

| Site Reference | Description | Delivered 2020/21 | 5 Year forecast to 2026 | Remainder beyond 2026 | Explanation | SoCG |
|----------------|---|-------------------|-------------------------|-----------------------|---|------|
| CC2 | 147 – 153 Ber Street, Norwich (approx. 0.18ha) is allocated for housing development. This will accommodate a minimum of 20 homes. | 0 | 0 | 0 | 20 SoCG suggests development in 2025/26 (possibly earlier) This site is in commercial use, development has not progressed due to leases on the land, however this is now coming available. The trajectory forecasts delivery in 2029/30. | Y |
| CC3 | 10 – 14 Ber Street, Norwich (approx. 0.11 ha) is allocated for residential-led mixed use development. This will accommodate a minimum of 10 homes. | 0 | 10 | 0 | 0 SoCG and SYLS delivery forecast for completion in 2023/24, within adopted plan allocation timescale to 2026 . | Y |
| CC4a | Land at Rose Lane/Mountergate (Mountergate West, approx. 1.20 ha) is allocated for mixed-use development to include high quality office space, managed workspace and live-work units, and up to 50 homes. | 0 | 0 | 0 | 50 SoCG suggests development towards the end of the plan period. Elements of this site have been developed where they front Rose Lane, however due to land ownerships that make land assembly difficult the remainder of the site has not progressed as initially anticipated. The trajectory forecasts delivery from 2033/34. | Y |
| CC4b | Land Mountergate/Prince of Wales Road (Mountergate East, approx. 2.39 ha) is allocated for mixed-use development. This may accommodate a minimum of 200 homes | 0 | 0 | 0 | 200 There have been pre-application discussions on this site, the SoCG suggests that an application is likely towards the end of 2022, with development delivery in 2024. A cautious approach has been taken in the housing trajectory which forecasts delivery from 2033/34. | Y |
| CC7 | Hobrough Lane, King Street, Norwich (approx. 0.35ha) is allocated for residential-led mixed use development. This will accommodate a minimum of 20 homes. | 0 | 0 | 0 | 20 SoCG estimates application in 2022 and 2 year site development. This is not in the current SYLS and does not have a current planning application or consent, so has been cautiously estimated to deliver beyond 2026 in the trajectory, although the SoCG provides an encouraging direction of travel for potential earlier delivery. The trajectory forecasts delivery in 2028/29. | Y |
| CC8 | King Street Stores, Norwich (approx. 0.21ha) is allocated for residential use. This will accommodate a minimum of 20 homes. | 0 | 0 | 0 | 20 There is a current planning application due at planning applications committee in November. If approved, the SoCG advises aiming for 18 months on site. This is not in the current SYLS, therefore a cautious delivery beyond 2026 has been applied in the trajectory although the SoCG and planning application progress provides encouraging direction of travel for potential earlier delivery. The trajectory forecasts delivery in 2028/29. | Y |
| CC10 | Land at Garden Street and Rouen Road, Norwich (approx. 1.08ha) is allocated for housing led mixed use development. This will accommodate approximately 100 homes. | 0 | 0 | 0 | 100 The SoCG estimates application in 2022 and 2 year site development. Norwich City Council is required to negotiate termination of commercial leases prior to development. The trajectory takes a cautious approach and forecasts delivery of 50 per year from 2028/29. | Y |
| CC11 | Land at Argyle Street, Norwich (approx. 0.32ha) is allocated for residential development. This will accommodate approximately 15 homes. | 0 | 14 | 0 | 0 Delivery forecast for completion in 2022/23 within adopted Y plan allocation timescale to 2026. | Y |
| CC13 | Land at Lower Clarence Road (approx. 1.00ha) is allocated for residential development, for a minimum of 45 dwellings. | 0 | 0 | 0 | 45 Network Rail have, since Reg 19, advised that they have reviewed their approach and are likely to develop site as a car park associated with the railway station. Currently limited likelihood of progressing with housing, however the trajectory cautiously forecasts delivery in 2037/38. | Y |
| CC15 | Norwich Mail Centre, 13-17 Thorpe Road, Norwich (approx. 1.52Ha) is allocated for residential led mixed use development. This will accommodate in the region of 150 homes. | 0 | 0 | 0 | 150 Royal Mail will have to relocate their operation. This has not progressed as quickly as was first anticipated when site was initially adopted - now forecast for latter years of GNLPL. The trajectory forecasts delivery of 75 per year from 2036/37. | Y |
| CC16 | Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way, Norwich (approx. 2.23ha) is allocated for mixed use development to include residential, leisure, community, office and ancillary small retail uses. This will accommodate a minimum of 270 homes. | 73 | 101 | 0 | 0 This allocation is on site, and has delivered some phases with others in the pipeline to deliver in 2021/22. Also re-working masterplan for subsequent additional stages. Delivery forecast for completion within adopted plan allocation timescale to 2026. | Y |
