

Appendix A: Extra Care Housing

Summary

1. This report summarises the supply and need for specialist older people's housing in the Greater Norwich area and identifies suitable for allocation for older people's extra care housing in the GNLP.

Background

2. The National Planning Policy Framework (NPPF) paragraph 61 discusses meeting the housing needs of (amongst other groups) older people.¹ The NPPF annex provides the definition for identifying older people's housing need, which ranges from those approaching retirement to those needing support or care.² Finally, Planning Practice Guidance (ID: 63-004) recommends identifying the housing needs for older people by using Census data to model need.

Local Evidence

3. Local evidence for older people's housing need is available for the Greater Norwich authorities. One source of data is the Norfolk County Council 'Living Well, Homes for Norfolk' Strategy. It puts an emphasis on people living independently in general housing, but also recognises the need for extra care housing for those becoming frail. For the Greater Norwich area, 'Living Well' estimates a need of 2,385 extra care housing units by 2036 (equalling approximately 115 per year).³
4. Another source of data is research conducted as part of the recently completed Greater Norwich Local Housing Needs Assessment by consultants ORS. "This shows a strong need for extra care in all three Greater Norwich authorities, amounting to a total of 960 units over 21 years. For sheltered housing, the existing stock to rent in all three authorities is technically higher than is required

1 This appendix deliberately does not address the needs of other groups, such as affordable housing need, families with children, students, people with disabilities, service families, Gypsies and Travellers, and self-build/custom build housing. Where appropriate the accommodation needs of these groups will be met through other policy interventions or site allocations.

2 "People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs."

3 Living Well, Homes for Norfolk, 2018. Appendix B Specialist Housing by District and CCGs, Table 2, Unmet Need Total Housing with Care Units, Broadland 1,040, Norwich 421, South Norfolk 924.

to meet the need, but there are shortages of sheltered to own properties amounting to 1,822 dwellings.”⁴

5. From this local evidence, and general trends nationally associated to an ageing population, it is necessary to plan provision for frail older people. And given the priorities of the ‘Living Well’ Strategy’ this should take the form of seeking to deliver a supply of extra care housing. Extra care housing is a form of accommodation that while often categorised as C3 and offering independent living can also meet the needs of people who would otherwise have to move to a C2 institutional setting.

Supply and New Allocations

6. Based on the latest Local Housing Needs Assessment and the Living Well Strategy, the annual need for extra care housing is between 45 and 115 units per annum up to 2038. Part of this need will be met by the existing supply of 630 units (or bed spaces) across Greater Norwich from existing planning permissions and allocations. 435 units of these will be care or extra care units – see Table B below.
7. The next component of addressing need is new supply from new allocations. The GNLP makes five new allocations for extra care schemes that in total are expected to provide circa 560 extra care units – see Table A below.
8. The supply of 435 units when added to the new allocations of 560 equals 995 units. When divided by the Living Well’ Strategy of 115 units per year it equals a supply of 8.6 years. Alternatively, when divided by the latest Local Housing Needs Assessment of 45 units per year it equals a supply of 22.1 years.

Setting the Policy Direction – Selecting Sites for Extra Care Housing

9. A key principle of the GNLP is that housing should be in sustainable, accessible locations, and this applies equally to older person’s housing. As is the case for general residential allocations, the GNLP strategic policies and the settlement hierarchy set in the plan have been applied to choices about allocating extra care housing.
10. By applying the GNLP strategic policies and settlement hierarchy, it is possible to assess the most suitable locations and alternative sites for extra care housing. Table A below identifies the sites for extra care housing proposed in the plan. This appendix also contains a summary of those sites considered unsuitable for inclusion in GNLP.

4 Greater Norwich Local Housing Needs Assessment June 2021, paragraph 9.6.

Table A: Proposed GNLP Site Allocations for Extra Care Housing

Norwich (and urban fringe)	Site Proposal
City Centre	GNLP0409R, Barrack Street, is a highly sustainable City Centre brownfield site. Limited detail is available from the site promoter but the intention to provide a care home is stated (which it is assumed could equally be extra care housing).
Colney	GNLP0253 is a unique and innovative 200-unit extra care village which will benefit from geographical proximity to the UEA and Hospital – as well as a research programme for wellbeing in later life
Taverham	GNLP0337 is an urban extension scheme of circa 1,400 dwellings. Proposals include a 90 bed care facility, and supported living bungalows.
Main Towns	Site Proposal
Aylsham	GNLP0596 is a sustainable location for residential development of circa 250 dwellings. Land was proposed for a primary school that will not be required, and thus an opportunity exists for a 2 ha extra care facility.
Diss	The promoter for GNLP1045 has clearly stated an intention for either general residential and/or care uses. The site is sustainably located in the Town, and close to the train station.
Harleston	The masterplan for GNLP2136 shows 330 dwellings, with a 2.5 ha area for a 90 bed care facility and circa 30 older persons housing units.

Consistency of Policy Approach

11. The five site choices in Table A are consistent with the approach taken for allocating other residential development sites. Amongst the factors are accessible distance to services by non-car modes, suitability in terms of highway safety, landscape and townscape considerations, being free of major constraints, and that adverse impacts can be mitigated.
12. There are both social inclusion considerations and low-carbon sustainable travel reasons to locating extra care housing in urban, town, or large village locations – and not on remote greenfield proposals. Also, ‘over-allocating’ on greenfield sites may inadvertently lead to missing the opportunity that extra care housing offers in brownfield redevelopment schemes or as a component to a larger residential scheme.
13. Furthermore, it is important to bear in mind that beyond 2030 (towards the end of the GNLP plan period) development can be guided by strategic policy, for which

Policy 5 Homes is relevant. Policy 5 allows for specialist housing (like older people's housing) to take place on land with good access to services and allocated for residential use, and the wording too gives encouragement to extra care housing schemes endorsed by Norfolk County Council Social Services.

14. Whilst new allocations endeavour to focus upon a supply of extra care housing it is not to the exclusion of other forms of older people's accommodation, such as sheltered housing or care homes. Subject to satisfying planning application requirements, within a settlement boundary or on a residential allocation, older people's housing of any type can come forward at a pace the private market dictates.
15. Alongside the delivery of enough extra care units in total, regard is needed also to the split of tenures between market, part-ownership, and affordable rent. The assumption is that all extra care housing schemes in Greater Norwich will be mixed tenure and policy compliant in affordable housing, irrespective of the technical definition under C2 or C3 use class. However, tenure mix will be a matter for negotiation at the planning application stage.

Conclusion

16. The sites identified are expected to provide a supply of extra care units until the end of 2030. Beyond that strategic policies (particularly Policy 5 Homes) will allow a continued supply in sustainable locations, including on brownfield redevelopment sites. This is judged the most appropriate approach, balancing the need for delivery without releasing less sustainable sites unnecessarily.
17. The choices for extra care housing sites are mainly based on three factors. Firstly, that the site is sustainable and matches the site selection processes for general residential sites. The second factor is choosing sites in locations higher up the settlement hierarchy, again in order to follow sustainability principles. The third consideration is choosing sites where either the promoter has suggested an older person's housing scheme anyway, or for other reasons prospects for delivery are good.

Sites Considered Unreasonable for Allocation

18. A total of 14 sites were considered unreasonable to allocate as part of the GNLP. An explanation of why each site was considered unreasonable is given below.

Diss

19. GNLP1045, which is adjacent to Nelson Road, is in a highly sustainable location near to the railway station. However, the strategic approach to Diss is to devolve the majority of site allocations to the Diss and District Neighbourhood Plan.

Long Stratton

20. GNLP3033 is in a sustainable location for specialist older people's housing but an overriding consideration is the overall strategic approach that the GNLP takes towards Long Stratton. The Area Action Plan locates a minimum of 1,800 new homes, 12 hectares of employment land, an enhanced town centre and supporting infrastructure, most significantly including a by-pass on the eastern side of the settlement. As a result, there is likely to be opportunity for specialist housing such as extra care housing within the existing land allocated.

Wymondham

21. GNLP0006, GNLP0525AR, GNLP0525BR (north-east Wymondham) and GNLP0515 (south Wymondham) offered the opportunity for further strategic scale growth in the town, with the potential for an element of extra care housing. However, the decision was made not to allocate significant numbers of additional homes in Wymondham due to its high levels of existing commitment.

Acle (including Blofield and Lingwood)

22. The redevelopment of Herondale in Acle for 58 units meets needs in the eastern area of Broadland district. This makes it unnecessary to pursue extra care housing on sites GNLP0378 in Acle, GNLP0082BR in Blofield, and GNLP4016 in Lingwood.

Hethersett Area

23. Four proposals were put forward in Hethersett (GNLP0177BR, GNLP0480, GNLP0481, and GNLP4053). The sites vary in their proximity to services, but the overriding consideration is the level of need and geographic spread of existing provision. Another allocation for older people's housing is deemed unnecessary, especially given the existing allocation (HET 2).

Hingham Area

24. One site (GNLP0544R) was put forward for care home provision. However, due to the narrowness of the adjacent carriageway and the lack of a continuous footpath the site is considered unreasonable.

Poringland Area

25. Sites GNLP0169 is and GNLP0280R are not considered appropriate for housing for the elderly. The latter site, proposed for redevelopment/expansion of Cresta Lodge, was recently refused planning permission (2019/0667). The strategic policy in the GNLP recognises that there is significant existing commitment (467 new homes) in the Poringland area and no new allocations are proposed.

Reepham Area

26. One site (GNLP4019) has been put forward in Reepham but is considered unreasonable. A factor is the level of need and geographic spread of existing provision. For example, on existing allocation REP2 there is a planning permission for a 60-bed care home and 20 assisted flats and 15 assisted bungalows (20180963). GNLP4019 is also disconnected from the existing edge of Reepham and is unreasonable when assessed against the site assessment criteria.

Broadland Villages (Cawston and Salhouse)

27. Two further sites are proposed, in Cawston (GNLP2134) and in Salhouse (GNLP0163). Based on the settlement hierarchy, Cawston and Salhouse are both villages where limited development is proposed. There is not considered to be an overriding need for extra care housing in either Cawston or Salhouse, leading to the conclusion that more sustainable locations should be favoured instead.

Background Information

28. Table B below contains details of sites with permission that form the current 'pipeline' of schemes, possible new allocations, and alternative sites considered unreasonable to allocate.

Table B: 'Pipeline' of Schemes, Possible New Allocations, and Unreasonable Alternative Sites

Settlement	Pipeline	New Allocation	Unreasonable Sites
Norwich (and urban fringe)	<p>6 Sites, approximate mix estimated at:</p> <p>172 Sheltered housing units 0 Extra care units 240 Care home beds</p> <p>Norwich: (18/01772/F, Catton Grove) (19/00373/F, Thorpe Hamlet) (19/00911/F, Eaton) (20/01624/MA, Catton Grove)</p> <p>Urban fringe: (2018/0930, Costessey) (20190016, Thorpe St Andrew)</p>	<p>3 Sites, of which include:</p> <p>(GNLP0409R Barrack Street)</p> <p>(GNLP0253 Colney, 200 Extra care units)</p> <p>(GNLP0337 Taverham)</p>	0 Sites
Main Towns	<p>1 Site, estimated mix:</p> <p>0 Sheltered housing units 77 Extra care units 0 Care home beds</p> <p>(2020/0478, Diss)</p>	<p>2 sites</p> <p>(GNLP0596 Aylsham)</p> <p>(GNLP2136 Harleston)</p>	<p>3 sites</p> <p>(GNLP1045, Diss)</p> <p>(GNLP3033, Long Stratton)</p> <p>(Contingency site Wymondham)</p>

Settlement	Pipeline	New Allocation	Unreasonable Sites
Key Service Centres	<p>2 Sites, approximate mix estimated at:</p> <p>0 Sheltered housing units 118 Extra care units 0 Care home beds</p> <p>(HET 2, Hethersett) (20191954, Acle)</p>	0 Site	<p>10 Sites, all of which are large care home/extra care schemes</p> <p>(GNLP0378, Acle if promoter willing)) (GNLP0082BR, Blofield) (GNLP0177BR, Hethersett) (GNLP0480, Hethersett) (GNLP0481, Hethersett) (GNLP4053, Hethersett) (GNLP0544R, Hingham) (GNLP0169, Poringland) (GNLP0280R, Poringland, to facilitate redevelopment/expansion of the existing Cresta Lodge) (GNLP4019, Reepham)</p>
Broadland Villages	<p>1 Site</p> <p>23 Sheltered housing units</p> <p>(20150991 + 20171221, Spixworth)</p>	0 Sites	<p>4 Sites, all of which are large care home/extra care schemes</p> <p>(GNLP2134, Cawston) (GNLP4016, Lingwood) (GNLP0163, Salhouse) (GNLP0487, Salhouse)</p>

Settlement	Pipeline	New Allocation	Unreasonable Sites
South Norfolk Village Clusters	0 Site	0 Sites	0 Sites
Totals	<p>10 Sites, approximate mix estimated at</p> <p>195 Sheltered housing units 195 Extra care units 240 Care home beds</p> <p>An estimated supply of 630 units, of which 435 are extra care or care home beds.</p>	<p>5 Sites</p> <p>Colney estimated at 200 units</p> <p>Barrack Street, Taverham, Aylsham and Harleston estimated at 360 (90 units X 4)</p> <p>Total allocations estimated 560 units.</p>	17 Sites

Appendix B: Nationally Described Space Standards Evidence

Summary

1. This appendix provides analysis of why the GNLP should require all new homes to be built to the government's Nationally Described Space Standards (NDSS).
2. Reference is made to a study that was undertaken in 2019 by local authority officers. The study examined the plans for 16 different permitted schemes across the Greater Norwich area. A sample of 245 properties was considered for their compliance with the NDSS.¹
3. A compelling case is considered to exist for making the NDSS a GNLP policy requirement. Firstly, there is a need for more homes to have extra space and storage for health, business and wellbeing reasons, especially as homeworking becomes more commonplace. Secondly, NDSS requirements can be achieved without harming either the viability or affordability of new homes.

Consideration of the NDSS against Planning Practice Guidance

4. In choosing whether to apply the NDSS, the Greater Norwich authorities have had regard to Planning Practice Guidance by considering paragraph 56-020 and the three areas of 'need', 'viability', and 'timing'.

Need

5. In respect of the first criteria of 'need', the Greater Norwich authorities are of the view that small but significant improvements in a home's space and storage are beneficial. Homes built to the space standards have a positive impact on people's physical and mental wellbeing, enabling them to better live, rest, work, and socialise in their homes.
6. There are specific reasons for introducing the NDSS requirements in Greater Norwich. Firstly, Greater Norwich has a relatively high proportion of older people, which is set to increase to 2038.² The added circulation space and storage benefit an aging population with mobility difficulties. More generally, due to fewer households being able to afford a property with one or more spare rooms, it is important that bedrooms are a useable size and there is plenty of storage.
7. It is evident that many developers agree with the stance of the Greater Norwich authorities. Evidence gathered shows that developers more often than not choose to build NDSS compliant properties. The sample of 245 units investigated across the three Greater Norwich districts showed:³

¹ The results were first published as an appendix to the GNLP Interim Viability Study, November 2019. The Interim Viability Study was subject to public consultation in January 2020 as part of 'Stage C Regulation 18 Draft Strategy and Site Allocations'.

