressed to its Regulation 14. consultation stage and appears well-positioned to be 'made'.

Its chosen sites are ones previously promoted via the GNLP, which gives confidence of the delivery of the 250-home Neighbourhood Plan requirement. The sites have been promoted, are assessed as suitable, and have been appraised as viable. Amongst these is the allocation of 200 homes on land north of the Cemetery, west of Shelfanger Road and east of Heywood Road, which is promoted by Scott Properties (reference: DDNP01, or formerly GNLP0342/GNLP0250). Scott Properties is well-advanced with master-planning DDNP01, and it is likely that the site can come forward more quickly than is cautiously projected. Similarly, other small allocations (DDNP02, DDNP03, DDNP04, DDNP05) may deliver sooner.

Taking a cautious approach, the sites are being treated as 'developable' under the NPPF definition in the trajectory. The Neighbourhood Plan allocations are projected to be built out from 2026/27 at up to 75 homes per annum.

GNLP2108 Land South of Spirketts Lane, Harleston

Planning Status: GNLP Allocation

Level in Hierarchy: Main Towns

Description of Development: 7.18ha is allocated for residential development. The site is likely to accommodate at least 150 homes and open space.

Officer Comments on Deliverability: The site has been promoted, is assessed as suitable, and is appraised as viable. Evidence from Start to Finish indicates that a site such as this typically delivers its first homes 4 years from validation of a planning application.

The landowner's agent Durrants have provided an SoCG indicating their intention to bring forward the development. The site is reported to have attracted interest from developers, but the landowner's approach is to await the outcome of the local plan's examination, and then to progress a planning application. Nevertheless, the agent's predicted start on site is 2023/24, and for housing delivery to increase to 40 homes per annum. A cautious approach has been taken in the trajectory projecting delivery from 2026/27 to allow ample time to progress to a planning consent.

GNLP2136 Land at Briar Farm, Harleston

Planning Status: GNLP Allocation

Level in Hierarchy: Main Towns

Description of Development: Approx. 27.04ha is allocated for mixed-use development. The site is likely to accommodate approximately 360 homes, of which around 60 will be single storey dwellings aimed at the active elderly. In addition to housing, the mix of uses is also to include a 90 unit extra care housing scheme 0.8 ha of retail or employment land, 1.6 ha for community use, allotments, and public open space.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable. Evidence from Start to Finish, indicates that such sites typically deliver their first homes 4 years from validation of a planning application.

The developer M Scott Properties Ltd has provided an SoCG indicating their intention to bring forward the development. Their ambition at the time of writing was to start on site in 2022/23, for the first completions in 2023/24 and to build out at 75 homes per annum. This is a considered achievable, given that master-planning work undertaken and that pre-application discussions have begun. The SoCG thus gives confidence that the site is developable within the plan period. Given the good progress made with the pre-application discussions, the site is projected in the trajectory to commence from 2025/26.

GNLP0354R Land at Johnson's Farm, Wymondham

Planning Status: GNLP Allocation

Level in Hierarchy: Main Towns

Description of Development: Approx. 5.39ha is allocated for residential development. The site is likely to accommodate approximately 100 homes

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable. Evidence from Start to Finish indicates that a site such as this could deliver its first homes 4 years from validation of a planning application.

The landowners Mr and Mrs Baker have provided an SoCG indicating their intention to bring forward the development. The landowner's approach is to await the outcome of the local plan's examination, and then to progress a planning application. Master-planning and various site assessments have been undertaken but no firm timetable has been set by the landowners to apply for planning permission. The SoCG thus gives confidence that the site is developable within the plan period.

Taking a cautious approach, the site is projected in the trajectory to be built out from 2026/27 at up to 75 homes per annum.

GNLP3013 Land North of Tutttles Lane, Wymondham

Planning Status: GNLP Allocation

Level in Hierarchy: Main Towns

Description of Development: Approx. 2.54ha is allocated for residential development. The site is likely to accommodate at least 50 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable. Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

The landowner Mr Arnup has provided an SoCG indicating his intention to bring forward the development. The landowner's approach is to await the outcome of the local plan's examination, then to progress a planning application so that development could commence in 2026 and be completed in 2028/29. The SoCG thus gives confidence that the site is certainly developable within the plan period.

But to be cautious the site has been placed towards the back end of the plan period's trajectory to start in 2029/30.

South Norfolk Key Service Centres (KSCs)

GNLP0177-A / HET 1 Land North Hethersett

Planning Status: GNLP Allocation to Uplift Current Allocation by 200 Homes

Level in Hierarchy: Key Service Centre (KSC)

Description of Development: Approx. 65ha is allocated for mixed use, to include approximately 1,369 dwellings, community uses, open space and green infrastructure.

Officer Comments on Deliverability: The site has been promoted, is assessed as suitable, and has been appraised as viable. Evidence from Start to Finish indicates that a site such as this could deliver its first homes 4 years from validation of a planning application.

The developer Persimmon Homes has provided an SoCG. The development is well-established, phase 1 is almost complete, phase 2 is underway, and reserved matters planning applications for phase 3 and part of phase 4 are currently in preparation. Progress of the development has shown that phase 4 can accommodate approximately 250 homes, thus giving an uplift of 200 homes on the original consented development. Completions are currently running at 130-150 homes per annum. Based on current progress, the entire development is anticipated for completion in 2027/28. The SoCG thus gives confidence that the site is developable within the plan period. Taking a cautious approach, the housing trajectory identifies site GNLP0177-A / HET 1 projects build out to begin in 2026/27, and then to be completed in two years.

GNLP0503 Land north of Springfield Way and west of Dereham Road, Hingham

Planning Status: GNLP Allocation

Level in Hierarchy: Key Service Centre (KSC)

Description of Development: Approx. 0.85ha is allocated for residential development. This will accommodate 20 homes

Officer Comments on Deliverability:

Since the publication of the GNLP Regulation 19 Pre-Submission Draft the landowners have changed their minds about wanting to sell their land for development. This site is consequently not expected to come forward. This is not strategically significant as GNLP0503 is a relatively small 20-home site, and so does not undermine either the overall housing numbers in the plan or the approach taken to development in Key Service Centres, such as Hingham.

GNLP0520 Land south of Norwich Road, Hingham

Planning Status: GNLP Allocation

Level in Hierarchy: Key Service Centre (KSC)

Description of Development: Approx. 6.92ha is allocated for residential development. This will accommodate approximately 80 homes.

Officer Comments on Deliverability: The site has been promoted, is assessed as suitable, and has been appraised as viable. Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

The developer Abel Homes has provided an SoCG indicating their intention to bring forward the development. Master-planning and site investigations are being undertaken and a timeline is in place for obtaining planning permission. This is expected to lead to starting construction in 2024, completing 35 units per annum, and completing the development in 2026/27. The SoCG thus gives confidence that the site is developable within the plan period, but in probability could commence within the next 5 years.

Consequently, GNLP0520 is projected to commence from 2025/26, given the good progress made with the pre-application discussions. GNLP0520 is consequently considered a 'deliverable' site under the NPPF definition.

GNLP0463R Land off Langley Road, Chedgrave

Planning Status: GNLP Allocation

Level in Hierarchy: Key Service Centre (KSC)

Description of Development: Approx. 5.58ha is allocated for residential development. This site is likely to accommodate at least 60 homes and open space

Officer Comments on Deliverability: The site has been promoted, is assessed as suitable, and has been appraised as viable. Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

ESCO Developments have provided an SoCG indicating their intention to bring forward the development. ESCO Developments have a promotion agreement with the landowners and have set out a timeline to commence development in 2023. Their ambition is to build out at 50 homes per annum and complete the development in 2025. The SoCG thus gives confidence that the site is developable within the plan period, but in probability could commence within the next 5 years.