| CC18 (CC19) | Land at 140-154 Oak Street and 70-72 Sussex Street, Norwich (approx. 0.27ha) is allocated for residential use. This will accommodate a minimum of 27 homes. | 0 | 0 | 0 | 27 The allocation had consent on part of the land for a co-housing scheme. More land has been purchased by the co-operative to expand the project onto the adjacent site. The original site has been cleared for development. The trajectory forecasts delivery in 2029/30 | Y |
| CC24 | Land to rear of City Hall, Norwich (approx. 0.40ha) is allocated for mixed use development which may include residential, ... If developed with an element of residential uses the site could accommodate a minimum of 20 homes. | 0 | 0 | 0 | 20 There is an SoCG exploring development options for this sensitive site adjacent to listed buildings. The trajectory forecasts delivery in 2029/30. | Y |
| CC30 | Westwick Street Car Park, Norwich (approx. 0.30ha) is allocated for residential development. This will accommodate a minimum of 30 homes. | 0 | 0 | 0 | 30 The SoCG advises development in latter stage of plan. This site has not been progressed to date as it is adjacent to the allocated site CC22 -Barn Road, which was also owned by Norwich City Council. As both sites are surface car parks, it was considered necessary to continue operation of Westwick Street site whilst Barn Road was under construction. Barn Road has recently been completed with re-provision of a surface car park beneath the student accommodation development. CC30 - Westwick Street is also in current use as a Covid 19 Testing centre through the pandemic. The trajectory forecasts delivery in 2030/31. | Y |

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| R2 | Ipswich Road Community Hub, 120 Ipswich Road, Norwich (approx. 0.78ha) is allocated for residential development... If developed for residential purposes the site is expected to accommodate a minimum of 15 homes. | 0 | 0 | 15 | The SoCG estimates completion on site by 2026 in line with original allocation time scales. This is not in the current 5YLS, therefore a cautious delivery in 2026/27 has been applied in the trajectory. However, the SoCG provides an encouraging direction of travel for potential earlier delivery. | Y |
| R7 | John Youngs Limited, 24 City Road, Norwich (approx. 0.89ha) is allocated for residential development. This will accommodate a minimum of 45 homes. | 0 | 0 | 45 | The SoCG estimates a 2 year build out, with commencement in the early stage of plan. This site is not in the current 5YLS and does not have a current planning application or a consent, so has been cautiously estimated to deliver in the trajectory in 2026/27. However, the SoCG provides an encouraging direction of travel for potential earlier delivery. | Y |
| R13 | Site of former Gas Holder at Gas Hill, Norwich (approx. 0.30ha) is allocated for residential development. This will accommodate a minimum of 15 homes. | 0 | 15 | 0 | Delivery is forecast in 2025/26 in the current AMR site forecast, within the adopted plan allocation timescale to 2026. | Y |
| R14/R15 | Land at Ketts Hill and east of Bishop Bridge Road, Norwich (approx. 1.65ha) is allocated for residential development. This will accommodate a minimum of 80 homes. | 0 | 26 | 54 | Remedial works are under way relating to the recently dismantled gas holder. As this work is anticipated to take 2 years, a planning application has not been pursued yet. 26 units are anticipated in 2025/26 in the AMR site forecast, with the remainder being delivered at 25 per year beyond 2026. | Y |
| R17 | Site of former Van Dal Shoes, Dibden Road, Norwich (approx. 0.54ha) is allocated for residential development. This will accommodate a minimum of 25 homes. | 0 | 60 | 0 | Delivery is forecast for completion in 2025/26 in the current AMR site forecast, within the adopted plan allocation timescale in 2025/26. There is no planning consent in place at present. | Y |
| R18 | Site of former Start Rite Factory, 28 Mousehold Lane, Norwich (approx. 0.86ha) is allocated for residential development which may be provided either as general needs housing or care home. This will accommodate a minimum of 40 homes. | 0 | 71 | 0 | Delivery forecast for completion in 2022/23 in the current AMR 5YLS, within adopted plan allocation timescale to 2026. No SoCG, however the consented allocation is counted in the 5 year land supply. | N |
| R19 | Land north of Windmill Road, Norwich (approx. 0.19ha) is allocated for residential development. This will accommodate in the region of 17 homes. | 0 | 17 | 0 | Delivery forecast for completion in 2022/23 in the current AMR 5YLS, within adopted plan allocation timescale to 2026. There is no SoCG, however the consented allocation is counted in the 5 year land supply. | N |