² Draft Strategy, January 2020, page 12, para 34.

³ Greater Norwich Local Plan Interim Viability Study, by NPS, November 2019, Appendix B Nationally Described Space Standards (NDSS) Study – August 2019 prepared by GNDP

- 75% met or exceeded the standard for Gross Internal Area
 - 49% met or exceeded the standard for Internal Storage
 - 95% met or exceeded the width of 2.75m of the principle double bedroom
 - 88% of the single bedrooms provided met or exceeded the width of 2.15m
 - 95% of the double bedrooms provided in addition to the principle double met or exceeded the width of 2.55m
8. There are several positive conclusions that can be drawn from the sample study. Amongst these is that only 7% of homes fall significantly below the standard gross internal floor area. Another 18% fall below but are within 90% of the floor area, suggesting that a relatively modest build cost increase would allow space standards to be met. It is also positive that bedrooms sizes are generally in conformity at 95% for a principle double bedroom, 95% for other double bedrooms, and 88% for single bedrooms. Of more concern is the lack of internal storage found within the sample 245 properties, which concluded only 50% met the NDSS.

Viability

9. The second consideration when deciding to apply the NDSS is its implications for viability. This task is largely dealt with through the Viability Study supporting the GNLP. All typologies modelled for the Interim Viability Study included the NDSS requirements and raised no concerns to the delivery of development.

Timing

10. The third consideration set out in PPG for determining if a local authority should apply the NDSS is 'timing' and allowing a suitable transition period for developers to adapt to the NDSS.
11. For many developers there are no difficulties as they build all (or at least most) of their homes to NDSS requirements. Local authorities have had the option to apply the NDSS since October 2015 and the Greater Norwich authorities have long signalled the intention to follow this policy direction. The Growth Options consultation for the GNLP included the question of residential space standards under Option DE2 in January 2018. Then, in January 2020, the Draft Strategy included the NDSS as a proposed requirement under policy 5 Homes.
12. The Greater Norwich authorities propose to introduce the NDSS requirements for all new homes upon adoption of the GNLP which is timetabled for autumn 2022. This allows a two-year transition from the requirement being explicitly set out in the Reg. 18 Draft Strategy. 2022 is also seven years on from the NDSS coming into effect and already across the country many local authorities require all new homes to comply to the higher space standards.

Weighing the NDSS against the Affordability of New Homes

13. Whilst acknowledging the argument that applying higher space standards will result in a slightly increased build cost, and consequently a higher price paid by the consumer, this is not considered a justification for non-application of the NDSS. In fact, the problem of affordability is more of a reason to apply the NDSS as fewer households are able to afford larger homes to 'under-occupy'. Many households will only be able to purchase smaller properties and will therefore need the greater level of space and storage offered by the NDSS.
14. Neither is it likely that applying the NDSS will significantly affect build costs. As an example, based on a typical build cost of £1,200 per sqm, a three-bedroom house that falls 5% below the NDSS of 84 sqm would cost approximately an additional £5,000 to build. Put simply, applying the NDSS is not likely to 'lock-out' households who would otherwise be able to buy a home.
15. Likewise, in the affordable sector even though applying the NDSS entails additional cost, it is beneficial. This is because affordable tenure properties are more frequently fully occupied. This is due to sales and lettings policies that match property sizes to household composition.

Conclusion

16. Whilst many homes in Greater Norwich over recent years have been built to good space standards, not all have. In addition, it is a matter of concern that many homes appear to lack good internal storage. Therefore, implementing the NDSS would represent a positive regulatory intervention to deal with an issue that not all housebuilders have responded to yet.
17. Evidence gathered about development viability indicates that requiring the NDSS would neither harm viability nor the affordability of new homes. All the development typologies calculated for the Viability Study included NDSS sized floor areas, and there is no evidence to suggest building to better space standards undermines a reasonable profit margin for developers.
18. Neither is it a reasonable argument that applying higher space standards makes housing less affordable. In fact, as more and more households are priced out from buying homes with one or more spare bedrooms, the justification for applying the NDSS becomes greater. Furthermore, any property price rises attributable to the NDSS are likely to be modest.
19. Based on this appendix, it is recommended that the Nationally Described Space Standards requirements of policy 5 Homes should be adopted.

Data tables derived from the 2019 Study of 245 sample properties granted planning permission across Greater Norwich

Gross Internal Area (sample of 245 properties)

	No. Units	Percentage
More than 10% above NDSS	98	40
Less than 10% above NDSS	58	24
Even with NDSS	28	11
Less than 10% below NDSS	44	18
More 90% below NDSS	17	7

Internal Storage (sample of 245 properties)

	No. Units	Percentage
Above NDSS	95	39
Below NDSS	126	51
Even with NDSS	24	10

Width of principle double bedroom equal to or above 2.75m (sample of 245 properties)

	No. Units	Percentage
Yes	233	95
No	12	5

Width of all other double bedrooms equal to or above 2.55m (sample of 177 properties)

	No. Units	Percentage
Yes	168	95
No	9	5

Width of Single bedroom equal to or above 2.15m (sample of 108 properties)

	No. Units	Percentage
Yes	95	88
No	13	12

Raw data from the 2019 Study of 245 sample properties granted planning permission across Greater Norwich

Planning App	Site Location	Parish	Description	Total Units	House Type	Storey Height	Market/Affordable	No. Beds	No. People	Gross Internal Area (Sqm)	Target GIA (Sqm)	%	Above/Below Target	Internal Storage (Sqm)	Target Internal Storage (Sqm)	Above/Below Target	Internal Floor Area of smallest single (Sqm)	Is width at least 2.15m	Internal Floor Space of principle double (Sqm)	Internal Floor Space of smallest double (Sqm)	Is width of principle double at least 2.75m	Is width of all other double/twin rooms at least 2.55m
20181136	Land West of Holt Road,Horsford	Horsford	Erection of 84 No. Dwellings with New Access (Reserved Matters Application Following Outline Approval 20170409)	84	1302H	2	M	4	8	121	124	98	Below	3.5	3	Above	n/a	n/a	14	9	Yes	No
					1002H	2	M	3	5	93	93	100	Even	3	2.5	Above	7	No	12.9	11	Yes	Yes
					820B	1	M	3	5	76.25	86	89	Below	4	2.5	Above	8.2	Yes	11.8	9	Yes	Yes
					710B	1	M	2	4	66	70	94	Below	3	2	Above	n/a	n/a	11.5	9	Yes	Yes
					1163HA	2	A	4	8	108	124	87	Below	1	3	Below	n/a	n/a	10	8	Yes	Yes
					990HA	2	A	3	6	92	102	90	Below	2.3	2.5	Below	n/a	n/a	12.8	8.8	No	Yes
					818HA	2	A	2	4	76	79	96	Below	0.5	2	Below	n/a	n/a	14.5	11	Yes	Yes
					592HA	2	A	1	2	55	58	95	Below	0.8	1.5	Below	n/a	n/a	16.8	n/a	Yes	n/a
					710BA	1	A	2	4	66	70	94	Below	1	2	Below	n/a	n/a	12.8	9	Yes	Yes
20180920	Land at St Faiths Road,Old Catton	Old Catton	Residential development for the erection of 328 dwellings and associated infrastructure and areas of landscaped public open space	328	592BA	1	A	1	2	55	50	110	Above	1.7	1.5	Above	n/a	n/a	13	n/a	Yes	n/a
					PA22	2	M	2	3	64	70	91	Below	1	2	Below	9	Yes	9	n/a	Yes	n/a
					PA34	2	M	3	5	80	93	86	Below	1.8	2.5	Below	7	No	11	9	Yes	Yes
					PA44	2	M	4	7	108	115	94	Below	1.3	3	Below	6	Yes	12	10	Yes	Yes
					PA49	2	M	4	8	145	124	117	Above	2.5	3	Below	n/a	n/a	15	10	Yes	Yes
					NB51	3	M	5	8	169	134	126	Above	4	3.5	Above	8	Yes	21	10.5	Yes	Yes
					AA23	2	A	2	4	74	79	94	Below	1	2	Below	n/a	n/a	15.5	12.5	Yes	Yes
					AB31	3	A	3	5	94	99	95	Below	3	2.5	Above	7	Yes	18	13.5	Yes	Yes
					AA41	2	A	4	6	102	106	96	Below	2.8	3	Below	5	No	13.5	12	Yes	Yes
20181400	1-4 Station Road,Swannington,NR9 5SY	Attlebridge	Demolition of 4 Existing Units and Development	10	Block 1 (4DF)	1	A	1	2	58	58	100	Even	3.5	1.5	Above	n/a	n/a	16.7	n/a	Yes	Yes
					Plot 5	1	A	1	2	50	50	100	Even	2.4	1.5	Above	n/a	n/a	14.2	n/a	Yes	n/a
					Plot 7	2	A	3	6	104	102	102	Even	3.5	2.5	Above	n/a	n/a	12.7	12.25	Yes	Yes
					Plot 8	2	A	2	4	79	79	100	Even	3.7	2	Above	n/a	n/a	13.2	12.4	Yes	Yes
20172131	Land to the north of Yarmouth Road,Blofield	Blofield	Application for reserved matters approval for 163 dwellings and associated open space following outline planning permission ref 20170409	163	Plot 9	2	A	1	2	58	58	100	Even	3	1.5	Above	n/a	n/a	13.75	n/a	Yes	n/a
					660	2	M	2	3	60.5	70	86	Below	3	2	Above	8	Yes	12	n/a	Yes	n/a
					800b	1	M	2	3	75	61	123	Above	3.5	2	Above	11	Yes	16.8	n/a	Yes	n/a
					905	2	M	3	4	84	84	100	Even	3	2.5	Above	8	Yes	11	n/a	No	n/a
					1050	2	M	3	5	100	93	108	Above	4	2.5	Above	9.8	Yes	15.4	16	Yes	Yes
					1300	2	M	4	7	124	115	108	Above	5	3	Above	8	Yes	16.6	8.8	Yes	Yes
					1567	2	M	4	6	145	106	137	Above	6	3	Above	10.5	Yes	16.6	14	Yes	Yes
					495	1	A	1	2	45	50	90	Below	0.7	1.5	Below	n/a	n/a	13	n/a	Yes	n/a
					599	2	A	1	2	58	58	100	Even	1.5	1.5	Even	n/a	n/a	16.5	n/a	Yes	n/a
20180941	Land Adj. Hillside Farm,Reedham Road,Acle,NR13 3DF	Acle	Erection of 30 Dwellings & Associated works (Reserved Matters Application ref 20170409)	30	706	1	A	2	3	66.5	61	109	Above	0.8	2	Below	9	Yes	13.4	n/a	Yes	n/a
					1104	2	A	3	6	102	102	100	Even	3	2.5	Above	n/a	n/a	14.7	10.8	Yes	Yes
					Felbrigg	1	M	2	3	71.7	61	118	Above	1.3	2	Below	9.7	Yes	14	n/a	Yes	n/a
					Kelling	1	M	3	5	93	86	108	Above	2	2.5	Below	7.3	Yes	15.3	13	Yes	Yes
20171999	Land off Rosebery Road,Great Plumstead,NR13 5EA	Gt and Lt Plumstead (Thorpe End)	Erection of 22 dwellings (1 to 4 bed) including a mix of 9 bungalows, 4 flats and 9	22	Blakeney	2	M	4	8	168.5	124	136	Above	5	3	Above	n/a	n/a	17	12	Yes	Yes
					Halvergate	2	A	1	2	51	50	102	Above	1	1.5	Below	n/a	n/a	13.6	n/a	Yes	n/a
					Upton	2	A	2	4	77.8	79	98	Below	1.5	2	Below	n/a	n/a	12.8	11	Yes	Yes
					Plot 1	1	M	2	4	70	70	100	Even	2.4	2	Above	n/a	n/a	13.7	12.6	Yes	Yes
					Plot 2	1	M	3	5	85.7	86	100	Below	4.6	2.5	Above	7.4	Yes	11.13	10.9	Yes	Yes
					Plot 3	1	M	2	4	69	70	99	Below	2.8	2	Above	n/a	n/a	13.4	11.6	Yes	Yes
					Plot 4	2	M	4	7	126	115	110	Above	2	3	Below	7.5	Yes	13.6	11.2	Yes	Yes
					Plot 5	2	M	3	5	108	93	116	Above	5	2.5	Above	8.2	Yes	13.9	13.6	Yes	Yes
					Plot 6	2	M	3	5	93	93	100	Even	2.5	2.5	Even	7.4	Yes	12	11.5	Yes	No
20171116	Oaks Lane,Postwick,NR13 5HD	Postwick (Witton)	Erection of 12 Dwellings with associated Gardens, Parking &	12	Plot 7	2	A	1	2	50	50	100	Even	1.5	1.5	Even	n/a	n/a	12.8	n/a	Yes	n/a
					4 bed	2	M	4	8	208	124	168	Above	4	3	Above	n/a	n/a	26	9.5	Yes	Yes
					2 bed	1	M	2	4	130	70	186	Above	5	2	Above	n/a	n/a	15.5	15.5	Yes	Yes
					3 bed	2	M	3	6	145	102	142	Above	1	2.5	Below	n/a	n/a	22	9.5	Yes	Yes
20170212	Land off Drayton High Road,Drayton	Drayton	Erection of 71 dwellings, with garages, open space, vehicular access and ancillary works	71	4 bed	2	A	3	6	102	102	100	Even	1.8	2.5	Below	n/a	n/a	11	8.5	Yes	Yes
					1 bed	2	A	1	2	60	58	103	Above	1.6	1.5	Above	n/a	n/a	15	n/a	Yes	n/a
					Elliot B	1	A	1	2	50	50	100	Even	1.5	1.5	Even	n/a	n/a	12	m/a	Yes	n/a
					Fleming	2	A	2	3	72	70	103	Above	2	2	Even	10	Yes	14	n/a	Yes	n/a
					Minton	2	A	3	5	108	93	116	Above	4	2.5	Above	8	Yes	12	13.5	Yes	Yes
					Keats	2	M	2	4	74	79	94	Below	2	2	Even	9	Yes	12	n/a	Yes	n/a
					Lister	2	M	3	5	106	93	114	Above	3	2.5	Above	9	Yes	14.5	12.5	Yes	Yes
					Chambers	2	M	3	6	112	102	110	Above	4	2.5	Above	n/a	n/a	13	10	Yes	Yes
					Chaucer	2	M	3	6	116	108	107	Above	4.5	2.5	Above	n/a	n/a	15	11	Yes	Yes
20162173	Octagon Business Park,Hospital Road,Great	Gt and Lt Plumstead	Erection of 7 no. dwellings	7	Lawrence	2	M	4	8	130	124	105	Above	6	3	Above	n/a	n/a	14	10	Yes	Yes
					Hogarth	3	M	6	10	248	138	180	Above	6	4	Above	8	Yes	29	13	Yes	Yes
					4 bed	2	M	4	8	402	124	324	Above	13	3	Above	n/a	n/a	32	22.5	Yes	Yes
					3 bed	2	M	6	12	687	132	520	Above	13	4	Above	n/a	n/a	31.3	22.4	Yes	Yes
20161232	Land to Rear of 42-46 High Street,Marsham,NR10 5AE	Marsham	Erection of 8 Dwellings with Associated Onsite Parking Provision,	8	3 bed	1	M	3	5	95	86	110	Above	0.7	2.5	Below	10	Yes	14.6	13.8	Yes	Yes
					3 bed	2	M	3	5	100	93	108	Above	1.7	2.5	Below	7	Yes	12.8	10.6	Yes	Yes
					4 bed	2	M	4	7	118	115	103	Above	1.8	3	Below	6.2	Yes	14.5	9.9	Yes	No
					2 bed	1	M	2	4	68	70	97	Below	0.8	2	Below	n/a	n/a	13	11.7	Yes	Yes
					2 bed	2	M	2	3	65	70	93	Below	2	2	Even	10.1	No	12.6	n/a	No	n/a
20160912	Parcel P3,Land at Blue Rear Lane,Snowston,NR7	Snowston	Reserved Matters Application for	144	Corby	1	M	2	3	52	70	74	Below	0.6	2	Below	8	Yes	9	n/a	Yes	n/a
					Hanbury	2	M	2	4	68	79	86	Below	3	2	Above	n/a	n/a	9	6.2	Yes	No
					Hatfield	2	M	3	5	88	93	95	Below	3	2.5	Above	7.5	Yes	13	10.5	Yes	Yes