Consequently, GNLP0463R is projected to provide completions in 2025/26, and is considered a 'deliverable' site under the NPPF definition.

GNLP0312 Land to the east of Beccles Road, Loddon

Planning Status: GNLP Allocation

Level in Hierarchy: Key Service Centre (KSC)

Description of Development: Approx. 7.70ha is allocated for residential development. This site is likely to accommodate at least 180 homes.

Officer Comments on Deliverability:

The site has been promoted, is assessed as suitable, and has been appraised as viable. Evidence from Start to Finish indicates that such sites typically deliver their first homes 3 years from validation of a planning application.

Developer Hopkins Homes has provided an SoCG indicating their intention to bring forward the development. Their timeline indicates the potential to begin construction in 2023, to achieve 50 completions per year, and to complete the entire development in 2026/27. The SoCG thus gives confidence that the site is developable within the plan period. The trajectory takes a cautious approach and projects the first completions in 2025/26.

Appendix 5 Strategic Growth Locations Delivery

The strategic locations and sites in the tables below are identified in the Key Diagram, policy 7 and the site allocation policies. This appendix is an overview of these strategic locations and sites, providing greater detail on their progress towards delivery. The strategic locations, which include the strategic regeneration areas and urban extensions, include carried forward sites, many of which have planning permission and are being built out, along with the proposed new strategic allocations also covered in appendix 4 (at Taverham and White House Farm, Sprowston).

This appendix reflects the importance of these growth locations to the strategy overall and is intended to assist their consideration at examination.

Norwich Urban Area

Strategic Regeneration Areas

Location	Local Plan status	Main Site/s and size	Planning Progress	Commentary and housing trajectory
East Norwich	<p>Parts of the site (the Deal Ground and the Utilities Site) are allocated in the Norwich and South Norfolk Sites Plans. The wider area including the above sites, Carrow Works and a small area next to Laurence Scott is proposed as Strategic Regeneration Area through policy 7.1 of the GNLP and site allocation GNLP0360/3053/R10: East Norwich Strategic Regeneration Area .</p> <p>The whole area is proposed for a 4,000 home residential led mixed-use brownfield site redevelopment including housing, community, education and leisure facilities, employment (100,000 square metres) and retail, along with local greenspace, biodiversity areas and recreational open space. This attractive, high density, strategic</p>	<p>Deal Ground</p> <p>21.35 ha</p>	<p>A planning permission reference 12/00875/O was granted in July 2013 for mixed use development including 670 homes (580 within Norwich, 90 within South Norfolk). This consent is still extant.</p>	<p>In line with proposed GNLP policy requirements, a masterplan is being produced by the relevant local authorities (Norwich, South Norfolk, the Broads Authority and Norfolk County Council) working with Homes England, New Anglia LEP, Network Rail and the site owners. Key stakeholders such as Historic England (Carrow Abbey, a Grade 1 Listed Building and ruined portions of Carrow Priory, a Scheduled Monument, are on the site) are also engaged in the process.</p> <p>The detail of how and when the proposed allocation will be delivered will be confirmed through the masterplan which will be adopted as a Supplementary Planning Document (SPD). In particular, the masterplan will address the need for investment in substantial new infrastructure including new bridges to serve the sites, road infrastructure, sustainable transport links, strategic flood risk measures, education, health</p>
		<p>Carrow Works</p> <p>19.91 ha</p>	<p>This is a new allocation on a recently closed industrial site.</p>	
		<p>Utilities Site</p> <p>6.92 ha</p>	<p>The site is allocated in Norwich's adopted Site allocations and site-specific policies plan. The site (reference R10) is allocated for mixed use development, with a policy expectation that the housing element should</p>	

	<p>riverside regeneration site will both create a new urban quarter and act as a catalyst for regeneration of the wider area.</p>		<p>provide a minimum of 100 dwellings.</p>	<p>and community facilities and open space and recreation.</p> <p>The East Norwich Regeneration Masterplan process comprises of two defined stages. Stage 1: Concept Masterplan; Stage 2: Testing, Strategy and SPD.</p> <ul style="list-style-type: none"> • Stage 1 runs from April 2021 to November 2021 and consists of two periods of engagement; Engagement 1 'listening and learning', which informs the masterplan options development, has now been completed; and Engagement 2 on the 'concept masterplan', which informs the preferred options masterplan production, is currently being prepared. • Stage 2 is programmed to run from December 2021 to the end of March 2022. This stage comprises masterplan testing and refinement and SPD production with a third period of 'SPD engagement'. <p>The housing trajectory in appendix 4 of this topic paper estimates that housing delivery will take place from 2024/5 to 203/8, generally at a rate of 300 to 500 homes per year. The masterplan will assess the validity of this estimate.</p> <p>Further details on the East Norwich regeneration project are available here.</p>
--	---	--	--	--

<p>Northern City Centre</p>	<p>The Anglia Square large district centre is a 1960s development which was previously the subject of the Northern City Centre Area Action Plan (NCCAAP). As the NCCAAP reached the end of its ten-year timeframe, the site is currently allocated through the Norwich Sites Plan. It is proposed as a Strategic Regeneration Area through policy 7.1 of the GNLP, with the residential led mixed use re-allocation proposed for around 800 homes as site GNLP0506.</p> <p>The proposed re-allocation also includes an enhanced and improved large district centre to act as a catalyst for wider investment and redevelopment within the Northern City Centre.</p>	<p>Land at and adjoining Anglia Square</p> <p>4.79 ha</p>	<p>On 6th December 2018 Norwich City Council agreed a resolution to approve planning application reference 18/00330/F for the comprehensive redevelopment of Anglia Square and adjacent land on Edward Street. The application description was for: <i>“up to 1,250 dwellings, a hotel, ground floor retail, commercial floorspace and a new large district centre”</i>. Historic England asked for the scheme to be called in by the Secretary of State for Housing, Communities and Local Government. The application was subject to a Public Inquiry. In November 2020 the Secretary of State issued the decision to refuse consent, reflecting major concerns from Historic England about the impact of the high-density scheme on the City Centre Conservation Area. Discussions on a new planning application are currently taking place between the city council and site owners. The housing element of the GNLP proposed allocation has been reduced from 1,200 to 800 homes during the plan-making</p>	<p>Despite the setback experienced by the landowner (Columbia Threadneedle) and developer (Weston Homes) following the dismissal of the previous application, they are actively progressing a new application for the site. Ongoing engagement is taking place with Historic England and wider pre-application stakeholder engagement sessions took place in early September 2021.</p> <p>The housing trajectory in appendix 4 of this topic paper estimates that delivery will take place from 2028/29 to 2035/35 at a rate of 100 homes per year to provide around 800 homes in line with GNLP policy 7.1 and GNLP0506. Further detail on the overall housing numbers, density and delivery rate will be confirmed through the planning application process.</p> <p>Comprehensive representations were made to the Regulation 19 consultation on behalf of the developer in response to the policy wording and supporting text. These representations requested additional clarity and comprehensiveness in the policy wording. They also suggest that the site allocation area should be increased to include additional land underneath the flyover on Magdalen Street. This area is subject to an approved ten-year temporary application reference 18/00956/F on land owned by Norwich City Council, to be developed by the Anglia Square to provide pre-</p>
-----------------------------	---	---	---	---

			process reflecting changed circumstances.	<p>fabricated shipping containers for flexible commercial uses.</p> <p>Land under and adjacent to the flyover currently blights the street scene and discourages people from using Anglia Square and the northern part of Magdalen Street. The enhancement of this area is a longstanding aspiration of the city council and considered necessary to underpin regeneration of the wider Anglia Square area. This is reflected in the policy GNLP0506. Council owned land under the flyover directly abuts the site allocation boundary. In 2019 Anglia Square owners obtained temporary planning consent (18/00956/F) to provide pre-fabricated shipping containers for flexible commercial uses on the site. The call-in scheme proposed enhancement of the land, secured via a S106 Obligation.</p>
--	--	--	---	---