| R20 | Land east of Starling Road, Norwich (approx. 0.27ha) is allocated for residential development. This will accommodate a minimum of 23 homes. | 0 | 28 | 0 | Delivery is forecast for completion within the adopted plan allocation timescale to 2026 While there is no SoCG, the allocation is consented and 19 units expected to be delivered in 2025/26 are included in the 5 year land supply. Numbers have been updated here from 19 to 28 in line with consents: 18/00271/F, 51 Starling Road, construction of 9 No. dwellings. 18/00952/O, Enterprise Garage 47 Starling Road, Outline application including matters of access, layout and scale for the demolition of derelict workshops and construction of 19 flats with associated works. Both have recent applications discharging conditions. | N |
| R29 | Two sites at Hurricane Way, Airport Industrial Estate, Norwich (Site A, land north of Gamecock Close and west of 6-14 Hurricane Way, (approx. 0.26 ha) and Site B, land between Hurricane Way and Stirling Road, (approx. 2.28 ha)) are allocated for light industrial and housing development. This will accommodate a minimum of 30 homes. | 0 | 30 | 0 | Delivery is forecast for completion in 2025/26 in the AMR Five-year Land supply and Sites Forecast. The site is also included in the trajectory on this basis. This site is currently being marketed. | Y |
| R31 | Heigham Water Treatment Works, Waterworks Road, Norwich (approx. 1.37ha) is allocated for housing led mixed use development and public open space. This will accommodate a minimum of 60 homes. | 0 | 0 | 60 | The site area has been reduced since originally being allocated to allow more land for water works operational purposes. The SoCG advises that changes in operational purposes restrict bringing site forward prior to 2025-30. The trajectory forecasts delivery of 30 per year commencing in 2030/31. | Y |
| R33 | Site of former Earl of Leicester Public House, 238 Dereham Road, Norwich (approx. 0.14ha) is allocated for residential development. This will accommodate in the region of 10 homes. | 0 | 0 | 10 | No SoCG or 5YLS return. The trajectory cautiously forecasts delivery in 2037/38 | N |
| R36 | Mile Cross Depot, Norwich (approx. 4.40ha) is allocated for mixed use development with residential and associated community uses. This will accommodate a minimum of 170 homes. | 0 | 150 | 0 | Delivery forecast for completion within the adopted plan allocation timescale to 2026, with 50 homes in 2023/24 and 106 in 2024/25. (Note allocation is for 170, the SoCG says 150-200.) | Y |
| R37 | The Norwich Community Hospital site, Bowthorpe Road, Norwich (approx. 5.30 ha) is allocated for hospital development and ancillary activities, plus associated supported living, care and key worker accommodation, and residential development. This will accommodate a minimum of 80 homes. | 0 | 0 | 80 | Outline consent granted, including section 106 signed, in 2021. As this site is not in the current 5YLS, a cautious approach has been applied in the trajectory forecasts delivery of 40 units per year commencing in 2030/31. However, the SoCG and recent planning consent and Section 106 agreement provide an encouraging direction of travel for potential earlier delivery. | Y |

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| R38 | Three Score, Bowthorpe, Norwich (approx. 25.29ha) is allocated for an urban extension including housing, open and play space and associated infrastructure. This will accommodate in the region of 900 homes. | 32 | 318 | 479 This strategic long term allocation is currently on site. Phase 1 (Housing with care) has been delivered and phase 2 (housing) is currently nearing completion. The phase 3 planning application is currently under consideration, with an aspiration to commence on site later this year. This is as per 5YLS & SoCG statements. The trajectory anticipates completion of site build out by 2030/31 (assuming all reserved matters are approved in 2027 and all phases are on site by 2030). Further detail is in Appendix 5 of Topic Paper 1. There are options for acceleration of development by the NORwich City Council company, alongside potential disposal to other developers. This has extended beyond the initial 2026 date due to the high standard of innovative (passivhaus) build, the capacity of the development company and the desire to not saturate the market. | Y |
| R42 | Land west of Bluebell Road, and north of Daisy Hill Court/Coralie Court, Westfield View, Norwich, (approx. 3.40ha) is allocated for residential development for older people (over 55s). This will accommodate approximately 100 homes and/or elderly care accommodation planned as an extension to the existing development. | 0 | 110 | 35 This allocation is on site. The initial phase has been delivered. The second phase has been approved and is expected on site soon. Subsequent phases are actively in the pipeline as confirmed in the 5YLS & SoCG. The trajectory anticipates completion of the build out by 2026/7. This is broadly in line with the timescales of the adopted local plan. | Y |