Planning App	Site Location	Parish	Description	Total Units	House Type	Storey Height	Market/Affordable	No. Beds	No. People	Gross Internal Area (Sqm)	Target GIA (Sqm)	%	Above/Below Target	Internal Storage (Sqm)	Target Internal Storage (Sqm)	Above/Below Target	Internal Floor Area of smallest single (Sqm)	Is width at least 2.15m	Internal Floor Space of principle double (Sqm)	Internal Floor Space of smallest double (Sqm)	Is width of principle double at least 2.75m	Is width of all other double/twin rooms at least 2.55m
20160312	Deer Lane, Oproston, NR11 8RT	Oproston	the Erection of 144 Residential	144	Lumley	2.5	M	4	7	108	115	94	Below	3	3	Even	7	Yes	14	8	Yes	Yes
					Chedworth	2	M	3	5	112	93	120	Above	1	2.5	Below	8	Yes	12	9	Yes	Yes
					Chester	2	A	3	5	80	93	86	Below	2	2.5	Below	6.5	Yes	9.5	8	Yes	Yes
20160425	Pinebanks,9 Yarmouth Road,Thorpe St Andrew,NR7 0EA	Thorpe St Andrew	Erection of 231 dwellings, construction of two new vehicular accesses together with	231	A2	1		2	3	66	50	132	Above	1.2	1	Above	8.8	Yes	13.5	n/a	Yes	n/a
					B1	2		2	4	72	79	91	Below	2.4	2	Above	n/a	n/a	13.5	8	Yes	Yes
					C1	2		3	4	82	84	98	Below	0	2.5	Below	6	Yes	10	n/a	Yes	n/a
					C2	2		3	4	84	84	100	Even	1	2.5	Below	6	Yes	13.5	n/a	Yes	n/a
					D	2		3	5	93	93	100	Even	4.5	2.5	Above	7.5	Yes	10	10	Yes	Yes
					E	3		3	5	120	93	129	Above	1.5	2.5	Below	12	Yes	14	12	Yes	Yes
20160491	Cedarwood,Kerston Road,Reepham,NR10 4LQ	Reepham	Demonition of Existing	5	Plot 1	2	M	3	5	179	93	192	Above	7	2.5	Above	12	Yes	18.75	19	Yes	Yes
20142017	Hungate Lodge,Hungate Street,Aylsham,NR11 6JZ	Aylsham	Erection of 9 No. Dwellings	9	Unit 1	2	M	4	7	153	115	133	Above	2.2	3	Below	13.8	Yes	17.6	15	Yes	Yes
					Unit 4	2	M	4	8	147	124	119	Above	2.9	3	Below	n/a	n/a	17.2	10.7	Yes	Yes
					Unit 8	1	M	2	3	67	61	110	Above	2.3	2	Below	8.5	Yes	10.5	n/a	Yes	n/a
					Unit 9	2	M	2	3	80	70	114	Above	2.3	2	Below	9.4	Yes	9.6	n/a	No	n/a

Planning App	Site Location	Parish	Description	Total Units	House Type	Storey Height	Market/Affordabl e	No. Beds	No. People	Gross Internal Area (Sqm)	Target GIA (Sqm)	%	Above/Bel ow Target	Internal Storage (Sqm)	Target Internal Storage (Sqm)	Above/Bel o Target	Internal Floor Area of smallest single (Sqm)	Is width at least 2.15m	Internal Floor Space of principle double (Sqm)	Internal Floor Space of smallest double (Sqm)	Is width of principle double at least 2.75m	Is width of all other double/twi n rooms at least 2.55m
2016/0853	Land North Of George Lane Loddon Norfolk	Loddon	Submission of Reserved Matters from outline planning permission ref 2013/1647/O for a residential development up to 200 dwellings - including appearance,	200	Brancaster	1	M	3	5	116	86	135	Above	2.5	2.5	Even	8	Yes	13.5	11.5	Yes	Yes
					Winterton	2	M	5	9	164	128	128	Above	3.5	3.5	Even	8	Yes	15.7	12	Yes	Yes
					Blickling	2	M	4	6	128	106	121	Above	2.5	3	Below	7	Yes	15.5	14	Yes	Yes
					Langley	2	M	3	5	86	93	92	Below	1.2	2.5	Below	6.5	Yes	10.5	9	No	Yes
					2B4P	2	A	3	4	72	84	86	Below	2.3	2.5	Below	n/a	n/a	12.5	12	Yes	Yes
					3B5P	2	A	3	5	85	93	91	Below	2	2.5	Below	7	Yes	11.5	11	No	No
2016/2586	Land North Of The A11 Silfield Road Wymondham Norfolk	Wymondham	Reserved Matters following Outline permission 2011/0505 - Appearance, Landscaping, Layout and	121	Marmais	1	A	1	2	45	50	90	Below	1.5	1.5	Even	n/a	n/a	12.6	n/a	Yes	n/a
					PA34	2	M	3	5	82	93	88	Below	1	2.5	Below	7	Yes	14	10	Yes	Yes
					PA49	2	M	4	7	139	115	121	Above	1	3	Below	9.75	Yes	16	13	Yes	Yes
					PB52	3	M	5	10	164	134	122	Above	5	3.5	Above	n/a	n/a	21	10	Yes	Yes
					AA11	2	A	1	2	58	58	100	Even	1	1.5	Below	n/a	n/a	10	n/a	No	n/a
					AA31 (V)	2	A	2	3	81	70	116	Above	1	2	Below	9	Yes	14	n/a	Yes	n/a
2017/1104	Land North Of Hethersett Village Centre Little Melton Road Hethersett	Hethersett	Reserved Matters Application following 2011/1804/O for phase B1-B - appearance, layout, scale and landscaping for 107	107	Alnwick	2	M	2	4	62	79	78	Below	2	2	Even	n/a	n/a	10.3	9.9	No	No
					Clayton Cr	2	M	3	5	83	93	89	Below	1.5	2.5	Below	6.4	Yes	13.6	8.4	Yes	Yes
					Roseberry	2	M	4	6	102	106	96	Below	2	3	Below	7	Yes	14.8	11	Yes	Yes
					Hadleigh	2	M	4	8	145	124	117	Above	4.8	3	Above	n/a	n/a	13.5	8.6	Yes	Yes
					Oulton	2	A	1	2	50	50	100	Even	0.5	1.5	Below	n/a	n/a	18.5	n/a	Yes	n/a
					Hopton	2	A	2	4	69.6	79	88	Below	2.6	2	Above	n/a	n/a	13.6	10.8	Yes	Yes
2014/2337	Land North Of 69 High Street	Wicklewood	Reserved matters (following outline planning permission	14	A	2	M	5	10	180	128	141	Above	5	3.5	Above	n/a	n/a	13	9	Yes	Yes
					B	2	M	6	12	202	132	153	Above	3	4	Below	n/a	n/a	15.5	8	Yes	Yes
					C	2	M	4	8	169	124	136	Above	4	3	Above	n/a	n/a	19	11.5	Yes	Yes
2016/0803	Land North Of A146 And East Of White Horse Lane Trowse Norfolk	Trowse with Newton	Submission of Reserved Matters pursuant to outline planning permission ref 2013/0463/O - appearance, scale, landscaping and layout:	85	Formby	1	A	2	4	59.6	79	75	Below	1.4	2	Below	n/a	n/a	13.7	11	Yes	Yes
					Fleming	2	A	2	4	70.9	79	90	Below	1.5	2	Below	n/a	n/a	14.4	11.7	Yes	Yes
					Rhodes	2	M	3	4	95.5	84	114	Above	2.7	2.5	Above	7.2	Yes	17	n/a	Yes	n/a
					Chambers	2	M	3	6	106.6	102	105	Above	4.5	2.5	Above	n/a	n/a	12.2	10	Yes	Yes
					Drake	2	M	3	6	99.5	102	98	Below	3.4	2.5	Above	n/a	n/a	14.3	7.9	Yes	Yes
					Defoe	2	M	4	8	133.7	124	108	Above	3.2	3	Above	n/a	n/a	13.2	9.9	Yes	Yes
2015/2326	Land West Of Octagon Farm Bungay Road Bixley Norfolk	Caistor st Edmund & Bixley	Reserved matters for appearance, landscaping and layout for 60 dwellings and 2 commercial units with associated external	60	Hogarth	2.5	M	4	8	230.3	124	186	Above	5.3	3	Above	n/a	n/a	18	15	Yes	Yes
					A	2	M	3	5	96.8	93	104	Above	3.7	2.5	Above	5.4	No	8.9	8.7	Yes	Yes
					B	2	M	3	6	142	102	139	Above	5.4	2.5	Above	n/a	n/a	16.4	9.6	Yes	Yes
					D	2	M	4	8	174	124	140	Above	7.6	3	Above	n/a	n/a	13.7	11.5	Yes	Yes
					A43	2	A	2	4	77	79	97	Below	2	2	Even	n/a	n/a	13.5	14	Yes	Yes
					A45	2	A	3	5	90	93	97	Below	3	2.5	Above	6.3	Yes	10.3	n/a	Yes	Yes
2016/2286	Barkers Mill Rightup Lane Wymondham NR18 9NB	Wymondham	Reserved Matters relating to planning permission 2012/1716 (14 dwellings) - Access, appearance, scale,	14	A50	2	A	1	2	56.6	58	98	Below	2.7	1.5	Above	n/a	n/a	15	n/a	Yes	Yes
					Plot 2	2	M	4	7	142	115	123	Above	2.3	3	Below	6	No	13.6	11.5	Yes	Yes
					Plot 3	2	M	2	4	83	79	105	Above	2.4	2	Above	n/a	n/a	11	8.1	Yes	Yes
					Plot 5	2	M	4	7	116	115	101	Above	2.3	3	Below	5.8	Yes	10.1	9.9	No	Yes
					Plot 6	2	M	3	5	93	93	100	Even	1	2.5	Below	6	No	10.8	9.9	No	Yes
					Plot 10	1	M	3	5	90	86	105	Above	1.3	2.5	Below	7.8	Yes	13.1	13.3	Yes	Yes
2017/0616	Land West Of Chandler Road Stoke Holy Cross	Stoke Holy Cross	Reserved matters application following 2015/2406/O - 12 dwellings.	12	A	2	M	3	6	164	102	161	Above	3	2.5	Above	n/a	n/a	17	13.8	Yes	Yes
					B	1	M	3	6	151	95	159	Above	4.5	2.5	Above	n/a	n/a	26	13	Yes	Yes
					C	2	M	4	8	211	124	170	Above	4.5	3	Above	n/a	n/a	20.8	16.8	Yes	Yes
					D	2	M	2	3	80	70	114	Above	1	2	Below	7	n/a	13.5	n/a	Yes	Yes
2017/0099	Phase 3 South Of Mendham Lane Harleston Norfolk	Redenhall with Harleston	Redevelopment of former employment land for residential development (up to 33 dwellings) access and associated works, including the discharge of condition 17	33	AFF6	1	A	1	2	61.5	50	123	Above	1	1.5	Below	n/a	n/a	15	n/a	Yes	No
					AFF4	2	A	3	4	85	84	101	Above	1	2.5	Below	6	Yes	10	n/a	Yes	n/a
					OM19	2	M	4	7	120	115	104	Above	1	3	Below	7	Yes	15	10	Yes	Yes
					OM12	2	M	4	6	120	106	113	Above	2	3	Below	7	Yes	12	10	Yes	Yes
					OM11	2	M	3	5	85	93	91	Below	1	2.5	Below	6	Yes	11	10	Yes	Yes
					OM10	2	M	4	7	142	115	123	Above	5	3	Above	9	Yes	17	11	Yes	Yes
2017/0100	Land South Of Mill View Bell Road Barnham Broom NR9 4DA	Barnham Broom	Reserved matters following 2013/0854/O - proposed 24 dwellings	24	OM01	2	M	3	5	107	93	115	Above	1	2.5	Below	6	Yes	13	12	Yes	Yes
					AFF1	1	A	1	2	54	50	108	Above	2	1.5	Above	n/a	n/a	13	n/a	Yes	n/a
					AFF3	2	A	2	3	72	70	103	Above	1	2	Below	9	Yes	13	n/a	Yes	n/a
					AFF4	2	A	3	4	83	84	99	Below	1	2.5	Below	6	Yes	10	n/a	Yes	n/a
					OM5	2	M	4	6	116	106	109	Above	1	3	Below	7	Yes	10	9	Yes	Yes
					OM6A	2	M	4	8	165	124	133	Above	1	3	Below	n/a	n/a	20	10	Yes	Yes
2017/2736	Land West Of Chandler Road Stoke Holy	Stoke Holy Cross	Reserved Matters application following 2015/2406/O - 12	12	OM7	2	M	4	7	151	115	131	Above	1	3	Below	8	Yes	14	13	Yes	Yes
					OM9	2	M	5	9	191	128	149	Above	5	3.5	Above	10	Yes	20	13	Yes	Yes
					B	1	M	3	6	151	102	148	Above	5	3	Above	13	Yes	25	19.5	Yes	Yes
					C	2	M	4	8	210	124	169	Above	4	3	Above	n/a	n/a	23	16.7	Yes	Yes
					D	2	M	2	3	80	70	114	Above	1.8	2	Below	7	Yes	13	n/a	Yes	n/a
					1	3	M	4	8	163	130	125	Above	3	3	Even	n/a	n/a	15.5	12.5	Yes	Yes
2014/2222	Land North Of College Road Beccles Road Thurlton Norfolk	Thurlton	Residential Development consisting of 27 dwelling houses	27	2	2	M	4	6	138	106	130	Above	3	3	Even	8	Yes	15	11	Yes	Yes
					3	2	M	3	5	102	93	110	Above	1	2.5	Below	10	Yes	13	10	Yes	Yes
					4	2	M	3	6	100	102	98	Below	0.5	2.5	Below	n/a	n/a	13	10	Yes	Yes
					6	2	M	3	5	82	93	88	Below	1	2.5	Below	6.5	Yes	11.5	10	Yes	Yes
					7	1	A	1	2	58	51	114	Below	0.7	1.5	Below	n/a	n/a	13	n/a	Yes	n/a
					8	2	A	3	5	86	86	100	Above	1	2.5	Below	7	Yes	12	11	Yes	Yes
	Land At				2	2	M	1	2	64	58	110	Above	0	1.5	Below	n/a	n/a	15	n/a	Yes	n/a