Strategic Urban Extensions

Location	Local Plan status	Site/s name and size (ha)	Planning Progress	Commentary and housing trajectory
Bowthorpe	This site is proposed to be carried forward from the Norwich Sites Plan. It is the final part of the long-term development of the Bowthorpe urban extension. The GNLP proposes re-allocation of the site for 900 homes including open and play space and associated infrastructure through policy 7.1 and strategic site allocation R38 .	Three Score, Bowthorpe 25.29 ha	A masterplan has been produced and outline permission has been granted for 1,000 homes and a care home, to be delivered in 6 phases. Full planning permission for phases 1 and 2 has been granted and implemented.	<p>The site is owned by Norwich City Council and is being delivered by the Norwich Regeneration Limited and housing development partners. The care home of 92 housing with care dwellings and an 80-bed dementia care unit is complete.</p> <p>Phase 2 delivering 153 dwellings is nearing completion.</p> <p>Based on the Statement of Common Ground, the housing trajectory in appendix 4 of this topic paper estimates that delivery of the approximately 755 remaining homes will take place from 2021/22 to 2030/1 at a rate of 100 homes per year in line with GNLP policy 7.1 and allocation R38. Detailed design</p>

				<p>work on phase 3 is currently taking place.</p> <p>Detail on the remaining housing numbers, densities and delivery rate will be confirmed through the planning application process.</p>
Easton	<p>The location was identified for growth through the JCS and allocated in the South Norfolk Sites Plan. It is proposed for re-allocation in the GNLP through policy 7.1 and as site EAS1 for a 1,044 home development with associated infrastructure.</p>	<p>Land south and east of Easton</p> <p>52.12 ha</p>	<p>There is outline permission for 890 dwellings, plus supporting infrastructure, covering the majority of the site. Phase 1, for 291 dwellings, has reserved matters consent for Persimmon Homes and a reserved matters application for phase 2, for 114 dwellings, was submitted in July 2021.</p> <p>A further the 64 homes have full permission for Orbit Homes/ESCO Developments, bringing the total number of units with permission on the strategic site to 954 dwellings.</p>	<p>The housing trajectory in appendix 4 of this topic paper anticipates that 40 homes will be built on the main site by Persimmon Homes in 2021/2, with 80 homes delivered per year subsequently, so that the 890 homes will be completed by 2032/33.</p> <p>The 64 dwellings on the Orbit/ESCO site are assumed to be delivered between 2023/4 and 2025/6.</p> <p>The remainder of the allocation not permitted for housing (adjacent to Easton Gymnastics Club) now has permission for a Department for Education Special Educational Needs School (Norfolk County Application ref. FUL/2020/0110), Consequently, the GNLP site allocation policy could be considered by the Inspectors for amendment as a main</p>

				modification to reduce the housing numbers from 1,044 to 954 dwellings and to include the school site as part of the allocation (see also page 40 of the Norwich and the Urban Fringe topic paper).
Taverham	This is a new strategic urban extension proposed for allocation through policy 7.1 and GNLP 0337R for 1,400 homes. The policy also includes specialist care housing and older persons housing units, open space, a local centre, a primary school and a local medical centre.	Land between Fir Covert Road and Reepham Road, Taverham 81.69 ha	Pre submission consultation (with the site called "Land at Breck Farm, Taverham") is progressing, with a planning application likely prior to the adoption of the GNLP. A junction on Fir Covert Road. which will provide capacity to assist delivery of the strategic housing site, is under construction as a result of a separate planning application for a supermarket.	Based on a Statement of Common Ground, it is anticipated that 30 homes will be completed in 2024/5, 100 in 2025/6, and 150 per year subsequently, with 1,450 homes delivered by 2034/5. Detail of housing numbers, densities and delivery rates will be confirmed through the planning application process. There is currently a possibility that housing numbers submitted through the forthcoming planning application will be for more homes than the minimum of 1,400 homes proposed for allocation in GNLP 0337R This may include 1,405 houses, bungalows and apartments, plus 90 living well apartments and 35 living well bungalows making a total of 1,530 units.

Hellesdon	<p>The location was identified for growth through the JCS and the site allocated through the Broadland Sites Plan. It is proposed for re-allocation in the GNLP as site HEL2 for 1,000 homes with open space.</p>	<p>Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon</p> <p>48.1 ha</p>	<p>Outline planning permission is in place for the whole of this site.</p> <p>Phase 1 of the development, which is likely to provide 95 dwellings, is in progress, with around 50 homes completed by April 2021.</p> <p>Phase 2 of the site also has reserved matters consent for 157 dwellings for Persimmon Homes. It is due to follow on from Phase 1.</p>	<p>Appendix 4 of this topic paper anticipates that around 50 homes will be built on the main site by Persimmon Homes from 2023/24 to 2225/26, with 70 homes delivered per year subsequently, so that the homes will be completed by 2036/37.</p>
The Growth Triangle	<p>The location was identified for a significant urban extension including 10,000 homes through the JCS. Sites have been allocated through the extant Growth Triangle Area Action Plan (GTAAP). A new/extended site at White House Farm is proposed for allocation as GNLP0132 for 1,200 homes, open space and a school. The total number of homes proposed for the Growth Triangle in the GNLP through policy 7.1 is 13,505.</p> <p>Slow delivery in recent years compared to that anticipated in the JCS and the AAP is now being addressed. This increase in</p>	<p>Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston</p> <p>66.78 ha</p>	<p>This new allocation for 1,200 homes is proposed through the GNLP following successful delivery of phases 1 and 2 of the neighbouring AAP allocation at White House Farm – see below.</p>	<p>The housing trajectory in appendix 4 of this topic paper anticipates that 75 homes will be completed between 2023/4 and 2024/25, and 190 per year subsequently, with 1,200 homes delivered by 2030/31. As noted in appendix 4, three major housebuilders are on site and this rate of delivery is slightly below those achieved on the current phases of the scheme.</p> <p>At present, there are discussions about the potential need for a high school on the site rather than a primary school, should the North Rackheath site (see below) not deliver the school as anticipated. If this is required, it is likely that a reduction of around 200 homes will result on the site. This issue is currently being addressed through a Statement of Common Ground. A</p>

	housing delivery is partly due to the completion of the Northern Distributor Road and to positive co-operative work between Broadland DC, Homes England, site promoters and housing developers.			resulting main modification to GNLP0132 may be required.
		Existing White House Farm allocation	<p>The initial phases of this site are currently being delivered by a consortium of three housebuilders (Taylor Wimpey/Persimmon Homes/Hopkins Homes), who envisage the majority of these units will be completed in 2022/23.</p> <p>The next phase of the site, for 456 dwellings, is being taken forward by the same consortium of developers under outline application 20191370, which has a committee resolution to approve, with pre-application discussions already underway for the reserved matters.</p>	It is anticipated that phase 2 will be completed in 2025/26, thus completing build out of the AAP allocation.
		Brook Farm & Laurel Farm, Thorpe St Andrew	The site has outline permission (20090866) for 600 homes.	The housing trajectory in appendix 4 of this topic paper anticipates that 73 homes per year will be completed from 2028/9, with the housing delivered on the whole of the site by 2036/37.
		Beeston Park	This is a large and complex site which will provide 3,520 homes in	The “moderated” housing trajectory (as referred to in paragraph 112 and