| Total | | 105 | 950 | 1460 | 29 29 |

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|-----------------------------|--|----------------------|----------------------------|--------------------------|---|----------|
| DRA1 (Drayton) | Land east of Cator Road and north of Hall Lane, Drayton (Approx. 12.5 ha) is allocated for residential development, allotments and open space. This will accommodate approximately 250 homes. | 0 | 184 | 79 | Outline application original approved 2016, subsequent revisions & final full planning consent approved 20/03/2020. Trajectory anticipates build out by 2027/8, shortly after the anticipated end date of the Broadland Sites Plan. | Y |
| (EAS1) Easton and Honingham | Land south and east of Easton (approx. 52.12 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately 1,044 homes. | 0 | 424 | 530 | SoCG & 5yrs statements have been provided. Outline and some reserved matters and full permissions are in place. First completions are anticipated in Q1 2022. There is an expected average sales and build rate of 80 per year. The trajectory anticipates build out completing by 2032/3. Further detail on this strategic site is in Appendix 5 to Topic Paper 1. | Y |
| HEL1 (Hellesdon) | Land at Hospital Grounds, southwest of Drayton Road, Hellesdon (approx. 14.7 ha) is allocated for Mixed-Uses including residential and employment uses. The site will accommodate approximately 300 homes | 0 | 0 | 300 | The statement of common ground advises pre-app advice has been carried out, it is hoped an outline application could be secured in 2022 before the site is sold to a developer. There is the potential for a start on site 2023. With a delivery rate of 50 per year, the site could be complete by 2029. The trajectory takes a more cautious approach, anticipating build out by 2037/8. | Y |
| HEL2 (Hellesdon) | Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon (approx. 48.1 ha) is allocated for residential and open space uses. This will accommodate approximately 1,000 homes. | 53 | 174 | 735 | As detailed in the submitted SoCG there have been issues following initial outline consent relating to tree loss, surface water flooding and playspace provision which have delayed progress. The trajectory anticipates build out completing by 2036/7. Further detail on this strategic site is in Appendix 5 to Topic Paper 1. | Y |
| TROW1 (Trowse) | Land on White Horse Lane and to the rear of Charolais Close & Devon Way (approx. 9.37 ha) is allocated for residential development with new primary school. This will accommodate approximately 181 new homes. | 25 | 124 | 8 | This site is currently being built. The trajectory shows phase one (White Horse Lane for 74 homes) build out to be completed by 2022/3. Phase two is shown in the five year land supply and trajectory as 75 homes to be completed by 2025/26. An uplift of 8 dwellings (83 in total) for phase two received full planning permission (ref. 2019/2318) in December 2020. The additional 8 have been forecast for delivery in 2026/27 in the housing trajectory. | Y |
| Total | | 78 | 906 | 1652 | | 5 |

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| HAR 4 | Land at Spirketts Lane, Harleston (approx. 3.31 ha) is allocated for residential development. This will accommodate approximately 95 homes. | 0 | 0 | 95 | SoCG delivery statement provided by agent Durrants. The trajectory anticipates completion of build out by 2028/9. | Y |
| HAR 5 | Land off Station Hill, Harleston (approx. 1.23 ha) is allocated for mixed use. Employment uses will include class E(g) office, research and development, and industrial process that can be carried out in a residential area. | 0 | 0 | 40 | An SoCG has been provided by Bullen Developments. Planning application 2019/2115 for 40 homes is pending a decision. A resolution to grant approval has been given and a decision is expected imminently. Delivery is anticipated in 2026/27. | Y |
| Total | | 0 | 0 | 135 | | 2 |

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|---------------------------|---|----------------------|----------------------------|-----------------------------------|--|----------|
| ACL1 | Land to the north of Norwich Road, Acle (approx. 5.6 ha) is allocated for residential development. This will accommodate approximately 140 homes. | 0 | 140 | 0 | Planning application Ref: 20172189 is being progressed by Lovell Partnerships Ltd. | N |
| ACL2 | Land to the south of Acle station, between Reedham Road and New Reedham Road (approx. 2.0 ha) is allocated for residential and employment development. This will accommodate approximately 30 homes, with the remainder for class E(g) employment. | 0 | 30 | 0 | Planning application Ref: 20180941 is currently being progressed by Crocus Contractors | N |