Planning App	Site Location	Parish	Description	Total Units	House Type	Storey Height	Market/Affordable	No. Beds	No. People	Gross Internal Area (Sqm)	Target GIA (Sqm)	%	Above/Below Target	Internal Storage (Sqm)	Target Internal Storage (Sqm)	Above/Below Target	Internal Floor Area of smallest single (Sqm)	Is width at least 2.15m	Internal Floor Space of principle double (Sqm)	Internal Floor Space of smallest double (Sqm)	Is width of principle double at least 2.75m	Is width of all other double/twin rooms at least 2.55m
2015/2491	Land At Sycamore Farm Tattlepot Road Pulham Market Norfolk	Pulham Market	Demolition of existing buildings re-positioning of existing access, erection of 10 new dwellings and garages	10	4	1	M	4	6	127	99	128	Above	0	3	Below	9.5	Yes	13.5	11	Yes	Yes
					5	3	M	5	10	296	134	221	Above	5	3.5	Above	n/a	n/a	19	13	Yes	Yes
					6	2	M	5	9	256	128	200	Above	0	3.5	Below	11	Yes	17.5	12.5	Yes	Yes
					8	2	M	4	6	195	106	184	Above	0	3	Below	9	Yes	15.5	14	Yes	Yes
					9	1	M	3	5	98	86	114	Above	0	2.5	Below	8	Yes	13	11	Yes	Yes
					10	2	M	4	7	207	115	180	Above	0	3	Below	11	Yes	25	14	Yes	Yes
2015/2630	Land South East Of The Gardens Mill Road Little Melton	Little Melton	Residential Development for 8no. dwellings, car parking and amenity space including 2no. affordable dwellings	8	2A	2	M	2	4	69.8	58	120	Above	1	1.5	Below	n/a	n/a	13	11	Yes	Yes
					2B	2	M	2	3	78.5	70	112	Above	1	2	Below	n/a	n/a	15.4	9.1	Yes	Yes
					3B	2	M	3	5	93	93	100	Even	2	2.5	Below	6.5	No	10.2	9.6	Yes	Yes
					3BB1	1	M	3	5	96.5	93	104	Above	1	2.5	Below	9.2	Yes	14.3	12.2	Yes	Yes
					3E	2	M	3	5	96.7	93	104	Above	1	2.5	Below	7.6	Yes	12	10.5	Yes	Yes
2016/0482	Land North Of Harvey Lane Dickleburgh Norfolk	Dickleburgh & Rushall	Residential development of land to provide 22 dwellings, together with access, parking and associated infrastructure	22	1302	2	M	4	7	120	115	104	Above	2.5	3	Below	6	No	12	10	Yes	Yes
					1450	2	M	3	6	152	102	149	Above	2.5	2.5	Even	n/a	n/a	17	13.5	Yes	Yes
					680	1	M	2	3	65	61	107	Above	2.5	2	Above	8	Yes	14	n/a	Yes	n/a
					946	2	M	3	5	88	93	95	Below	1.6	2.5	Below	6	Yes	13	12	Yes	Yes
					861	2	M	2	4	79	79	100	Even	0	2	Below	n/a	n/a	12.5	14	Yes	Yes
					599	2	A	1	2	57	58	98	Below	2.7	1.5	Above	n/a	n/a	16.8	n/a	Yes	n/a
					1050	2	A	3	5	99	93	106	Above	3.5	2.5	Above	9	Yes	15	15	Yes	Yes
					1762	2	A	4	8	164	124	132	Above	5.5	3	Above	n/a	n/a	20.8	11	Yes	Yes
2015/2536	Land North Of High Green Great Moulton Norfolk	Great Moulton	Erection of 10 new dwellings and garages	10	Plot 1	1	M	2	4	82	70	117	Above	0.5	2	Below	n/a	n/a	11.8	16.8	Yes	Yes
					Plot 2	1	M	3	6	138	95	145	Above	0.9	2	Below	n/a	n/a	14.7	10	Yes	Yes
					Plot 3	2	M	4	7	310	115	270	Above	1	3	Below	15	Yes	32	25	Yes	Yes
					Plot 5	2	A	1	2	60	58	103	Above	0	1.5	Below	n/a	n/a	17.2	n/a	Yes	Yes
					Plot 7	2	A	2	4	69	79	87	Below	0	1.5	Below	n/a	n/a	14.9	12.7	Yes	Yes

Planning App	Site Location	Ward	Description	Total Units	House Type	Storey Height	Market/Affordable	No. Beds	No. People	Gross Internal Area (Sqm)	Target GIA (Sqm)	%	Above/Below Target	Internal Storage (Sqm)	Target Internal Storage (Sqm)	Above/Below Target	Internal Floor Area of smallest single (Sqm)	Is width at least 2.15m	Internal Floor Space of principle double (Sqm)	Internal Floor Space of smallest double (Sqm)	Is width of principle double at least 2.75m	Is width of all other double/twin rooms at least 2.55m
17/01091/F	Land North Of Carrow Quay Kerrison Road Norwich	Thorpe Hamlet	Demolition of groundman's hut and construction of 73 flats with associate parking, landscaping and highways works.	73	Type 1	1	A	1	2	50.5	50	101	Above	1.2	1.5	Below	n/a	n/a	13.5	n/a	Yes	n/a
					Type 2	1	A	2	4	70.2	70	100	Above	2.5	2	Above	n/a	n/a	13.2	12.4	Yes	Yes
					Type 3	1	A	2	4	70.2	70	100	Above	2	2	Even	n/a	n/a	15	14	Yes	Yes
					Type 4	1	A	1	2	50.7	50	101	Above	1	1.5	Below	n/a	n/a	12	n/a	Yes	n/a
					Type 5	1	A	2	3	62	61	102	Above	3	2	Above	9	Yes	13.5	n/a	Yes	n/a
18/01879/F	Catton Area Housing Office 1 Bullard Road Norwich NR3 3RJ	Catton Grove	Conversion from offices (Class B1) to 6 No. residential dwellings (Class C3).	6	Plot 1	2	M	4	5	114	97	118	Above	1.5	3	Below	10	No	14.2	n/a	Yes	n/a
					Plot 3	2	M	4	5	105	97	108	Above	1	3	Below	7.7	No	19.3	12.3	Yes	No
					Plot 5	2	M	3	5	105	93	113	Above	1	2.5	Below	8.1	No	20.9	15	Yes	Yes
					Plot 6	2	M	2	4	84	79	106	Above	1	2	Below	n/a	n/a	14.8	12.6	Yes	Yes
18/00004/F	161 Oak Street Norwich NR3 3AY	Mancroft	Demolition of existing buildings and erection of flats and houses (40 units) including associated access and landscaping.	40	1	1	M	3	6	124	95	131	Above	3.5	2.5	Above	n/a	n/a	26	13.7	Yes	Yes
					2	1	M	1	2	62	50	124	Above	2	1.5	Above	n/a	n/a	11.6	n/a	Yes	n/a
					3	1	M	2	3	70	61	115	Above	2	2	Even	9	Yes	17.5	n/a	Yes	n/a
					4	1	M	1	1	41	39	105	Above	1	1	Even	n/a	n/a	17.5	n/a	No	n/a
18/01079/F	Ferry Lane Garages The Close Norwich	Thorpe Hamlet	Conversion of existing stable range into 6no. residential units including demolition of some existing structures and erection of 1no. new residential unit, a two	6	1	2	M	3	6	110	102	108	Above	0	2.5	Below	7	Yes	19	9	Yes	Yes
					2	2	M	3	6	110	102	108	Above	0	2.5	Below	n/a	n/a	18	10	Yes	Yes
					3	2	M	4	8	200	124	161	Above	3	3	Even	n/a	n/a	19	17	Yes	Yes
					4	1	M	1	2	60.5	50	121	Above	0	1.5	Below	n/a	n/a	11.5	n/a	Yes	n/a
18/00727/F	Land At Corner Of Knox Road & Plumstead Road Norwich NR1 4LQ	Crome	Construction of 9 no. dwellings with associated works.	9	Unit 1	1	M	2	4	70	70	100	Even	3	2	Above	n/a	n/a	12	10.5	Yes	Yes
					Unit 5	1	M	2	4	73	70	104	Above	3	2	Above	n/a	n/a	13.5	13.5	Yes	Yes
					Unit 7	2	M	3	5	94.5	93	102	Above	2	2.5	Below	8.4	Yes	12.3	10.4	Yes	Yes
					Unit 8	2	M	3	5	98.4	93	106	Above	2	2.5	Below	8.4	Yes	12.6	12	Yes	Yes
17/01791/F	Flordon House 195 Unthank Road Norwich NR2 2PQ	Nelson	Conversion and extension to create 5 No. apartments and demolition of rear garage.	5	Flat 1	1	M	3	4	112	74	151	Above	0	2.5	Below	11.6	Yes	17.4	n/a	Yes	n/a
					Flat 2	1	M	2	3	81	61	133	Above	0	2	Below	10.5	Yes	15.2	n/a	Yes	n/a
					Flat 3	2	M	2	4	81	79	103	Above	0	2	Below	n/a	n/a	18.5	14.3	Yes	n/a
					Flat 4	2	M	2	3	77	70	110	Above	0	2	Below	10.8	Yes	15	n/a	Yes	n/a
17/00479/F	Grosvenor House 112 - 114 Prince Of Wales Road Norwich	Thorpe Hamlet	5th floor extension on existing roof space to create 6 no. additional apartments and associated substation on ground floor.	6	Apt 65	1	M	2	4	97	70	139	Above	1.2	2	Below	n/a	n/a	10.5	8	Yes	Yes
					Apt 66	1	M	2	4	82	70	117	Above	1.2	2	Below	n/a	n/a	10.5	8	Yes	Yes
					Apt 67	1	M	2	4	79	70	113	Above	2.4	2	Above	n/a	n/a	10.5	8	Yes	Yes
17/00577/F	Land And Buildings Known As Units 1-4 Music House Lane Norwich	Thorpe Hamlet	Demolition of pre-fabricated buildings and erection of 9 No. two and three storey dwellings including access and parking.	9	Plot 6	3	A	3	4	105.7	74	143	Above	3	2.5	Above	9.4	Yes	10.5	10.5	Yes	Yes
					Plot 5	3	A	3	5	103.8	86	121	Above	3	2.5	Above	6	No	12	7.5	Yes	No
16/01516/F	Garages Rear Of 48 - 54 Rye Avenue Norwich	Mile Cross	Demolition of existing garages. Erection of 7 No. two bed houses, 1 No. four bed house and 1 No. two bed bungalow.	9	Plot 1	2	A	2	4	72.5	79	92	Below	3	2	Above	n/a	n/a	12.3	11.3	Yes	Yes
					Plot 2	2	A	2	4	72.4	79	92	Below	3	2	Above	n/a	n/a	12.3	11.3	Yes	Yes
					Plot 5	2	A	4	6	118	106	111	Above	6	3	Above	7.7	Yes	12.6	11	Yes	Yes
					Plot 9	1	A	2	3	61	61	100	Even	2	2	Even	7.8	Yes	17.8	n/a	Yes	n/a
15/01646/F	Bartram Mowers Ltd Bluebell Road Norwich NR4 7LG	Eaton	Erection of 62 age restricted retirement (including affordable) apartments (class C3), assisted living extra care accommodation (class C2), access, car parking, landscaping and ancillary	62	Plot 29	1	M	2	4	77.9	70	111	Above	8	2	Above	n/a	n/a	16.5	15.6	Yes	Yes
					Plot 31	1	M	1	2	53.3	50	107	Above	3	1.5	Above	n/a	n/a	16.5	n/a	Yes	n/a
					Plot 32	1	M	2	4	72.5	70	104	Above	3.8	2	Above	n/a	n/a	15	10	Yes	Yes
					Plot 36	1	M	1	2	75	50	150	Above	8	1.5	Above	n/a	n/a	16.2	n/a	Yes	n/a
					Plot 43	1	M	1	2	47.8	50	96	Below	2.5	1.5	Above	n/a	n/a	13.5	n/a	Yes	n/a
16/01374/F	Garages Adjacent To No's 245, 247, 269 & 271 Bowers Avenue Norwich	Mile Cross	Demolition of existing garages and construction of 8 no. flats.	8	Flat 1	1	M	1	2	46.9	50	94	Below	2	1.5	Above	n/a	n/a	12	n/a	Yes	n/a
					Flat 2	1	A	1	2	55.1	50	110	Above	1.5	1.5	Even	n/a	n/a	12	n/a	Yes	n/a
					Flat 3	1	A	1	2	48.5	50	97	Below	0	1.5	Below	n/a	n/a	12	n/a	Yes	n/a
16/01115/F	Garages Opposite 46 Goldwell Road Norwich	Town Close	Demolition of garages and construction of 6 No. flats.	6	Plot 4	1	A	1	2	48.6	50	97	Below	0	1.5	Below	n/a	n/a	12.3	n/a	Yes	n/a
					Plot 5	1	A	1	2	46	50	92	Below	0	1.5	Below	n/a	n/a	12.3	n/a	Yes	n/a
15/01810/F	191 King Street Norwich NR1 2DF	Thorpe Hamlet	Redevelopment of site to provide 41 dwellings including partial demolition of buildings with associated works.	41	2.24	1	M	2	4	71	70	101	Above	1	2	Below	n/a	n/a	16	14	Yes	Yes
					2.25	1	M	2	4	70	70	100	Even	1	2	Below	n/a	n/a	12.6	10.8	Yes	Yes
					2.26	1	M	1	2	50	50	100	Even	1	1.5	Below	n/a	n/a	14	n/a	Yes	n/a
					2.28	1	M	2	4	77	70	110	Above	2	1.5	Above	n/a	n/a	14.7	12	Yes	Yes
					2.3	1	M	1	1	39	39	100	Even	0	1	Below	n/a	n/a	7	n/a	No	n/a
					2.31	1	M	2	4	80	70	114	Above	1	2	Below	n/a	n/a	11.7	8.8	Yes	Yes
					2.32	1	M	2	4	84	70	120	Above	1	2	Below	n/a	n/a	15.4	9	Yes	Yes
					3.36	1	M	3	6	106	95	112	Above	1	2.5	Below	n/a	n/a	22	12	Yes	Yes
16/01118/F	Garages Opposite 2 Oxford Street Norwich	Town Close	Demolition of existing garages and erection of 5 No. two-bed dwelling houses.	5	1	2	A	2	4	72.4	70	103	Above	2	2	Even	n/a	n/a	12.3	11.3	Yes	Yes
					Flat 3	1	M	2	4	71	70	101	Above	0	2	Below	n/a	n/a	12	11	Yes	Yes