			<p>the long term along with a range of supporting infrastructure and jobs. The current strategic investors in the site (U+I PLC) are seeking to gain permission for, and deliver, the strategic infrastructure and dispose of phase 1 of the site on a “plug and play” basis to housebuilders.</p> <p>£9.2m of development funding has been secured via the Homes England ‘Home Builders Fund’.</p> <p>Progress continues to be made towards the discharge of conditions for the strategic infrastructure and a design code is already agreed. The agreement of the design code will support the timely approval of future reserved matters applications.</p> <p>Whilst no housebuilder is yet on board, the councils understand that there are ongoing constructive discussions with a 3rd party to deliver the site. Phase 1 contains three sub-phases, A, B and C, which could be delivered by multiple parties.</p>	<p>appendix 4 of the topic paper) anticipates that 150 homes will be completed between 2023/4 and 2024/25, and 150 per year subsequently, with 2,250 homes delivered by the end of the plan period in 2037/38. It is anticipated that a further 1,270 homes, which are not included in the “moderated” housing trajectory, will be delivered beyond the plan period.</p> <p>If the market for additional homes does materialise, it is possible that the “potential” figure of all 3,520 homes referred to in paragraph 115 and appendix 4 of the topic paper could be delivered within the plan period.</p>
--	--	--	---	--

		North Rackheath	<p>This is a large site which will provide 3,000 homes and supporting infrastructure in the long term. A contract has now been agreed Taylor Wimpey to deliver the site. Initial pre-application discussions have been held and professional team is in place to deliver the site. The housebuilder intends to submit the first phase as a detailed application in late 2021/early 2022.</p>	<p>Based on a Statement of Common Ground, the “moderated” housing trajectory (as referred to in paragraph 112 and appendix 4 of the topic paper) anticipates that 200 homes will be completed between 2025/26 and 2026/27, and 175 per year subsequently, with 2,125 homes delivered by the end of the plan period in 2037/38. It is anticipated that a further 875 homes, which are not included in the “moderated” housing trajectory, will be delivered beyond the plan period.</p> <p>If the market for additional homes does materialise, it is possible that the “potential” figure of all 3,000 homes referred to in paragraph 115 and appendix 4 of the topic paper could be delivered within the plan period.</p> <p>This strategic site is required to provide a high school.</p>
		Land east of Broadland Business Park	<p>A hybrid application for this site to provide 520 homes was issued in April 2021.</p>	<p>The site is due to be taken forward by Larkfleet Homes between 2022/23 and 2031/32, with assumed delivery of up to 58 homes per year.</p>

		Land south of Salhouse Road	<p>The site is being taken forward in three phases by separate housebuilders:</p> <ul style="list-style-type: none"> • Phase 1 – 251 dwellings with reserved matters permission for Tilia Homes (formerly Kier Living), with delivery having started. • Phase 2 – 365 dwellings with reserved matters permission for Halsbury Homes. • Phase 3 – 535 dwellings with reserved matters for Barrett/David Wilson Homes, with delivery having started. 	<p>The housing trajectory in appendix 4 of this topic paper shows that the three phases are due to be delivered separately, but broadly in parallel, with the last homes to be completed in 2031/32.</p>
--	--	-----------------------------	---	--

Cringleford	<p>The location was identified for growth through the JCS as part of an ongoing urban extension. The Cringleford Neighbourhood Plan allocated a site for 1,200 homes. The GNLP proposes an uplift in the allocation through policy GNLP0307/GNLP0327 to 1,710 homes, with open space and a primary school.</p>	<p>Land north of the A11, Cringleford</p> <p>52.56 ha</p>	<p>Planning permission is in place for 1,300 homes on the majority of the site allocated through the Cringleford Neighbourhood Plan and GNLP, with reserved matters either approved or currently under consideration for:</p> <ul style="list-style-type: none"> • 650 dwellings for Barrett David Wilson Homes; • 350 dwellings for Big Sky Living; and • 300 dwellings for Tilia Homes (formerly Kier Living). 	<p>Initial units for all three developers were completed during 2020/21 with the current permissions due to be completed by 2026/27 to provide a total of 1,300 homes.</p> <p>The housing trajectory in appendix 4 of this topic paper anticipates that the remaining 410 homes allocated through the GNLP to take the total up to 1,710 homes will be delivered between 2029/30 and 2034/35 at a rate of up to 75 homes per year. Homes England Accelerator Funding has assisted the higher delivery potential.</p>
-------------	--	---	---	--

Strategic scale expansion of other locations

Wymondham	The location was identified for strategic scale growth through the JCS. There was significant existing commitment, with a further strategic site (WYM3) allocated for 1,230 homes through the extant Wymondham Area Action Plan (WAAP). The GNLP does not supersede the WAAP, though it does propose adding two sites totalling 150 homes bringing the total commitment in the town to 2,615 homes (policy 7.2).	Land at South Wymondham 67 ha	Outline permission exists for the whole of the 1,230 WAAP allocation with reserved matters is in place for the majority of the site and current applications under consideration for the remaining units.	495 dwellings had been completed at 1 April 2021 and it is anticipated that remaining homes will be delivered at a rate of around 70 homes per year so that the site will be completed in 2029/30.
Long Stratton	The location was identified for strategic scale growth through the JCS. A strategic site was allocated for housing (1,800 homes), employment, a by-pass and associated infrastructure through LINGS1 of the extant Long Stratton Area Action Plan (LSAAP). The GNLP does not supersede the LSAAP. Growth for 1,922 homes in the settlement is proposed in GNLP policy 7.2 .	Land East, South-East and North-West of Long Stratton 140.1 ha	Two linked applications were submitted in 2018 to deliver the LSAAP allocation: <ul style="list-style-type: none"> Land to the west of the A140 for 600 homes (213 in full), plus employment land; and a link road; and Land to the east of the A140 for 1,275 dwellings, 8ha of employment land, new primary school and community facilities sites in outline, plus full permission for a by-pass. 	The recent re-consultation on the two applications envisages an approximately 17 year build out for the entire scheme, with construction of the by-pass (led by Norfolk County Council) completed in late 2024 to facilitate the bulk of the development so that 1,770 homes will be delivered by 2038 and 30 beyond the plan period. 75 homes additional to the allocation have been permitted.

			<p>The outline business case for the bypass was submitted to the Department for Transport (DfT) to bid for Major Road Network funding to help facilitate delivery of the project, which was approved by government in July 2021.</p> <p>A recent re-consultation has taken place.</p>	
Hethersett	<p>The location was identified for strategic scale growth through the JCS. An allocation for 1,196 homes from South Norfolk Sites Plan is proposed to be carried forward through the GNLP with an uplift to 1,369 homes through policy 7.3 and allocation HET1 . The site is proposed to include community uses, open space and green infrastructure.</p>	<p>Land north of Hethersett</p> <p>65 ha</p>	<p>Outline permission for 1,196 dwellings (2011/1804) with reserved matters has been approved for two thirds of the dwellings. 415 of the homes were completed by 1 April 2021.</p>	<p>Based on an SoCG, evidence on the progress of the development has shown that phase 4 can accommodate approximately 250 homes, thus giving an uplift of 200 homes on the original consented development. Completions are currently running at 130-150 homes per annum. Based on current progress, the entire development is anticipated for completion in 2027/28. Taking a cautious approach, the housing trajectory projects site GNLP0177-A / HET 1 build out to begin in 2026/27, and then to be completed in two years.</p>

Appendix 6 The GNLP objectives (extract from plan)

151. The wide-ranging vision for Greater Norwich above has helped us to establish the plan's objectives below. Together, the vision and objectives provide the context for the policies and monitoring indicators in this plan.