| BLO1 | Land to the south of A47 and north of Yarmouth Road, Blofield (approx. 9.8 ha) is to be developed in accordance with planning permissions 20140758 and 20160488. This will include a mixed- use development to deliver 175 dwellings, a maximum floor space of 4,000 sqm E(g) use class and open space. | 74 | 59 | 0 | Planning permission Ref: 20160488 is being progressed by Bovis Homes. | N |
| BRU2 | Land north of Berryfields, Brundall (approx. 7.3 ha) is allocated for recreational open space. | 0 | 114 | 41 | Part of this site is an open space allocation that is now consented for residential use. Application 20161483 is being progressed by Norfolk Homes. Construction is anticipated to start in 2021/22. | N |
| HET 1 (part of GNLPO177A) | Land north Hethersett (approx. 65ha) is allocated for mixed use, to include approximately 1,369 dwellings, community uses, open space and green infrastructure. | 104 | 522 | 187 (+ 200 uplift from GNLPO177a) | This is a strategic allocation for 1,369 homes that is well-established on site, and is being built out by Persimmon Homes and Taylor Wimpey. Delivery rates are good and the entire scheme, including an uplift of 200 homes, is projected to complete in 2030. | Y |
| HET 2 | Land north of Grove Road (approx. 3.8ha) is allocated for at least 40 places of extra care housing. | 0 | 0 | 40 | This site is considered developable, and will be 'unlocked' by the building out of the strategic allocation HET1. Construction is thus projected to begin later in 2028. | N |
| REP1 | Land off Broomhill Lane, Reepham (approx. 8.2ha) is allocated for residential development & community facilities (including cemetery land, recreational open space and a sports hall). This comprises land to the north (approx. 5.7 ha) and south (approx. 2.5 ha) of Broomhill Lane, Reepham. The site will accommodate approximately 100 homes in total. | 0 | 0 | 140 | This site is being progressed by Lovell Partnerships Ltd. Application 20200847 for 141 dwellings is pending a decision. The SoCG shows that challenges of this site are being resolved to do with highways access and an obligation to assist delivering a sports hall. Delivery of homes is expected to commence from 2026 onwards. | Y |
| REP2 | Land at former station yard, Station Road, Reepham (approx. 2.8 ha) is allocated for a mixed development of residential and employment. This will accommodate approximately 20 homes, E(g) and B2 employment uses. | 0 | 52 | 0 | There is permission (Ref: 20180963) for mixed use supported housing and care scheme which will be delivered within the plan period. | N |
| Total | | 178 | 917 | 408 | | 8 |

Excludes 200 uplift at Hethersett

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| BLO5 | Land to the north of Blofield Corner, opposite 'Heathway', Blofield Heath (approx. 0.97ha) is allocated for residential development. This will accommodate approximately 36 homes. | 0 | 36 | 0 | Ref: 20162199 permission is still considered developable. | N |
| BUX1 | Land east of Lion Road, Buxton (approx. 0.7ha) is allocated for residential development. This will accommodate approximately 20 homes. | 0 | 0 | 20 | Developable, but landowner declined opportunity to submit an SoCG . | N |
| CAW2 | Land east of Gayford Road, Cawston (approx. 0.8ha) is allocated for residential development. The site will accommodate approximately 20 homes. | 0 | 20 | 0 | SoCG Delivery Statement provided by landowners -- the Pye Family. | Y |
| COL1 | Land at Rectory Road, Coltishall (approx. 1.0ha) is allocated for residential development. This will accommodate approximately 30 homes. | 0 | 30 | 0 | Ref: 20170075. SoCG Delivery Statement provided by developers -- Crocus Contractors. | Y |
| COL2 | Land at Jordan's Scrapyard, Coltishall (approx. 1.8ha) is allocated for residential development. This will accommodate approximately 25 homes | 0 | 30 | 0 | SoCG Delivery Statement provided by landowners -- Jordan/Bambridge. | Y |
| FRE1 | Land north of Palmer's Lane, Freethorpe (approx. 0.34ha) is allocated for residential development. This will accommodate approximately 10 homes. | 0 | 5 | 0 | Ref: 20181845 permission. Still considered developable. | N |
| HNF1 | Land east of Manor Road, Newton St Faith (approx. 2.53 ha), is allocated for residential development. This will accommodate approximately 60 homes. | 3 | 65 | 0 | Ref: 20182043. Being progressed by Lovell Partnerships Ltd. | N |
| SWA1 | Land to the rear of Burlingham Road/St Marys Close, South Walsham (of approx. 0.68ha) is allocated for residential development. This will accommodate at least 20 homes. | 0 | 0 | 21 | Application 20161643 has approval, but SWA1 is likely to be developed with adjacent land on site GNLP0382. This will resolve access constraints to the site, which is the reason for the current delay. An SoCG has been provided by the landowners/developers -- Norfolk County Council/Repton Property Developments. | Y |
| Total | | 3 | 186 | 41 | | 8 |