Planning App	Site Location	Ward	Description	Total Units	House Type	Storey Height	Market/Affordable	No. Beds	No. People	Gross Internal Area (Sqm)	Target GIA (Sqm)	%	Above/Below Target	Internal Storage (Sqm)	Target Internal Storage (Sqm)	Above/Below Target	Internal Floor Area of smallest single (Sqm)	Is width at least 2.15m	Internal Floor Space of principle double (Sqm)	Internal Floor Space of smallest double (Sqm)	Is width of principle double at least 2.75m	Is width of all other double/twin rooms at least 2.55m
16/00281/F	23 - 25 Castle Street Norwich NR2 1PN	Mancroft	Redevelopment of Castle House to create 25 No. dwellings including refurbishment of facades, infill section facing Arcade street, alterations to fourth floor and creation of 2 No. dwellings. Retail (Class A1) units at lower and ground floor to remain unchanged.	25	Flat 4	1	M	1	2	54	50	108	Above	1	1.5	Below	n/a	n/a	13	n/a	Yes	n/a
					Flat 5	1	M	2	4	79	70	113	Above	0	2	Below	n/a	n/a	16	15	Yes	Yes
					Flat 6	1	M	2	4	69	70	99	Below	2.5	2	Above	n/a	n/a	14	13	Yes	Yes
					Flat 7	1	M	2	4	101	70	144	Above	1.5	2	Below	n/a	n/a	14	13	Yes	Yes
					Flat 16	1	M	2	4	79	70	113	Above	3	2	Above	n/a	n/a	19	13	Yes	Yes
					Flat 17	1	M	1	2	60	50	120	Above	2	1.5	Above	n/a	n/a	16	n/a	Yes	n/a
					Flat 18	1	M	1	2	55	50	110	Above	1	1.5	Below	n/a	n/a	13	n/a	Yes	n/a
					Flat 19	1	M	2	4	81	70	116	Above	1	2	Below	n/a	n/a	16	15	Yes	Yes
					Flat 20	1	M	2	4	70	70	100	Even	2	2	Even	n/a	n/a	14	13	Yes	Yes
					Flat 21	1	M	1	2	50	50	100	Even	1	1.5	Below	n/a	n/a	11	n/a	Yes	n/a
					Flat 22	1	M	1	2	52	50	104	Above	2	1.5	Above	n/a	n/a	12	n/a	Yes	n/a
15/00635/F	46 St Giles Street Norwich NR2 1LP	Mancroft	Conversion to form 7 No. flats and associated alterations.	7	4	1	M	2	4	102	70	146	Above	0	2	Below	n/a	n/a	9	9	Yes	Yes
					6	1	M	2	4	108	70	154	Above	2.5	2	Above	n/a	n/a	15.7	15.7	Yes	Yes
					7	1	M	1	2	37.5	50	75	Below	0	1.5	Below	n/a	n/a	14.4	n/a	Yes	n/a

Gross Internal Area	BDC (Sample Size 84)		SNC (Sample Size 92)		NCC (Sample Size 69)		Total (Sample Size 245)	
	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>
Above	39	46	64	70	53	77	156	64
Below	29	35	23	25	9	13	61	25
Even	16	19	5	5	7	10	28	11

No. Properties under/over GIA	BDC (Sample Size 84)		SNC (Sample Size 92)		NCC (Sample Size 69)		Total (Sample Size 245)	
	<i>No</i>	<i>Percentage</i>	<i>No</i>	<i>Percentage</i>	<i>No</i>	<i>Percentage</i>	<i>No</i>	<i>Percentage</i>
Less than 90% of GIA Target	7	8.33	9	9.78	1	1.45	17	7
More than 110% of GIA Target	23	27.38	46	50.00	29	42.03	98	40
	BDC (Sample Size 27)		SNC (Sample Size 24)		NCC (Sample Size 16)		Total (Sample Size 67)	
	<i>No</i>	<i>Percentage</i>	<i>No</i>	<i>Percentage</i>	<i>No</i>	<i>Percentage</i>	<i>No</i>	<i>Percentage</i>
Less than 90% of GIA Target (affordable)	2	7.41	5	20.83	0	0	7	10.5
More than 110% of GIA Target (affordable)	1	3.70	4	16.67	4	25	9	13.5

Internal Storage	BDC (Sample Size 84)		SNC (Sample Size 92)		NCC (Sample Size 69)		Total (Sample Size 245)	
	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>
Above	41	49	29	31	25	36	95	39
Below	35	42	55	60	36	52	126	51
Even	8	9	8	9	8	12	24	10

Width of principle double 2.75m	BDC (Sample Size 84)		SNC (Sample Size 92)		NCC (Sample Size 69)		Total (Sample Size 245)	
	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>
Yes	80	95	86	93	67	97	233	95
No	4	5	6	7	2	3	12	5

Width of all other doubles 2.55m	BDC (Sample Size 59)		SNC (Sample Size 78)		NCC (Sample Size 40)		Total (Sample Size 177)	
	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>
Yes	55	93	75	96	38	95	168	95
No	4	7	3	4	2	5	9	5

Width of Single 2.15m	BDC (Sample Size 45)		SNC (Sample Size 47)		NCC (Sample Size 16)		Total (Sample Size 108)	
	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>	<i>No. Units</i>	<i>Percentage</i>
Yes	41	91	42	89	12	75	95	88
No	4	9	5	11	4	25	13	12

Appendix C - the 5 Year Gypsy and Traveller Land Supply

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Summary

This appendix sets out the Gypsy and Traveller Land Supply position for the Greater Norwich area for the period 1 April 2020 to 31 March 2025. The revised National Planning Policy Framework (NPPF) states that:

“a five-year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Travellers Sites – should be assessed separately, in line with the policy in that document.”

The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments adopted in January 2014. In regard to the requirement for Gypsy and Traveller pitches, policy 4 of the JCS based its requirement on the now revoked Regional Spatial Strategy (RSS). The revocation of the RSS was anticipated at the time that the JCS was examined. As such, the JCS policy complied with the subsequently revoked regional policy approach:

“new targets for permanent residential and transit pitches after 2011 will be set, based on local evidence”.

The most recent local evidence that has been produced is the Norfolk Caravans and Houseboats Accommodation Needs Assessment (ANA) including Gypsies, Travellers and Travelling Show people, October 2017. This assessment therefore took account of the national Planning Policy for Travellers Sites (PPTS) 2015.

The ANA 2017 assesses the need for Gypsies and Travellers accommodation at the Greater Norwich geographic level and provides 2 accommodation need figures for Gypsy and Travellers: Option 1, which is based on Gypsy and Traveller households who have not ceased to travel permanently; and, Option 2, which is based on those who only travel for work purposes.

The councils have now determined that Option 1 is the more appropriate. This is confirmed in the Regulation 19 Pre-submission Publication version of the Greater Norwich Local Plan published on 1 February 2021.

Based upon the calculation of the five year supply of deliverable sites for travellers, it is concluded that the Greater Norwich authorities can demonstrate a 2.24 year supply.

Introduction

1. To support the Government's objective of significantly boosting the supply of homes, paragraph 59 of the NPPF states that:

"it is important that a sufficient amount and variety of land can come forward where it is needed" and "that the needs of groups with specific housing requirements are addressed."

2. Footnote 25 of the NPPF states that:

"Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document."

3. Footnote 36 of the NPPF states that:

"For the avoidance of doubt, a five-year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Travellers Sites – should be assessed separately, in line with the policy in that document."

4. Paragraph 27 of the PPTS states that:

"If a local planning authority cannot demonstrate an up-to-date 5-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission."

5. Footnote 9 of the PPTS states that:

"There is no presumption that a temporary grant of planning permission should be granted permanently."

The Starting Point for Calculating the 5 Year Land Supply

6. The Joint Core Strategy for Broadland, Norwich and South Norfolk was adopted in 2011, with amendments in 2014. The document therefore pre-dates the PPTS 2015.
7. Nonetheless, policy 4 of the Joint Core Strategy for Broadland, Norwich and South set out requirements for Gypsy and Traveller pitches based upon the now revoked Regional Spatial Strategy (RSS). The revocation of the RSS was anticipated at the time that the JCS was examined. As such, the JCS policy complied with the subsequently revoked regional policy approach:

"new targets for permanent residential and transit pitches after 2011 will be set, based on local evidence".

8. The most recent local evidence that has been produced is the Norfolk Caravans and Houseboats Accommodation Needs Assessment (ANA) including Gypsies, Travellers and Travelling Show people, October 2017. This assessment therefore took account of the PPTS 2015.
9. The ANA 2017 assesses the needs for Gypsy and Traveller accommodation at the Greater Norwich geographical level. For these purposes Greater Norwich is defined as the combined local planning authority areas of Broadland District, Norwich City and South Norfolk Councils. The assessment was undertaken at this geographical level as it reflects the joint planning that took places between the constituent authorities through the JCS and which is continuing through the Greater Norwich Local Plan (GNLP).
10. The ANA 2017 provides 2 accommodation need figures for Gypsy and Traveller needs: Option 1, which is based on Gypsy and Traveller households who have not ceased to travel permanently; and, Option 2, which is based on those who only travel for work purposes. The accommodation need figures are summarised in the table below.

Period	2017-2022	2022-2027	2027-2032	2032-2036	Total
Option 1	15 (9)	14 (16)	15 (17)	16 (18)	60 (60)
Option 2	-2 (-5)	11 (12)	11 (12)	11 (12)	31 (31)

(NB the figures in brackets are the are the accommodation needs and 2022 base figures including households who display psychological aversion, but with needs addressed over 19 years, rather than within the first 5 years).

11. Initially the Greater Norwich authorities took the view that it was more appropriate to interpret the PPTS2015 definition of a Gypsy and Travellers as relating to the “tighter” definition of those who are nomadic for work-related reasons (Option 2). More recently, taking account of evolving practice in relation to planning for Gypsy and Travellers, the authorities have revisited this position, determining that the “looser” definition (Option 1) is the more appropriate. This is confirmed in paragraph 11 of the Regulation 19 Pre-submission Publication version of the Greater Norwich Local Plan 1.
12. On this basis it is considered that the appropriate starting point for the calculation of 5-year supply would be the Option 1 accommodation needs as set out in the ANA 2017.
13. The Option 1 need figure for the period 2017-2022 was however discounted to take account of 21 residential pitches that were planned to be built or to be brought back into use in the period 2017-2022. The calculation of land supply will need to be adjusted to take account of this discounted.

¹ <https://www.gnlp.org.uk/>

Calculation of the 5-year land supply

The five-year period

14. For the purpose of this assessment the appropriate 5-year period over which to assess land supply is the period 1 April 2020 to 31 March 2025. This has enabled the assessment to be based on the data collected at the end of the most recent monitoring period and also means that the assessment is aligned with the most recently published 5 Year Housing Land Supply Statement for Greater Norwich.

Calculating the 5-year requirement

15. In order to calculate the requirement for pitches over the five-year period the annual requirement has been added to the backlog in delivery. This process is explained below and summarised in table 1 at the end of this note.

The annual requirement

16. In order to calculate the requirement on which the 5-year supply should be based, the housing need for the period 2017 to 2027 has been averaged on a yearly basis.

Backlog of pitches

17. In order to account for past delivery, the number of completions achieved from the base date of the ANA 2017 to the beginning of the 5-year period has been calculated. This figure has been subtracted from the annual requirement over the same period to establish the surplus/shortfall in supply.

Adjustment for Residential pitches planned to be built 2017-2022

18. The calculation of need for the period 2017-2022 in the ANA 2017 took account of 21 Residential Pitches planned to be built or to be brought back into use in the period 2017-2022, with the identified need being discounted proportionately.
19. This assessment recalculates the position from the baseline of 2017 of the ANA, taking account of up-to-date information on delivery and supply. Therefore, the 21-pitch discount applied in the 2017 ANA has been added back into the need for the next 5 year period. This reflects the fact that the planned residential pitches were expected to meet needs in the period 2017-2022.

Calculating the future supply of residential pitches

Sources of Supply

20. In order to calculate the future supply of residential pitches, the Council has taken account of existing planning permission for residential pitches and the expected supply from windfall sites over the relevant 5-year period.

Existing planning permissions

21. Footnote 4 of the PPTS 2015 states that:

“To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

22. The councils have reviewed recorded sites with planning permission. Appendix A identifies sites with planning permission that the councils consider are in line with footnote 4 of the PPTS 2015.

Windfall

23. There is no reference in the PPTS 2015 to how windfall development should be considered as part of a calculation of housing land supply for gypsies and travellers. However, all three districts have existing criteria-based development management policies to assist in the determination of Gypsy and Traveller planning applications and it can be expected that some families and individuals will continue to develop their own site if they can find a suitable and affordable site.

24. In the absence of any specific guidance within the PPTS 2015 on windfall sites, the councils have had regard to paragraph 70 of the NPPF 2019. Paragraph 70 of the NPPF sets out the national policy approach to windfall allowances as part of anticipated supply. Specifically, paragraph 70 states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regards to strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”

Strategic housing land availability assessments

25. The strategic housing land availability assessment, or Housing and Economic Land Availability Assessment (HELAA) as titled in Greater Norwich, is of limited value to the assessment of windfall delivery. The study only considers land promoted for development as part of the preparation of the GNLP, no land has been promoted for Gypsy and Traveller sites.