Economy

To support and promote clean growth and progress towards a post-carbon economy through the expansion of internationally important knowledge-based industries in the Cambridge Norwich Tech Corridor as part of a wider entrepreneurial, enterprising, creative and broad-based economy with high productivity and a skilled workforce.

Communities

To grow vibrant, healthy communities giving people a high quality of life in well-designed developments with good access to jobs, services and facilities, helping to close the gap between life chances in disadvantaged and other communities.

Homes

To enable delivery of high-quality homes of the right density, size, mix and tenure to meet people's needs throughout their lives and to make efficient use of land.

Infrastructure

To promote the timely delivery of infrastructure to support existing communities, growth and modal shift in transport use; and to improve connectivity to allow access to economic and social opportunities.

Delivery

To promote the delivery of housing, jobs and infrastructure to meet identified needs, supported by intervention mechanisms where the market is unable to deliver.

Environment

To protect and enhance the built, natural and historic environments, make best use of natural resources, and to significantly reduce emissions to ensure that Greater Norwich is adapted to climate change and plays a full part in meeting national commitments to achieve net zero greenhouse gas emissions by 2050.

Appendix 7 GNLP Policy 1 and its supporting text

Introduction

158. This document meets the NPPF's primary purpose for a local plan by providing the planning strategy for the pattern and scale of development to meet growth needs in Greater Norwich from 2018 to 2038.
159. It identifies growth and renewal areas on greenfield and brownfield sites and limits growth in areas for long-term protection.
160. Policy 1 sets out the broad strategic approach which is illustrated on the key diagram. It also provides the context for subsequent more detailed strategic locational, thematic and sites policies in the plan.
161. Achieving sustainable development is at the heart of the planning system. This means striving to meet social, economic and environmental needs to provide a good quality of life for existing and future generations. The aim is to retain and enhance the distinctive qualities of Greater Norwich and create environmentally sustainable, resilient and socially inclusive communities. As required by the NPPF, policy 1 promotes sustainable development.
162. The strategy takes a flexible approach in what will be a time of rapid change in how we work, travel and live owing to expected technological, economic and environmental changes. It aims to make the most of Greater Norwich's substantial economic growth potential to develop its leading role in the national economy and to meet housing need, whilst also protecting and enhancing the special environment of our area and promoting low carbon development.
163. The strategy meets national planning policy requirements, is informed by consultation feedback and is based on an extensive evidence base covering a wide variety of issues including infrastructure needs, Habitats Regulations Assessment (HRA) considerations and Sustainability Appraisal (SA).
164. Policy 1 establishes that five-year housing land supply will be calculated across the whole of the three districts and commits the councils to reviewing the plan to comply with government requirements.
165. This local plan also provides a "direction of travel" for the longer term by identifying opportunities for growth which could be taken forward to meet additional needs in the next local plan. A significant part of this long-term need is likely to be met in a future plan through the development of new settlements (see policy 7.6).

166.

167. The GNLP therefore provides the strategic framework to give the clarity on where growth on Greater Norwich is sustainable ahead of the implementation of the new planning system the Government is promoting.¹

Employment Growth Needs

168. The NPPF requires local plans to set out an economic strategy.

169. Building on recent success in terms of the delivery of new jobs, the overall target for jobs growth is for an increase of 33,000 jobs from 2018 to 2038. This figure has been established through local trend-based evidence².

170. Providing the right sites in the right places for sectors with the greatest economic potential will support continued growth and a vibrant economy. Evidence³ shows that:

- a. a range of sectors will drive economic and employment growth, many of which are within high value knowledge-intensive sectors that are increasingly important to the wider UK economy. Greater Norwich is home to several internationally recognised businesses and boasts a diverse property portfolio. Its increasingly entrepreneurial economy is underpinned by a strong foundation of academic and commercial research, making it well positioned nationally and internationally to compete for future business investment as part of the Cambridge Norwich Tech Corridor as well as continuing to grow its own business base;
- b. growth potential is greatest in five high impact sectors identified in the Norfolk and Suffolk Economic Strategy⁴: advanced manufacturing and engineering; agri-tech; energy; ICT/digital culture and life sciences. Growth of these sectors will help Greater Norwich to play a key role nationally and internationally in assisting the transformation to a post-carbon economy⁵.

¹ Government consultations in autumn 2020 pointed to significant reforms to the planning system, including to the form and role of local plans, and strongly suggest that additional housing growth will be needed in the next review of the plan. As set out in paragraph 4, this plan is being progressed under transitional arrangements provided by government as part of the reforms.

² The East of England Forecast Model ([EEFM](#))

³ The 2017 Greater Norwich Employment, Retail and Town Centres Study ([the GVA study](#)) and its 2020 addendum

⁴ Available [here](#)

⁵ The emerging [Local Industrial Strategy](#) supports clean growth

- c. the total amount of allocated and permitted employment land in 2018 is more than enough to provide for expected and promoted growth, so the policy does not make significant additional allocations of employment land beyond those already identified in existing local plan documents.
171. This plan therefore allocates employment sites totalling around 360 hectares including key strategic employment land in Norwich City Centre, the Norwich Airport area, Rackheath, Broadland Business Park, Broadland Gate, Norwich Research Park (NRP), Wymondham/Hethel, Longwater and the Food Enterprise Park. These are set out in the Key Diagram and in policy 1. The strategic employment locations provide for growth of all the key sectors and are supported by good quality infrastructure and nearby housing, either existing or planned.
172. Parts of the NRP have Enterprise Zone status with simplified planning rules, business rate discounts and superfast broadband designed to promote research-based business growth. The Food Enterprise Park has Food Enterprise Zone status and a Local Development Order on parts of the site to encourage and support food production, processing and agriculture through the co-location of commercial enterprises.
173. The key strategic sites contribute to the Cambridge Norwich Tech Corridor, supporting a globally significant axis between Cambridge University, UEA/NRP and their associated businesses. The Tech Corridor links to other significant growth corridors: London-Stansted-Cambridge and the Cambridge - Milton Keynes-Oxford Arc (CaMkOx).
174. Supporting and demonstrating a link to nationally significant growth corridors will assist in attracting inward investment and accessing funding opportunities as Government funding will be linked to the delivery of the Norfolk and Suffolk Economic Strategy and the emerging Local Industrial Strategy for Norfolk and Suffolk.
175. The GNLP also allocates land and allows for additional windfall delivery of smaller scale sites to provide for jobs growth elsewhere in the urban area, towns and villages, providing local job opportunities and supporting small-scale businesses and a vibrant rural economy.
176. Evidence shows that there is an underlying demand for good quality office growth and employment space in Norwich city centre. The policies for the economy (policy 6) and for Norwich urban area (policy 7.1) address the need to ensure that high density employment uses are concentrated in highly accessible locations, particularly in the city centre, whilst at the same time recognising that there will be an increase in home and remote working during the plan period.