Historic windfall delivery rates

26. An assessment of historic windfall delivery rates for gypsies and travellers has been undertaken over the period 2009/10 to 2019/20. This assessment has taken account of only permanent residential pitches. To ensure that it only reflects sites likely to be considered acceptable by the authorities under their specific policies, sites that were allowed on appeal have also been excluded.
27. The historic windfall assessment is summarised in table 1 below. Details of the sites considered is included as Appendix B.

Table 1 Summary of Assessment of Historic Windfall Completions

Period	Broadland	Norwich	South Norfolk	Total
2009/10	0	0	8	8
2010/11	0	0	6	6
2011/12	2	3	1	6
2012/13	8	0	10	18
2013/14	1	0	0	1
2014/15	0	0	0	0
2015/16	0	0	0	0
2016/17	1	0	3	4
2017/18	2	0	0	2
2018/19	1	0	0	1
2019/20	1	0	2	3
Overall Average	1.27	0.27	2.73	4.27
5 Year Average	0.60	0.00	1.00	1.60

Future trends

28. As set out above it can realistically be expected that some families and individuals will continue to bring forward their own site for development, if they can find a suitable and affordable site. The sites that comprise the historic windfall assessment typically are of this nature.
29. It can also be expected that a number of those sites will be deemed as suitable in accordance with the respective development management policies of the councils.
30. The types of site that form part of the assessment are generally greenfield sites near settlements. There is no shortage of land with these characteristics across the Greater Norwich area.
31. On the basis of the above factors it is considered that windfall sites are likely to continue to be form part of the supply in the future.
32. Taking the above as read, it is however clear that there is a marked difference between the level of delivery in the early years of the assessment when

compared to the last five years. The last five years are those when the current development management policies had been brought into force and includes a period over which there was considered to be an adequate land supply. Therefore, to ensure that the level of supply is not over-estimated it is considered that the average of the last five years should be used as the basis of the windfall allowance.

Precautionary approach

33. Within its 5-year housing land supply assessment the councils apply a precautionary 33% discount to its average windfall rates to ensure that the level of supply is not over-estimated. This approach however recognises the need to apply prudence in respect to certain sources of supply due to changing circumstances. Based on the evaluation of future trends set out above it is not considered that a similar discount needs to be applied to the windfall analysis of the supply of sites for Gypsies and Travellers i.e. there are not future trends indicating a potential reduction in supply. Avoiding overestimate of supply for Gypsies and Traveller pitches is achieved by taking account of only the last five years completions data.
34. However, it is considered appropriate to forecast that windfall supply for Gypsies and Travellers on a stepped basis. This approach is consistent with the approach the councils takes to other types of housing in the 5 year housing land supply assessment and helps ensure there is no double counting between delivery from existing windfall supply identified in the assessment of sites with planning permission and delivery of newly granted windfall sites.
35. Table 2 sets out the stepped approach. Due to the low numbers involved yearly figures include a part of a site being delivered. Clearly, it is not possible to deliver part of a pitch, therefore the overall total is rounded to the nearest whole.

Table 2 Summary of Stepped Approach to Forecast of Windfall Supply

	Year 1	Year 2	Year 3	Year 4	Year 5	Total (rounded)
Percentage	0 %	33%	66%	100%	100%	n/a
Actual	0	0.53	1.06	1.60	1.60	5

Conclusions on Windfall

36. On the basis of the above assessment it is considered that there is compelling evidence that a further 5 pitches can be expected to be delivered across Greater Norwich within the 5-year period.

Overall conclusions on the 5-year Gypsy and Traveller land supply

37. On the basis of the methodology for the calculation of 5-year Gypsy and Traveller Land Supply set out above it can be concluded that there is not a demonstrable 5 year land supply. The calculation of gypsy and traveller land supply is set out in the table 3 below:

Table 3 Assessment of 5 Year Land Supply for Gypsies and Travellers

Greater Norwich 5 Year Gypsy and Traveller Land Supply Assessment		1st April 2020
Total requirement 2017 to 2027		29
Annual Requirement		3
Number of Pitches Required 1 April 2017 to 31 March 2020		9
Number of Pitches Delivered 1 April 2017 to 31 March 2020		6
Requirement 1 April 2020 to 31 March 2025		15
Adjustment for Shortfall/Surplus		+3
Adjustment to take account of pipeline sites identified in ANA for period 2017-2022		+21
Total 5 year requirement 20/21 to 24/25	15 + 3 + 21	39
Revised Annual Requirement	39 / 5 Years	7.8
Supply of Housing		19
Shortfall/Surplus of Supply	19 – 39	-20
Supply in Years	19 / 7.8	2.44

July 2021

Appendix A – Gypsy and Traveller Pitch completions 1 April 2017 to 21 March 2020

Parish	Reference	Address	Description	Granted	Lapses	Started	Completed	Net Gain	Net Completions at 31 March 2020	Uncompleted at 31 March 2020	Applicati on Type	Current Status	Comments
Foulsham	20130444 / 20161488	Land Adj. Pillar Box Cottage, Reepham Road, Foulsham, NR20 5PP	Change of Use of Land from Agricultural to Travellers Site Incorporating 2 No. Log Cabin Style Mobile Homes, 1 No. Amenity Block, 2 No. Touring Caravans, Associated Parking for 4 No. Vehicles, Retention of Vehicular Access and Retention of Open Barn for Residential Use	17/10/ 2016	0.24		29/03/ 2019	2	2	2	2	Full	Allowed on appeal. 2 pitches completed in 29/03/2019 – 2018/19 FYR.
Stratton Strawless	20161500	Woodland Stable, Shortthorn Road, Stratton Strawless, Norwich, NR10 5NX	Erection of Community/Educational Building in association with Existing Travellers Site & additional Pitch to Travellers Site - Revised Proposal	07/11/ 2016	07/11/ 2019	29/03/ 2019	29/03/ 2019	1	1	0	Full	Completed	Site visit undertaken w/e 29/03/2019. Pitch is completed.
Stratton Strawless	20162063	The Homelands, The Wilderness, Shortthorn Road, Stratton Strawless, NR10 5NX	Erection of 2 no Traveller's Pitches on existing Traveller's site including hard-standings for mobile homes, utilities blocks, car parking and space for 2 no touring caravans (Revised Proposal)	13/02/ 2017	13/02/ 2020	17/03/ 2020		2	1	1	Full	Started	2 traveller pitches. 1 completion recorded in 19/20. Compliance records show site complete.
Marlingford and Colton	2019/0345	Land South of Norwich Road, Colton, Norfolk	Change of use of land for one static mobile home and one touring caravan.	17/05/ 2019	17/05/ 2022	Data Not Available	31/03/ 2020	1	1	0	Full	Completed	Case officer reports that the site has been completed
Wreningham	2018/1658	Land Adj to Wreningham Village Hall, Mill Lane	Change of use of land to a Traveller Site for one family ...	11/03/ 2019	11/03/ 2022	Data Not Available	31/03/ 2020	1	1	0	Full	Completed	Case officer reports that the site has been completed
Total									6				

Appendix B – Current Permission for Gypsy and Traveller Pitches

Parish	Ref	Address	Description	Granted	Lapses	Started	Completed	App Type	Net Homes at 1/4/2020	Comments
Stratton Strawless	20162063	The Homelands, The Wilderness	Erection of 2 no Traveller's Pitches on existing Traveller's site including hard-standings for mobile homes, utilities blocks, car parking and space for 2 no touring caravans (Revised Proposal)				01/11/2020	Full	1	Enforcement records site is now complete within monitoring year. Therefore include in supply.
n/a	16/01554/F	Swanton Road, Norwich						Full	13	Drainage works begun. Housing association is actively looking to deliver. Information from Norwich City Council indicates delivery likely in 2021/22. Therefore, include in supply.
Keswick	2018/2770	Land South East of Mangreen Lane	Erection of day room, garage/store building and formation of hard standings for mobile and touring caravan to include fencing, vehicle parking and change of use for wood/open area.					Full	1	Site cleared but not yet occupied. Current application 2020/2335 indicates that there agreement to purchase the land for the applicant is no longer in effect. The Council is unaware about whether there is any agreement with an alternative purchaser but as a precaution the site is not included in the calculation of deliverable supply.
Total									14	

Appendix C - Historic Windfall Completions

Broadland District

Parish Name	PP Ref	Address	Description	PDL	Gross Area	Granted	Lapses	Started	Completed	Net Gain	Net Comps	Application Type	Current Status
Foulsham	20080818	Oaklands, Reephams Road, Foulsham	Change of Use of Agricultural Land to Site for 3 Traveller Residential Pitches, each pitch contains 1 Static and 1 Tourer & also 1 transit pitch on site	N	0.5	28/08/2008	28/08/2011	28/08/2008	26/04/2011	2	2	FULL	COMPLETED - 2 pitches complete 11/12. Site counts towards Windfall as 2 pitches in 2011/12.
Stratton Strawless	20081445	Woodland Stable, Shortthorn Road, Stratton Strawless	Change of Use of Land to Private Site for 8 Traveller Residential Pitches (each containing 1 Mobile Home & 1 Amenity Block) & Associated Car Parking, Vehicular Access & Landscaping	N	0.45	13/03/2009	13/03/2012	13/03/2009		0	0	FULL	SUPERSEDED BY 20091534. Do not count towards windfall.
Stratton Strawless	20091534	Woodland Stable, Shortthorn Road, Stratton Strawless	Change of Use of Land to Provide for 8 Traveller Residential Pitches (Each Containing 1 Mobile Home and 1 Amenity Block), Associated Car Parking, Landscaping and New Vehicular Access	N	0.58	14/01/2010	14/01/2013		28/09/2012	8	8	FULL	THIS APPLICATION SUPERSEDES 20081445. All 8 pitches recorded as complete 12/13. Include in Windfall as 8 pitches in 12/13.
Stratton Strawless	20161500	Woodland Stable, Shortthorn Road, Stratton Strawless, Norwich, NR10 5NX	Erection of Community/Educational Building in association with Existing Travellers Site & additional Pitch to Travellers Site - Revised Proposal	07/11/2016	07/11/2019	29/03/2019	29/03/2019	1	1	0	Full	COMPLETED	Site visit undertaken w/e 29/03/2019. Pitch is completed. Include in

													windfall at 1 pitch in 18/19.
Stratton Strawless	20162063	The Homelands, The Wilderness, Shortthorn Road, Stratton Strawless, NR10 5NX	Erection of 2 no Traveller's Pitches on existing Traveller's site including hard-standings for mobile homes, utilities blocks, car parking and space for 2 no touring caravans (Revised Proposal)	13/02/2017	13/02/2020	17/03/2020		2	1	1	Full	STARTED	2 traveller pitches. 1 completion recorded in 19/20. Compliance records show site complete. Include in windfall at 1 pitch in 18/19.
Foulsham	20091517	Woodyard,, Reepham Road,, Foulsham,, NR20 5PP	Change of Use of Land to Traveller Site Comprising 2 No. Static and 2 No. Touring Caravans and Day/Washroom Building (Retrospective)	N	0.472	26/08/2011	22/02/2015	26/08/2011	30/06/2013	2	2	Full	COMPLETED – granted on appeal. 2 pitches recorded as completed 2013/14. As granted on appeal do not count towards windfall.
Horsford	20120414	Horsford Produce Centre, New Holme Farm, Holt Road, Horsford, Norwich, NR10 3AG	1. Change of Use of Land to Provide 1 No. Traveller Residential Pitch 2. Alterations to Existing Building to Provide Amenity Block/Stable	Y	1.07	17/09/2012	17/09/2015	18/01/2013		1	1	Full	GRANTED – Compliance team confirm as complete and occupied. Record as complete year after start in 2013/14. Include in windfall as 1 pitch in 2013/14.
Foulsham	20130444	Land Adj. Pillar Box Cottage, Reepham Road, Foulsham, NR20 5PP	Change of Use of Land from Agricultural to Travellers Site Incorporating 2 No. Log Cabin Style Mobile Homes, 1 No. Amenity Block, 2 No. Touring Caravans, Associated Parking for	Y	0.24					2	2	FULL	Allowed on appeal. 2 pitches completed in 29/03/2019 – 2018/19 FYR. As granted on appeal do not

			4 No. Vehicles, Retention of Vehicular Access and Retention of Open Barn for Residential Use										count towards windfall.
Hevingham	20131495	Land Adj. Larkeys Farm, Brick Kiln Road, Hevingham, Norwich, NR10 5NL	Change of Use of Land to Travellers Site for 1 No. Pitch Incorporating Concrete Hardstanding for 1 No. Mobile Caravan, 1 No. Utility Block, Associated Parking for 1 No. Touring Caravan and 3 cars and Erection of 2 No. Sheds	N	0.2	13/01/2014	13/01/2017	13/01/2017	13/01/2017	1	1	Full	1 pitch recorded as complete in 16/17. Count towards windfall as 1 pitch in 2013/14.

South Norfolk

Parish Name	PP Ref	Address	Description	PDL	Gross Area	Granted	Lapses	Started	Completed	Net Gain	Net Comps	Application Type	Current Status
Bawburgh	2013/0892/F	Land Off Long Lane	Creation of a six pitch Gypsy and Traveller short stay stopping place (SSSP utilising a former section of highway and adjacent land)	No	unknown	27.09.2013			2014/15	6	6	Full	Complete and visible from Google Maps. As short stay stopping places exclude from windfall.
Carleton Rode	2009/0086/F	Land At The Turnpike	Change of use of land for private site for 6no. traveller residential pitches including 6no mobile homes, 6no amenity blocks and 2no touring caravans. Repair and part replacement and change of use of existing buildings for storage of vintage horse drawn touring caravans, materials for restoration and construction of vans, hay storage and stables. Formation of new access and construction of foul drainage system.	No	0.63	19.08.2009			2010/11	6	6	Full	Complete and occupied. Now partially superseded by 2010/1203/F. Include in Windfall as 6 pitches in 201/11.

Carleton Rode	2010/12 03/F	Romany Meadow, The Turnpike	Variation of Condition 2 of planning permission 2009/0086/F to allow gypsy and traveller families to occupy the approved site who are not related to the applicant. Varied condition to read ' The site shall not be occupied by any person other than gypsies and travellers as defined in paragraph 15 of ODPM Circular 01/2006'.	No	0.63	29.06.2011			n/a	0	0	Full	Complete and occupied. Now partially superseded by 2018/2514/RVC. Do not include in windfall as already accounted for.
Carleton Rode	2018/25 14/RVC	Romany Meadow, The Turnpike, Carleton Rode	Variation of condition 2 of permission 2010/1203/F - To allow up to 3 of the pitches to be used for general residential use	No	0.63	10.01.2019			n/a	0	0	RVC	Variation of condition relating to existing site. Exclude from windfall as already accounted for.
Carleton Rode	2010/12 28/F	Land At, Upgate Corner, Upgate Street	Change of use of land from agricultural land to land for standing of permanent caravans and ancillary buildings for residential occupation and use. Retention of caravans and structures on site used for the purposes of residential occupation, including ancillary structures and proposed sewage treatment plant.	No	0.58	10.11.2010			2011/12	1	1	Full	Compliance have confirmed as complete and occupied. Include in Windfall Assessment as 1 pitch in 2011/12.
Colton	2019/03 45/F	Land South of Norwich Road	Change of use of land for one static mobile home and one touring caravan. (Retrospective application)	No	unknown	15.05.2019			2019/20	1	1	Full	Complete, confirmed by case officer. Include in Windfall as 1 pitch in 2019/20.
Easton	2015/23 49/F	Hollyoaks, Marlingford Road	3 no travellers pitches on existing travellers site with associated utility buildings and hardstandings for caravans	No	unknown	24.03.2016			2016/17	3	3	Full	Compliance have confirmed as complete and occupied. Include in Windfall Assessment as 3 pitches in 2016/17.
Forngett St Peter	2015/05 05/RVC	Caravan At Laynes Farm, Gilderswood Lane,	Removal of condition 3 of appeal decision ref APP/L2630/C/10/2138732 to allow permanent use of the land for residential	No	unknown	01.09.2015			2015/16	1	1	RVC	Compliance confirm as complete and occupied. As allowed on appeal discount from Windfall assessment.

			purposes and for the standing of residential caravans for human habitation and associated domestic items										
Great Moulton	2016/11 14/F	Hope Valley, Low Common Road	Change of use of land to a mix of single Gypsy and Traveller residential pitch and paddocks for the keeping and breeding of horses, together with widening the existing access onto Overwood Lane, closure of northern access onto Overwood Lane, and closure of the existing access onto Low Common Road	No	unknown	04.07.2016			2016/17	0	0	Full	Status now in different use. As allowed on appeal would have been discounted from Windfall assessment.
Keswick	2008/11 37/F	Land Adjacent To A47 And Park And Ride Site Ipswich Road	The construction of a permanent gypsy site, containing 8 no pitches, a communal compound, play area, access road and reed bed drainage system, together with landscaping and screen planting	No	0.98	23.07.2008			2009/10	8	8	Full	Recorded as completed in 2009/10. Include in Windfall as 8 pitches in 2009/10.
Keswick	2018/27 70/F	Land South East Of Mangreen Lane,	Erection of day room, garage/store building and formation of hard standings for mobile and touring caravan to include fencing, vehicle parking and change of use for wood/open area.	No	unknown	25.04.2019			n/a	1	0	Full	Site cleared but not currently occupied. Current application 2020/2335 indicates that there agreement to purchase the land is no longer in effect.
Needham	2015/05 68/CU	Furanach, High Road	Retention of Gypsy and Traveller residential site for a single family for a temporary period of four years.	No		07.09.2015			2015/16	1	1	CoU	Complete and seen as occupied on Google maps. As temporary consent exclude from Windfall.
Spooner Row	2011/05 19/F	Chepore Lane, Spooner Row	Change of Use of agricultural land to single family residential travellers site including the stationing of one static caravan, one mobile home for a temporary period of 3 years	No	unknown	06.07.2011			2011/12	1	1	Full	Complete and visible from Google maps. As temporary exclude from windfall assessment.

Spooner Row	2012/1049/F	The Caravan, Green Field Farm, Chepore Lane	Change of use from agriculture to residential for the siting of 6 additional pitches together with the division of the existing 'double plot' for 2 mobile homes into 2 pitches with provision for 1 mobile home, 1 touring caravan and the erection of 1no utility room/day room, and parking for 2 vehicles on the 8 pitches each with a 'paddock for the keeping of horses together with the extension of the existing access road, for an 'extended Romany Gypsy Family'	No	unknown	25.09.2012			2012/13	8	8	Full	Complete and visable from Google Maps. Include in Windfall as 8 pitches in 2012/13.
Tharston	2011/0044/F	Land Opposite Blyth Green Cottage, Stratton Road	Change of use of land for private site for 2 no. traveller residential pitches, including the siting of 2 no. mobile homes, erection of 2 no. day room buildings, erection of 2 no. stable buildings and siting of 2 no. touring caravans. (Re-submission of application 2010/0051/F) (amended proposal)	No	unknown	16.05.2012			2012/13	2	2	Full	Compliance have confirmed as complete and occupied. Include in Windfall Assessment as 2 pitches in 2012/13.
Thurlton	2013/0811/F	Land South Of Manor Farm, Low Road	Change of use of land for private site for 1no traveller residential pitch, including the siting of 1 'Log cabin' style Mobile Home, 1 touring caravan, 1 'log cabin style' day room, parking for 2 vehicles.	No	unknown	15.01.2014			2014/15	1	1	Full	Complete but occupied status unclear. As site allowed on appeal do not include in Windfall Assessment.
Wreningham	2018/1658/F	Land Adj To Wreningham Village Hall, Mill Lane	The change of use of land to a residential Traveller Site for one family, involving the retention of one stable building for use as a dayroom, the standing of 2 touring caravans on 2 concrete pads, the installation of 2 outdoor	No	unknown	27.02.2019			2019/20	2	2	Full	Complete. Include in Windfall as 2 pitches in 2019/20.

			security lights, a sewage treatment plant, a children's play house, and post and rail fencing.										
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Appendix D Affordable Homes Completions and Forecast

Affordable Housing Completions and Forecasts August 2021 -- Greater Norwich Area

Settlement Tier	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Norwich City	137	184	27	86	85	188	0	0
Broadland Fringe	123	83	93	71	184	310	354	447
Broadland Towns	40	19	0	3	0	0	0	0
Broadland KSCs	14	40	46	16	95	45	20	0
Broadland Villages	18	69	29	39	35	23	11	13
South Norfolk Fringe	31	18	8	90	146	126	102	93
South Norfolk Towns	147	127	46	97	92	132	30	20
South Norfolk KSCs	136	76	45	36	42	62	102	40
South Norfolk Villages	24	40	2	22	35	9	12	0
Totals	670	656	296	460	714	895	631	613

Appendix D Affordable Homes Completions and Forecast

Affordable Housing Completions and Forecasts August 2021 -- Broadland Urban Fringe

			Totals							
			123	83	93	71	184	310	354	447
Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
DRA1 FULL 20200640 20161066 (Outline) 20130885	Drayton	Land adj Hall Lane, School Road / Land south of Drayton High Road (Hopkins now) Manor Park							44	44
GNLP0271 20170212	Drayton	Land off Drayton High Road (NH site to BHA)						11	13	
20170196 RM 20201729	Drayton	Former David Rice Hospital Site, Drayton High Road, Drayton, Norwich								10
20180236 FULL 20202199	Drayton	Drayton Old Lodge, 146 Drayton High Road, Drayton, Norwich, NR8 6AN							5	
HEL1	Hellesdon	Hospital Grounds								
HEL2 20171514 20151770	Hellesdon	Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH			12	11		27	28	
20152077	Hellesdon	C T D, Tile House, Eversley Road, Hellesdon, Norwich, NR6 6TA	10							

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GT15 20180920	Old Catton	Land North of Repton Avenue/Land at St Faiths Road					35	46	27	
20200202 site in Plumstead but adjacent to Rackheath site at Green Lane East GT19	Great and Little Plumstead	Green Lane East / Broad Lane Little Plumstead (inc Thorpe End)							36	
GT11 - North (Green Lane Orchard) - 20180194	Great and Little Plumstead	Land north of Smee Lane, Gt Plumstead	outline							
GT11 - North (Green Lane Orchard) - 20180194	Great and Little Plumstead	Land north of Smee Lane, Gt Plumstead (Green Lane Orchard)	outline							93
GT11 - South Land east of Broadland Business Park) 20181601 (Hybrid)	Postwick (Broadland Gate) TSA	Land South of Smee Lane - Postwick Land east of Broadland business park (South site) - also Broadland Fields, Land North of Poppy Way, TSA						44	44	
20152081 RM 20210793	Rackheath	Land to the east of Green Lane West, Rackheath								14

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GT19 C/RAC/85 20191032 20160395 (superseded)	Rackheath	Land South of Green Lane East, Rackheath, Norwich				27	77	53		
GT18 20171464	Rackheath	Land South of Green Lane West						30	30	30
GT17 20151591 20171906	Rackheath	Land off Salhouse Road, Rackheath	22			7				
GTAAP 20172208	Rackheath	Land adj Mahoney Green							34	34
GNLP0351	Rackheath	Heathwood Gospel Hall. Green Lane West, Rackheath								
GT16	Rackheath/Salhouse	North Rackheath							20	30
GT7 20200447 (RM Ph 2,3,4) 20190485 20170104 20160498 (Outline - part superseded) 20190758 (Ph1) 20160499	Sprowston - Sprowston, Thorpe St Andrew/Gt Lt Plumstead (Thorpe End)	Land South of Salhouse Road, Sprowston					38	31	30	30
GT14 20180443 (RM) (superceedes outline 20141725) 20152035	Spixworth/Old Catton/Sprows ton	Land East of Buxton Road					20	25		

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP0132	Sprowston	White Land, White House Farm, off Blue Boar Lane/Salhouse Road								
GT13	Sprowston	Norwich RFU								
GT12 20121516	Sprowston	North Sprowston and Old Catton - Land between Wroxham Road and St Faiths Road								20
GT20	Sprowston	White House Farm (North East)								
GT5 20130209 20130224 20141380 20160928 20160912 20160751 20160911 20160930	Sprowston	White House Farm (South West)	88	81	75	4		43	43	43
20142051 920758	Sprowston	Phase 4, (Home Farm) Blue Boar Lane, Sprowston, Norwich	3	2	6		3			
20131787	Sprowston	Phase 5, (Home Farm) Blue Boar Lane, Sprowston, Norwich								
GNLP0337	Taverham	Land between Fir Covert Road and Reepham Road								

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP0159R	Taverham	Land adjacent to Beech Avenue Business Park, Ringland Road								
GNLP0457 20191065 (RM) 20172148 (superseded)	Taverham	Land off Beech Avenue				22	11			
GT6 20090886	Thorpe St Andrew/Gt Lt Plumstead	Land at Brook Farm and Laurel Farm, Green Lane, Thorpe St Andrew								
GT8	Thorpe St. Andrew	Land North of Plumstead Road								
20160423	Thorpe St. Andrew	Land at Griffin Lane, Thorpe St Andrew, Norwich								71
20160425 TSA2	Thorpe St. Andrew	Pinebanks,9, Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0EA								28
GNLP0442 C/TSA/148 20161896	Thorpe St. Andrew	Racecourse Plantations. Plumstead Road East Thorpe St Andrew								
GNLP0540 CD/TSA/133 20151132 20190016	Thorpe St. Andrew	Oasis Sport and Leisure Centre, 4 Pound Lane, Thorpe St Andrew, Norwich, NR7 0UB								
20170811	Thorpe St. Andrew	27 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0EE								

Appendix D Affordable Homes Completions and Forecast

Affordable Housing Completions and Forecasts August 2021 -- Broadland Main Towns

			Totals							
			40	19	0	3	0	0	0	0
Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP0311 GNLP0595 GNLP2060	Aylsham	Land to the south of Burgh Road & West of A140								
GNLP0596R	Aylsham	Land at Norwich Road								
20140298	Aylsham	Land North of, Sir William's Lane	12	19						
20130680 (20160207)	Aylsham	Land Adj. Woodgate Farm, Woodgate, Aylsham, Norwich, NR11 6UJ	28							
20161711	Aylsham	Aegel House, Burgh Road				3				

Appendix D Affordable Homes Completions and Forecast

Affordable Housing Completions and Forecasts August 2021 -- Broadland Key Service Centres (KSCs)

			Totals							
			14	40	46	16	95	45	20	0
Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP0378R/GNLP2139R	Acle	Land west of Acle								
ACL1 20191215 (RM) 20172189 (Outline superseded)	Acle	Land south of Mill Lane / Land North of Norwich Road					21	24		
ACL2 20190241 (Ph 2) 20180941 (RM) 20141392	Acle	Hillside Farm Reedham Road / Leffins Lane / South of Station Road				10		4		
20191954	Acle	Land known as Herondale, Bridewell Lane, Acle NR13 3RA					58			
20152044	Acle	Land to North of, Springfield, Acle, Norwich, NR13 3JW	2	6						
GNLP2161	Blofield	Norwich Camping & Leisure								
20130296	Blofield	Land off Wyngates, Blofield	2							
BLO1 20172131 20111303	Blofield	Land north of Yarmouth Road / South of A47 (Herongate)		12	36	6				

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
20141710 C/BLO/88	Blofield	Land Adj. 20, Yarmouth Road, Blofield, Norwich, NR13 4JS	9	1						
20150794 C/BLO/92	Blofield	Garden Farm, Phase 2, Land South of Yarmouth Road, Blofield, Norwich, NR13 4JG			10					
20150700 C/BLO/93	Blofield	Garden Farm, Land South of Yarmouth Road and North of Lingwood Road, Blofield, Norwich, NR13 4JG	1	21						
20171686	Blofield	Blofield Nurseries, Land South of Hall Road, Blofield Heath						2		
AC/BRU/88 20202009 20161483	Brundall	Land at Yarmouth Road, Postwick/Brundall, Norwich					16	15	20	
REP1 20200847	Reepham, Booton, Guestwick, Heydon, Salle and Wood Dalling	Land west of Broomhill Lane								

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
REP2 20180963	Reepham, Booton, Guestwick, Heydon, Salle and Wood Dalling	Former Station Yard, Station Road, / Cawston Road/ Stoney Lane Reepham								

Appendix D Affordable Homes Completions and Forecast

Affordable Housing Completions and Forecasts August 2021 -- Broadland Villages

			Totals							
			18	69	29	39	35	23	11	13
Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP1048R	Blofield Heath and Hemblington	Land to the East of woodbastwick road								
BLO5 20162199	Blofield Heath and Hemblington	North of Blofield Corner					6	6		
20190844 C/BLO/117 20172032	Blofield Heath and Hemblington	Land at Dawson's Lane, Blofield, Norwich, NR13 4SB				4				
20171386	Brundall with Postwick with Witton	Land East of Memorial Hall								8
20171116	Brundall with Postwick with Witton	Oaks Lane, Postwick, NR13 5HD NOT Colenso Farm Barn....				4				
GNLP0297	Buxton with Lamas and Brampton	Land to east of Aylsham Road								
BUX1 20150082	Buxton with Lamas and Brampton	Land North of Mead Close / Land East of Lion Road								
GNLP0293	Cawston with Brandiston and Swannington	Grange Road, Cantley, Norwich, NR13 3SG								