Housing Growth Needs

177. The existing commitment⁶ of housing land at April 2020 is large and shapes the GNLP strategy. The existing allocations, including Site Allocation plans, Area Action Plans and Neighbourhood Plans, derive from the Joint Core Strategy (JCS). These allocations have been demonstrated to be sustainable and, except for later phases of some larger sites where delivery is unlikely before 2038, they are included in this strategy. This deliverable commitment, including uplift on existing allocations and homes delivered since the start of the plan period in April 2018, provides 74% of the total housing growth identified in this plan to 2038.
178. The Government produced a standard methodology for identifying local housing need in December 2020⁷ which requires forecasts to be based on the 2014 household projections unless there are exceptional local circumstances. Consequently, this plan follows the required approach and local housing need derived from the 2014-based household projections is set out in row A of Table 6 below. This local housing need is the target against which land supply will be measured (see appendix 6).
179. To ensure the identified need can be met, it is normal practice to identify additional potential supply to buffer against under-delivery, typically around 10%. This plan includes a significantly larger buffer to provide the potential to accommodate higher growth rates as signalled both by the Government's "Planning for the Future" consultation and by the 2018-based projections for Greater Norwich which are somewhat higher than the 2014-based projections. The potential growth indicated by the 2018-based projections would equate to the identification of around 5,000 additional homes. Table 6 below sets out how the resulting total housing figure from 2018 to 2038 for the GNLP has been established using the standard methodology and including a significant buffer to ensure delivery:

⁶ Housing Commitment is sites which are allocated or have permission for housing development

⁷ Detail available [here](#). [The GNLP is being produced using the 2014 household forecasts as the basis for establishing housing need as required by the guidance.](#) Recognising that the 2018-based projections indicate that growth may be higher, [there is a significant delivery buffer, a contingency site and the plan makes use of only a proportion of its projected windfall delivery as a windfall allowance.](#)

Table 6 Establishing the Plan's total housing potential figure

Category	Type of Homes	Number	Explanation
A	Local housing need (2018 to 2038)	40,541	The minimum local housing need figure has been identified using the Government's standard methodology using 2014-based projections.
B	Delivery 2018/2019 and 2019/20	5,240	The number of homes built in 2018/2019 and 2019/20 (including student accommodation and housing for the elderly).
C	Existing commitment (at April 2020) to be delivered to 2038 (including uplift on allocated sites)	31,452	The existing commitment is the undelivered sites which are already allocated and/or permitted, with parts of or whole sites unlikely to be delivered by 2038 excluded. Uplifts on existing allocations are included here.
D	New allocations	10,704	These are the homes to be provided on new sites allocated through the GNLP (9,254), the South Norfolk Village Clusters Housing Sites Allocation Plan (1,200) and the Diss and area Neighbourhood Plan (250).

E	Homes delivered through policy 7.5	800	Policy 7.5 provides for delivery of 3 to 5 homes on small scale sites adjacent to settlement boundaries or on small sites within recognisable group of dwellings ⁸ .
F	Windfall allowance	1,296	There is a limited reliance on windfall sites. Evidence provides an estimated 4,450 homes resulting from windfall development during the remainder of the plan period ⁹ . As windfall delivery is likely to remain robustly high it is appropriate to include a limited proportion as part of total potential delivery.
G = B + C + D + E + F	Total housing potential	49,492	The total housing potential for the plan consists of delivery (B), commitments (C), new allocations (D), homes delivered through policy 7.5 (E) and the windfall allowance (F). This provides a buffer of 22% to cater for the potential for higher growth rates. It also mitigates any risk of non-delivery of sites to ensure delivery of local housing need .

⁸ See policy 7.5 and appendix 7 for further information.

⁹ The projection of delivery from windfall sites is based on the method used in the [5 Year Housing Land Supply Statement](#) for Greater Norwich for the period beginning 1 April 2019, published on 5 February 2020.

180. In line with the above figures, policy 1 provides for around 49,500 new homes. This is the total provision in the plan and is **not** the need or target against which land supply will be measured (see appendix 6). The residual annual target for the 18 years of the remainder of the period, taking account of delivery between 2018 and 2020, is 40,541 (Row A) minus 5,240 (Row B), divided by 18 which equals **1,961 per annum**.
181. In addition to the allocations in this plan, a minimum of 1,200 of these homes will be allocated in the South Norfolk Village Clusters Housing Site Allocations document and 250 will be provided through allocations in the Diss and area Neighbourhood Plan. These 1,400 homes are included in the allocations in Row D.
182. To provide additional flexibility to ensure housing need can be met, a contingency site at Costessey for around 800 homes is included in this plan should this prove to be required due to low delivery of allocated housing sites.
183. Policy 7.5 also allows for limited further development on small sites of 3 homes in smaller parishes and 5 dwellings in larger parish during the plan period.
184. Windfall developments provide additional potential for housing delivery. Policy 1 supports appropriate windfall development, including sites in and adjacent to villages and small brownfield sites.
185. Based on previous local trends, the likely scale of windfall housing development is in the region of 4,450 dwellings in the remainder of the plan period to 2038. The table above shows that 30% of the estimated windfall delivery is counted as a windfall allowance. Demand will determine whether windfall development is instead of, or in addition to, allocated growth.
186. The Government encourages authorities to consider higher levels of growth than that required to meet local housing need, particularly where there is the potential for significant economic growth. Our overall approach, including to windfalls, contingency and having a significant buffer, builds in flexibility to support higher than trend economic growth incorporating the Greater Norwich City Deal.
187. It also sets us on the path to the higher housing numbers which recent projections and “Planning for the Future” indicate will be required locally to address affordability issues. This provides continuity between the current and future direction of travel in Government policy to provide more housing to address needs.

188. A significant element of any further growth required in the next plan under the new planning system will be at a new settlement or settlements (see policy 7.6).

The Growth Strategy

189. To ensure sustainable development, minimise carbon emissions, promote strong, resilient, inclusive and vibrant communities and meet other Government requirements set out in the NPPF, the strategy for the location of growth:
- a. Maximises brownfield development and regeneration opportunities, which are mainly in Norwich. The brownfield/greenfield split for new homes in the plan is around 22%/78%;
 - b. Broadly follows the settlement hierarchy set out in policy 1 (the Norwich urban area; main towns; key service centres and village clusters) in terms of scales of growth as this reflects access to services and jobs;
 - c. Focusses most of the growth in locations with the best access to jobs, services and existing and planned infrastructure in and around the Norwich urban area and the Cambridge Norwich Tech corridor;
 - d. Focusses reasonable levels of growth in the main towns, key service centres and village clusters to support a vibrant rural economy. The approach to village clusters is innovative. It reflects the way people access services in rural areas and enhances social sustainability by promoting appropriate growth in smaller villages. It will support local services, whilst at the same time protecting the character of the villages.
 - e. Allocates strategic scale housing sites (1,000 dwellings +) in accessible locations;
 - f. Allocates a significant number of medium scale and smaller scale sites in the urban area, towns and villages, providing a balanced range of site types to allow for choice,

assist delivery and allow smaller scale developers and builders into the market.
Overall, 12%

of the homes allocated through the plan are on sites of no larger than 1 hectare, meeting national requirements¹⁰. More small-scale housing developments will be provided by policy 7.5 and through windfall development;

- g. Sets a minimum allocation size of 12-15 dwellings to ensure that a readily deliverable amount of affordable housing is provided on all allocated sites.

190. The strategy for the distribution of growth set in policy 1 takes account of the above principles, the scale of existing and deliverability of commitment and assessments of sites submitted to the GNLP.

191. The authorities will continue to work together through the Greater Norwich Growth Board to ensure necessary infrastructure to support growth is delivered. The programme for delivery of key infrastructure will be set out in the Greater Norwich Infrastructure Plan.

The Settlement Hierarchy

192. Housing growth is distributed in line with the following settlement hierarchy:

- I. The **Norwich urban area** which consists of **Norwich** and the built-up parts of the **fringe parishes** of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle.

¹⁰ Paragraph 68 a) of the [NPPF](#) requires plans to identify land to accommodate at least 10% of the housing requirement on sites of no larger than one hectare. The 12% figure is calculated from sites allocated through this plan. More small sites will be provided, including in the South Norfolk village clusters and as a result of policy 7.5. of this plan.

- II. The **main towns** which are Aylsham, Diss (including part of Roydon), Long Stratton, Harleston and Wymondham.
 - III. The **key service centres** which are Acle, Blofield, Brundall, Hethersett, Hingham, Loddon/Chedgrave, Poringland/Framingham Earl, Reepham and Wroxham.
 - IV. **Village clusters** which cover the remainder of the Greater Norwich Local Plan area.
193. Table 7 below sets out the amount and proportion of growth in the different settlement hierarchy areas established by the strategy and provides estimates for homes there will be in each area in 2038.

Table 7 Housing growth 2018 to 2038 (figures rounded)

Area	Homes 2018	Homes 2038 (and increase)	Increase %	% of total housing growth
Norwich urban area	106,100	138,791 (+32,691)	31	66
The Main Towns	19,400	26,206 (+ 6,806)	35	14
The Key Service Centres	15,900	19,579 (+ 3,679)	23	7
Village clusters	46,100	50,320 (+ 4,220)	9	9

Windfall + homes from policy 7.5	NA	2,096	NA	4
Total	187,500 ¹¹	236,992 (+ 49,492)	26	

¹¹ Source: Council tax records

The strategic growth area

194. The strategy distributes around 74% of the growth in the “Strategic Growth Area”. This area is broadly defined on the Key Diagram and shown in map 7 to include:

- The main Cambridge Norwich Tech Corridor area, including Norwich, the North East Growth Triangle, the remainder of the Norwich Fringe, Hethersett and Wymondham;

All the key strategic employment areas in the plan;

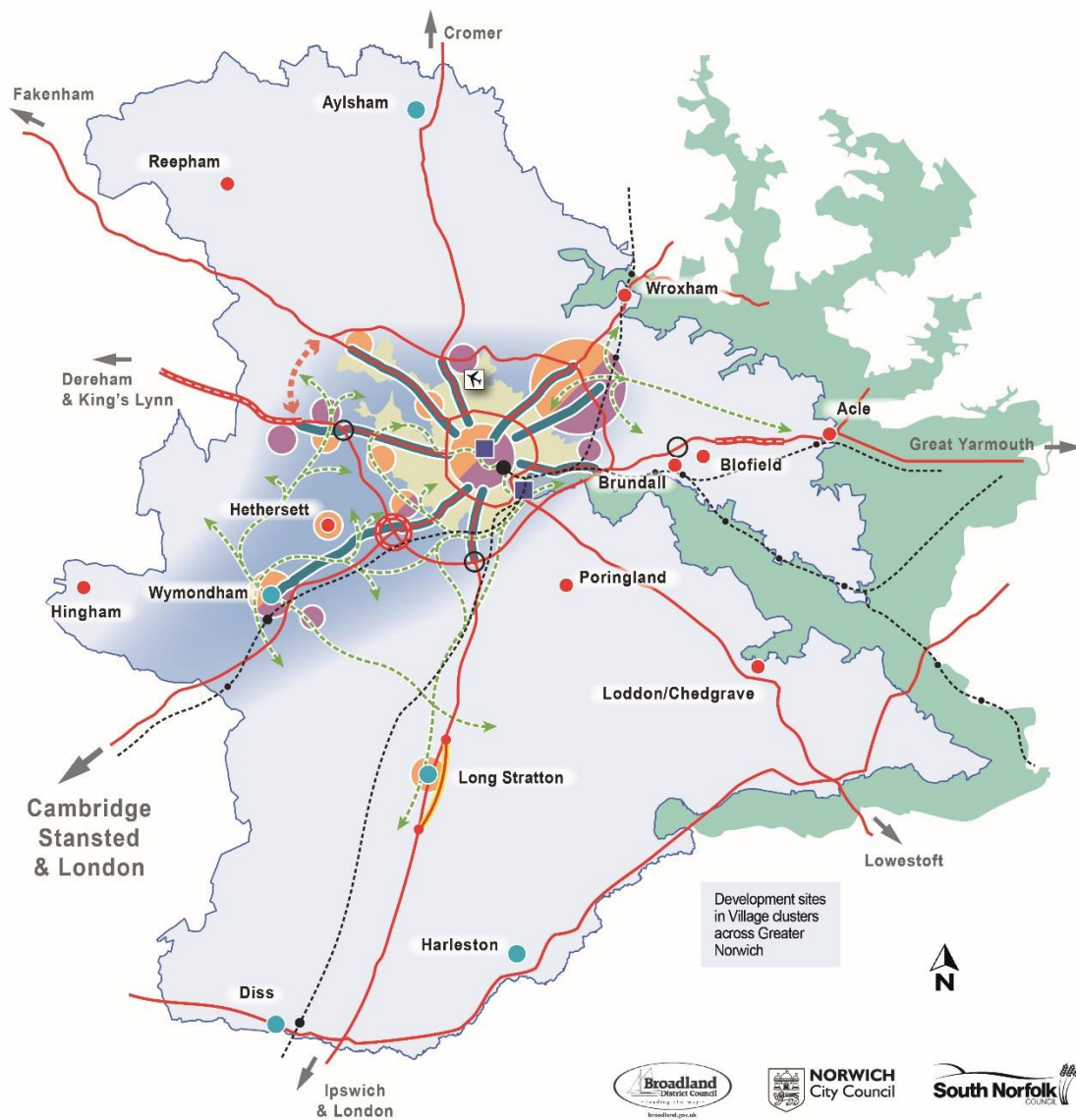
- All but one of the strategic scale housing growth locations (the exception is Long Stratton);
- High quality public transport, road and cycling infrastructure (both existing and planned) and
- The great majority of brownfield sites in the area.

195. Identifying this area promotes the strategic economic strengths and sectors of Greater Norwich. By linking to other regional growth corridors, it places Greater Norwich firmly on the national stage for growth and accessing external funding.

196. With Norwich playing an anchoring role in the strategic growth area, it also recognises the role the city plays as a driver of the regional economy, supporting the vitality and regeneration of the city centre, including maximising the potential of brownfield sites.