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
CAW2	Cawston with Brandiston and Swannington									
GNLP2019	Coltishall with Horstead Belaugh	Sygate Mill, Chapel Street, Cawston, Norwich, NR10 4HZ								
COL1 20201627 20170075	Coltishall with Horstead Belaugh	Land adjacent Former railway line, Rectory Road						5	5	
COL2	Coltishall with Horstead Belaugh	X18-01 Rectory Road, Coltishall BDC0052								
20190792	Foulsham and Themelthorpe	Site of T H Blyth and Sons builders yard, Claypit Road, Foulsham								
GNLP0605	Foulsham and Themelthorpe	Barn No. 4, Valley Farm, Holt Road, Felthorpe, Norwich, NR10 5NW								
20200261 (no decision) 20160632	Freethorpe, Halvergate and Wickhampton	Aithchison Brothers Garage, 75 The Green								5
GNLP2034	Freethorpe, Halvergate and Wickhampton	Westfield Farm, Foxley Road, Foulsham, Norwich, NR20 5RH								

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
20160808	Great and Little Plumstead	Land at Former Little Plumstead Hospital, Hospital Road, Great Little Plumstead, Norwich, NR13 5EW (Phase 1)	18							
GLP1 20171008 20161151	Great and Little Plumstead	Little Plumstead Hospital West, Hospital Road, / Plot Adj No 1 School Lane, Little Plumstead, Norwich, NR13 5DL (Phase 2)		4						
20201173	Great and Little Plumstead	Old Hall Lane, Little Plumstead					4			
20171999	Great and Little Plumstead	Rosebery Road, Gt Plumstead		7	1					
20151517	Great and Little Plumstead	Land north east side of Church Road, Gt Plumstead		3						
20162173	Great and Little Plumstead	Octagon business Park, Hospital Road								

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP0608R	Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the hill	Brambles, 31 Plumstead Road, Thorpe End, Norwich, NR13 5BS								
GNLP0264	Horsford, Felthorpe and Haveringland	4 Merryhill, Telegraph Hill, Honingham, Norwich, NR9 5AT								
20190999 20161770	Horsford, Felthorpe and Haveringland	Land east of Holt Road, Horsford		45		19	20	7		
20181136 20170409	Horsford, Felthorpe and Haveringland	Land west of Holt Road,			17	11				
GNLP0125R	Horsham St. Faith and Newton St. Faith	North of NDR/North of Norwich airport								
HNF1 20182043	Horsham St. Faith and Newton St. Faith	Land east of Manor Road, Land to the west of West Lane Newton St Faith					5	5		

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP4016	Lingwood & Burlingham, Strumpshaw and Beighton	Cedar Lodge, Hall Lane, Horstead With Stanninghal, Norwich, NR12 7BB								
GNLP0380	Lingwood & Burlingham, Strumpshaw and Beighton	The Retreat, Hall Lane, Horstead With Stanninghal, Norwich, NR12 7BB								
20201611 (RM) 20190278	Lingwood & Burlingham, Strumpshaw and Beighton	Former Lingwood First school, Chapel Road, Lingwood / Poplar Farm, Lingwood Road, North Burlingham							6	
20171622 (RM) 20182040	Lingwood & Burlingham, Strumpshaw and Beighton	Land rear 33 Norwich Rd, Strumpshaw / Residential Development Comprising 10 Detached Dwellings (Reserved Matters)				1				
20150188	Lingwood & Burlingham, Strumpshaw and Beighton	Former Hamper People, 31 Norwich Road, Strumpshaw, NR13 4AG		3						

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP2143	Marsham	2 Saint Edmunds Road, Lingwood, Norwich, NR13 4LU								
GNLP1001	Reedham	Field Barn, Heath Farm, Broadland Way, Postwick, Norwich, NR13 5HB								
GNLP3003	Reedham	Cherry Tree Farm, The Green, Postwick, Norwich, NR13 5DP								
20151061	Reedham	Land to the East of Station Road, Reedham		7	1					
GNLP0188	Salhouse, Woodbastwick and Ranworth	Wood Farm, Low Farm Road, Reedham, Norwich, NR13 3HE								
GNLP0382	South Walsham and Upton with Fishley	Land Adjoining Ashleigh, Chapel Loke, Salhouse, Norwich, NR13 6RA								
SWA1 20161643	South Walsham and Upton with Fishley	Land west of Burlingham Road, South Walsham / The Swallows, 40 Station Road, Salhouse, Norwich, NR13 6NY								

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
20151644	Swannington, Alderford and Little Wittchingham	1-4 Station Road			10					
C/CRO/8 20171224 20150991	Spixworth and Crostwick	Land adjacent to St Marys Care Home, North Walsham Road, Spixworth }								

Appendix D Affordable Homes Completions and Forecast

Affordable Housing Completions and Forecasts August 2021 -- South Norfolk Urban Fringe

			Totals	31	18	8	90	146	126	102	93
Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
GNLP0253	Colney	Colney Hall, Watton Road									
2013/0567/F 2016/0402/F	Costessey	Land South of Dereham Road	17	5		40	26				
2001/1435/O 2006/1867/F 2007/1443/D Greenfield element 2019/1683F	Costessey	Land North of the River Tud Quarter Queen's Hills									
2001/1435/O 2006/1867/F 2007/1443/D Brownfield element 2019/1683/F & 1019/2546/F	Costessey	Land North of the River Tud Quarter Queen's Hills				9	16				
2009/1996/O 2014/1440/D	Costessey	Land at Townhouse Road	14								
GNLP0307 GNLP0327 HOU1 2013/1494/O 2013/1793/O 2018/2404/D 2018/2835/D 2018/2836/D 2018/2200/D 2018/2783/D 2018/2784/D	Cringleford	Land south of Newfound Farm, Colney Lane									
2008/2347/O	Cringleford	Roundhouse Park				32	67	91	61	73	

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
EAS 1 2014/2611/O 2019/1251	Easton	Land north and south of Dereham Road					37	21	27	20
TROW 1 2016/0803/D 2016/0805/F 2014/0981/O	Trowse	South of Trowse		13	8	9		14	14	

Appendix D Affordable Homes Completions and Forecast

Affordable Housing Completions and Forecasts August 2021 -- South Norfolk Main Towns

			Totals							
			147	127	46	97	92	132	30	20
Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP0102	Diss	Frontier Agriculture Ltd, Sandy Lane								
Diss & District Neighbourhood Plan	Diss	Various								
DIS 4 2016/1566/F	Diss	Land north of Frenze Hall Lane	8	34	3					
DIS 6	Diss	Land south of Park Road								
DIS 7	Diss	Land south of Park Road								
DIS 3	Diss/Roydon	Land north of Stanley Road								
DIS 5 2017/0042/F	Diss	Land south of Victoria Road								
DIS 1	Diss	Land north of Vincas Road								
2013/0265/O 2015/0385/D	Long Stratton / Tharston and Hapton	Cygnets House, Swan Lane	2							
2010/2225/O 2014/0823/D	Long Stratton / Tharston and Hapton	Land at Chequers Road								
LNGS1 2018/0111/O 2018/0112/O	Long Stratton / Tharston and Hapton	Land north and east of Long Stratton								

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP2108	Redenhall with Harleston	South of Spirketts Lane								
GNLP2136	Redenhall with Harleston	Briar Farm, Mendham Lane								
HAR 4	Redenhall with Harleston	Land off Pemberton Road, Willow Walk and Lime Close								
HAR 3 2014/0184/O 2017/0099/D	Redenhall with Harleston	Land west of Mendham Lane		10						
GNLP0354R	Wymondham	Land at Johnson's Farm								
GNLP3013	Wymondham	North of Tuttles Lane								
WYM 1	Wymondham	Land north of London Road								
WYM 2 2003/1713/O 2009/0835/D 2016/2668/O	Wymondham	Land at Old Sale Yard/Land north of Cemetery Lane								
	Wymondham	Park Close		3	5					
WYM 3 2011/0505/O 2015/1649/D 2015/1760/D 2015/2380/D 2016/2586/D 2012/0371/O 2015/2168/D	Wymondham	Land north of A11, Park Frm. Silfield Rd, Land east of Park Lane, Land to E & W of Rightup	60	23	28	10	3	20	20	20
2013/1928	Wymondham	Land off Rightup Lane								

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
2012/0839/O 2014/1969/D 2015/1405/D	Wymondham	Land north-west Carpenters Barn, Becketts Grove	37	14	10					
2012/1385/O 2014/2042/D	Wymondham	Land Between The A11, Spinks Lane & Norwich Road	40	43						
2015/2732/F 2016/2309/F	Wymondham	Milestone Farm, , 238 Norwich Road								
2014/0799/O 2019/0536/D	Wymondham	Wymondham RFC, Tuttles Lane				48	23	26		
2014/0799/O 2019/1788/D	Wymondham	Tuttles Lane only					50	40		
2014/2495/O 2018/2758/D	Wymondham	Land Between London Rd & Suton Lane				39	16	46	10	

Appendix D Affordable Homes Completions and Forecast

Affordable Housing Completions and Forecasts August 2021 -- South Norfolk Key Service Centres (KSCs)

			Totals							
			136	76	45	36	42	62	102	40
Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
GNLP0177-A HET 1 2011/1804/O 2017/1104/D 2017/0151/D 2018/2326/D 2018/2500/D	Hethersett	Land north of the poppyfields development	32	23	12	32	42	40	80	40
HET 2	Hethersett	Land north of Grove Road								
HET 4 2015/0635/RVC	Hethersett	Land north of Great Melton Road	10							
GNLP0503	Hingham	Land west of Springfield Way and west of Dereham Road								
GNLP0520	Hingham	Land to the south of Norwich Road								
GNLP0312	Loddon with Chedgrave	Land off Beccles Road								
GNLP0463R	Loddon with Chedgrave	Land off Langley Road								
LOD 1 2013/1647/O 2016/0853/D	Loddon with Chedgrave	Land north of George Lane	40	13	13					
2011/1284/O 2014/1342/D	Poringland etc.	Off Pigot Lane	20							

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
POR 1 2013/1986/O 2014/0732/D 2013/0505/O 2016/2388/F	Poringland, Fram Earl, Fram Pigot, Bixley, Caistor St Ed, Stoke Holy Cross	Land off High Grove Court, Greenacres Drive and Clearview Drive	19	19						
POR 2 2011/1284/O 2014/1342/D	Poringland, Fram Earl, Fram Pigot, Bixley, Caistor St Ed, Stoke Holy Cross	Land north of Pigot Lane								
POR 4 2010/1332/F	Poringland, Fram Earl, Fram Pigot, Bixley, Caistor St Ed, Stoke Holy Cross	Land west of The Street				4		22	22	
POR 6 2011/0476/O 2014/0393/D 2014/0319/D	Poringland, Fram Earl, Fram Pigot, Bixley, Caistor St Ed, Stoke Holy Cross	Land south of Carr Lane	12							

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
2012/0405/O 2015/2326/D	Poringland, Fram Earl, Fram Pigot, Bixley, Caistor St Ed, Stoke Holy Cross	Land to rear of West Octagon Farm, Bungay Road, Bixley			20					
2013/0828/O 2015/1422/D	Poringland, Fram Earl, Fram Pigot, Bixley, Caistor St Ed, Stoke Holy Cross	Land North Of Long Lane	3							
15/2406/O 17/0616/D 18/2454/D	Poringland, Fram Earl, Fram Pigot, Bixley, Caistor St Ed, Stoke Holy Cross	Land West of Chandler Road		4						
STO 1 2012/2034/F 2014/1874/F 2016/2153/F	Poringland, Fram Earl, Fram Pigot, Bixley, Caistor St Ed, Stoke Holy Cross	Land off Broomfield Road		17						

Appendix D Affordable Homes Completions and Forecast

Affordable Housing Completions and Forecasts August 2021 -- South Norfolk Village Clusters

			Totals							
			24	40	2	22	35	9	12	0
Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
11/0506/F	Ashwellthorpe	Land Rear Of Wood Farm, The Street		2						
ASL1 06/0171/O	Aslacton	Coopers scrapyard site, Church Road.					4			
BARN1 13/0854/O, 17/0100/D	Barnham Broom	Land South Of Mill View, Bell Road		8						
15/2082/O 18/1550/D	Bawburgh	Land South of Village Hall, Stocks Hill					3			
BER 1 15/2836/F	Bergh Apton	Land South of Cookes Road	3							
BRA 1	Bracon Ash	Land at Norwich Road								
BKE 2 14/2041/F	Brooke	Land at High Green Farm, 49 High Green				4				
2019/2104/F	Bunwell	Land off The Street				8				
DIC 1 16/0482/F	Dickleburgh	Land North Langmere Road, and East of Limmer Avenue		7						
DIT 1 18/0121/O 19/1925/F	Ditchingham	Land north of Rider Haggard Way					9			

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
EAR 1 18/1317/F	Earsham	Land west of School Road and south of Queensway		3						
GEL 1 17/0219/F	Geldeston	Land West of The Kells		6						
GIL 1 19/1013/F	Gillingham	Land South of The Street				7				
2020/0130/F 2020/0130/F	Great Moulton	N of High Green						7		
11/0026/F	Hales & Heckingham	Land at Yarmouth Road							6	
HAL 1 2018/1934/O	Hales & Heckingham	Land at Yarmouth Road west of Hales Hospital								
HEM 1 2019/0864	Hempnall	Land East of Roland Drive				3				
15/1697/F 12/1836/O	Little Melton	Land North of Gibbs Close	4							
19/2485/D 17/2843/O	Little Melton	Land South of School Lane	2							
MUL1 11/2093/O	Mulbarton	Land East of Long Lane	15							
NEW 1	Newton Flotman	Land adjacent to Alan Avenue								
PUL 1 15/2491/F 18/0598/F	Pulham Market	Land at Sycamore Farm, Tattlepot Road			2					
ROC 1 17/1646/F	Rockland St Mary	Land off Bee-Orchid Way		4						
SCO 1	Scole	Land to the north of Ransome Avenue								
16/0165/O 19/0956/D	Scole	Land West of Norwich Road								

Reference	Settlement	Site	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
SPO1, 12/2016/O, 14/2472/D,14/2472/ D , 16/2424/F	Spooner Row	Land at Chapel Road/Bunwell Rd					6			
14/1642/O	Swardeston	Land off Bobbins Way					13			
SWA 1	Swardeston	Land on Main Road								
TAC 1 17/0225/O	Tacolneston	Land adjacent to The Fields							6	
TAS 1	Tasburgh	Land North of Church Rd								
THL 1 17/2302/F	Thurlton	Land North of College Road, Beccles Road		10						
WOO 1 2020/1506	Woodton	Land to the rear of Georges House, The Street						2		
WREN 1 15/2449/F	Wreningham	Land off Church Road								