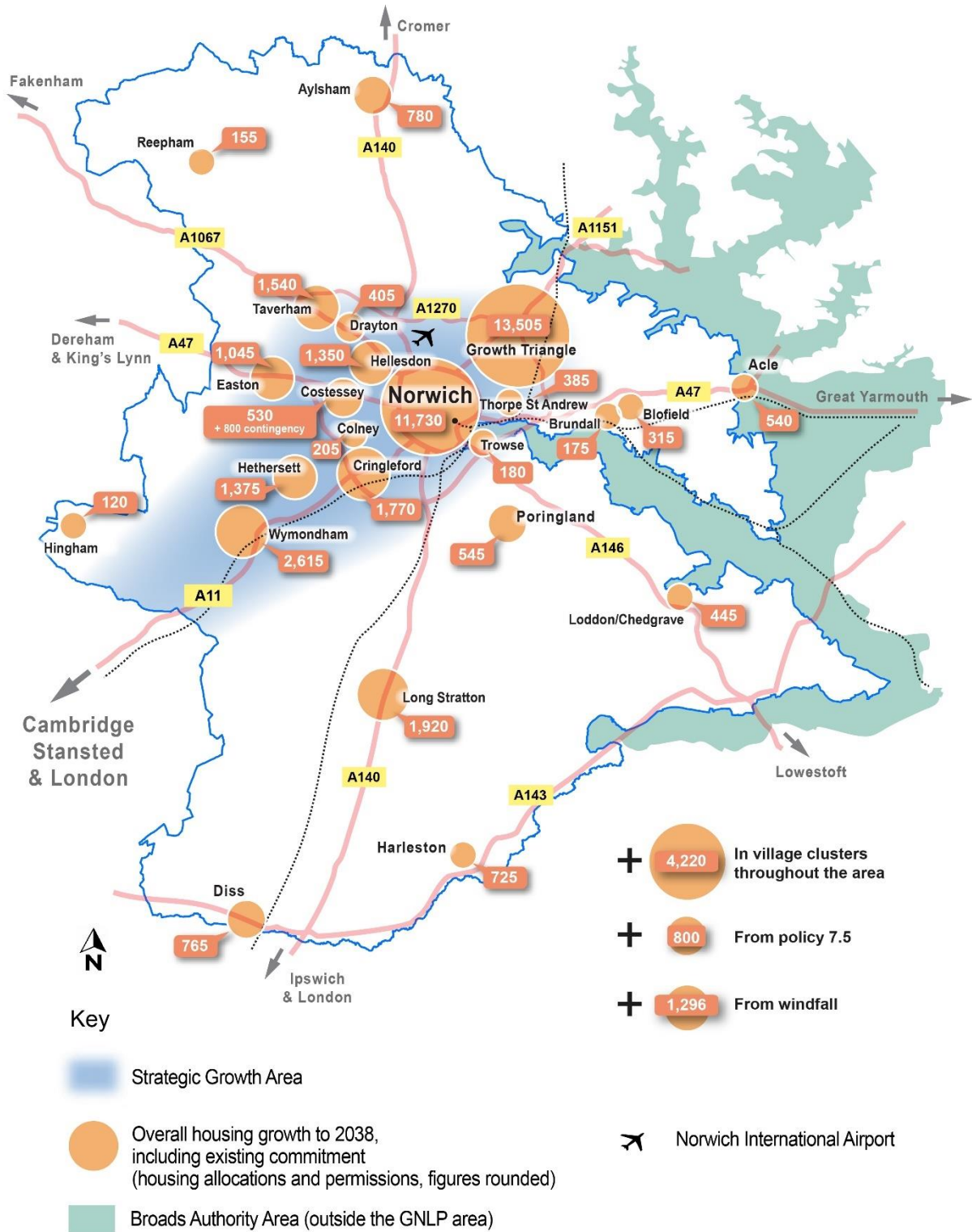
The Key Diagram

197. Strategic local plans are required to include a Key Diagram which illustrates key elements of the strategy in the plan on an indicative map.



197. Map 7 below provides further detail for housing by illustrating the location and scale of housing growth allocated through the plan across Greater Norwich.

Housing Growth Locations



POLICY 1 – THE SUSTAINABLE GROWTH STRATEGY

Sustainable development and inclusive growth are supported by delivery of the following between 2018 and 2038:

- to meet the need for around 40,550 new homes, provision is made¹² for a minimum of 49,492 new homes;
- to aid delivery of 33,000 additional jobs and support key economic sectors, around 360 hectares of employment land is allocated, and employment opportunities are promoted at the local level;
- supporting infrastructure will be provided in line with policies 2 and 4;
- environmental protection and enhancement measures including further improvements to the green infrastructure network will be delivered.

The sustainable growth strategy is illustrated in the Key Diagram.

SETTLEMENT HIERARCHY

The settlement hierarchy is:

1. Norwich urban area (Norwich and Norwich Fringe¹³)
2. Main towns
3. Key service centres
4. Village clusters.

Growth is distributed in line with the settlement hierarchy to provide good access to services, employment and infrastructure. It is provided through urban and rural regeneration, along with sustainable urban and village extensions.

Most of the housing, employment and infrastructure growth is focussed in the Strategic Growth Area illustrated on the Key Diagram. This includes Greater Norwich's part of the Cambridge Norwich Tech Corridor, including the Norwich urban area, Hethersett and Wymondham and key strategic jobs sites at Hethel and the Norwich Research Park. Growth is also focussed in towns and villages to support vibrant rural communities.

HOUSING

¹² This includes existing allocated sites carried forward, new allocations made through the GNLP, sites with planning consent and allowances for delivery on small scale (from policy 7.5) and other windfall sites.

¹³ The Norwich fringe is the built up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle.

Housing commitments are located to meet the need for homes across the area, providing good access to services, facilities and jobs, supporting sustainable urban and rural living. Accordingly, housing commitments are distributed as follows:

Area		Existing deliverable commitment (including uplift and delivery 2018/19 and 2019/20)	New allocations	Total minimum deliverable housing commitment 2018 - 2038
Norwich urban area		26,019	6,672	32,691
The main towns of Wymondham, Aylsham, Diss (with part of Roydon), Harleston and Long Stratton		5,151	1,655	6,806
The key service centres of Acle, Blofield, Brundall, Hethersett, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham		2,984	695	3,679
Village clusters (see appendix 5 details of the clusters)	In the remaining parts of Broadland (see policy 7.4 and the GNLP Sites Plan for specific sites)	1,146	482	4,220
	In South Norfolk (see policy 7.4 and the South Norfolk Village Clusters Housing Site Allocations Local Plan for specific allocations)	1,392	A minimum of 1,200	
Allocations Total		36,692	10,704	47,396
Homes delivered though policy 7.5		NA		800
Windfall allowance		NA		1,296
Overall Total				49,492

Policies 7.1 to 7.5 provide details on distribution and the Sites document provides individual site policies. Individual site policies for villages in South Norfolk will be in the South Norfolk Village Clusters Housing Site Allocations Local Plan.

To provide choice and aid delivery of housing, proposals for additional “windfall” housing growth will be considered acceptable in principle at appropriate scales and locations where they would not have a negative impact on the character and scale of the settlement, and subject to other local plan policies:

1. Within settlement boundaries in accordance with the above settlement hierarchy;
2. Elsewhere in village clusters, subject to the requirements of policy 7.4.
3. On sites of up to 3 to 5 dwellings in all parishes, subject to the requirements of policy 7.5.

Plan review and five-year housing land supply

This plan will be reviewed in line with the requirements on the new plan-making system. Five-year housing land supply will be calculated across the whole of the three districts. The plan provides enough allocations to provide a five-year housing land supply on adoption¹⁴.

ECONOMY

Key Strategic employment locations in the Key Diagram are protected from other forms of development and will support both a broad range of employment and key economic sectors as set out in policy 6. The key strategic locations are:

- Norwich city centre;
- the Norwich Airport area;
- Browick Interchange, Wymondham;
- Longwater;
- Rackheath;
- Broadland Business Park;
- Broadland Gate;
- Norwich Research Park;
- Hethel and
- The Food Enterprise Park at Easton/Honingham.

¹⁴ This will be confirmed through the housing delivery trajectory to be included as an appendix to the plan when it is taken to cabinets. We have written to all of the site owners/agents for the preferred options and reasonable alternative housing sites. This is to require the site owners/agents to evidence when their sites will deliver in the plan period.

In addition, smaller scale employment sites are allocated in urban areas, towns and large villages to provide local job opportunities, supporting small businesses and vibrant urban and rural economies.

INFRASTRUCTURE

The sustainable growth strategy will be supported by improvements to the transport system, green infrastructure and services.