

Topic Paper - Policy 1 Growth Strategy – Update to Housing Trajectory Tables and Graphs in Appendix 4, November 2021

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Introduction to this Update Note

1. The Regulation 19 submission draft of the plan was prepared in late 2020 and included a total housing potential of 49,492.
2. This figure was derived from:
 - housing completions during the first two years of the plan, 2018/9 and 2019/20 (5,240 homes);
 - the existing commitment of development sites as at April 2020 (31,452);
 - new allocations resulting from this plan (10,704);
 - delivery of small-scale sites of 3 or 5 homes enabled by Policy 7.5 of the GNLP (800);
 - the expected supply of homes by windfall sites (1,296).
3. Since the Regulation 19 submission draft was prepared, the housing trajectory has been kept under review, and during the last 12 months, has been updated. Importantly, the trajectory in this document includes housing completions in 2020/21.
4. This note updates parts of Topic Paper - Policy 1 Growth Strategy – Appendix 4 (D3.2). Specifically:
 - Table 4: Housing trajectory to 2018/9 to 2037/38
 - Graph: Housing Trajectory -- Delivery of Greater Norwich's Local Housing Need (LHN) 2018/19 to 2037/38
 - Graph: Managed Trajectory - Local Housing Need (LHN) of 40,541 to 2037/38 Taking Account of Past/Projected Completions of 47,184
 - Housing Supply Summary.
5. As part of updating the housing trajectory, a site-by-site review of all allocations and commitment sites has been completed too.
6. This means that accompanying this note is a revised Appendix 4 spreadsheet (D3.2C).

Explanation for the Updates to the Housing Trajectory

7. Updates to the housing trajectory during November 2021 relate to various issues:
 1. The ratio by which student accommodation is converted into a housing figure.
 2. The ratio by which specialist older people's accommodation is converted into a housing figure.
 3. Change over time related to when and how much housing individual sites are projected to yield, using the 5-year land supply sites that were recently agreed at a planning appeal (Becket's Grove, Wymondham).
 4. Avoiding double counting of sites which are both commitments with planning permissions and a new GNLP site allocation.
 5. Updating of how 'windfall' sites are counted in the housing trajectory.

1. Student Accommodation

8. In the Regulation 19 draft of the plan all student accommodation was counted at a ratio of 1:2.5. This was consistent with the ratio used to measure completions from student accommodation in line with the housing delivery test measurement rule book (24 July 2018). This approach has now been revised taking into account the differences in approach taken between the measurement of equivalent housing completions from student accommodation in the Housing Delivery Test and the approach to calculating equivalent dwellings in housing land set out in the Planning Practice Guidance (Paragraph: 034 Reference ID: 68-034-20190722, Revision date: 22 July 2019)
9. The Housing Delivery Test rule book sets out that net homes delivered from the net increase in student communal accommodation should be calculated with reference to the average number of students in student only households in England. This is equivalent to a ratio of 2.5 net student bedrooms to 1 net new home. Any schemes delivered in 2018/19 and 2019/20 have been counted in this way.
10. When looking forward for land supply purposes, in accordance with the PPG, a locally calculated ratio of 1:2.85 for net new bedroom delivery in communal student accommodation is used, based on local census data. The exception to this is studio-flat student accommodation which the PPG explicitly says can be counted on a one for one basis. Where proposed allocations are not currently consented the proportion of the accommodation which will be studio flats and the proportion that will be communal accommodation is not known. In this instance a ratio of 1:2.85 has been used as a conservative estimate. If the schemes are subsequently consented with some studio accommodation this may be counted as an uplift, the quantities of which are expected to be marginal.
11. Using this approach the following schemes adjust to:

Settlement	Address	Reference	Reg 19	Trajectory
Norwich	Duke Street, land adjoining Premier Inn and River Wensum	GNLP0068 (18/01552/F)	56	58 dwellings equivalent (125 en-suite rooms counted at 1:2.85 = 44) (14 studios counted at 1:1)
Norwich	Bluebell Road (UEA, land north of Cow Drive).	GNLP0133C (R40) (15/00121/F & 16/00099/MA)	160	143 dwellings equivalent

Settlement	Address	Reference	Reg 19	Trajectory
				(398 en-suite rooms counted at 1:2.85 = 140) (3 studios counted at 1:1)
Norwich	UEA Grounds Depot	GNLP0133-E	160	140 dwellings equivalent (unconsented allocation for 400 rooms forecast at 1:2.85)
Norwich	Barn Road Car Park	CC22 18/01315/F	120	179 dwellings equivalent (189 en-suite rooms counted at 1:2.85 = 66) (113 individual studios counted at 1:1)
Norwich	Mary Chapman Court	18/01524/F	-8	-7 dwellings equivalent (100 en-suite rooms new build replacing 120 rooms – so net loss both counted at 1:2.85)
Norwich	Queens Road and Surrey Street (land adjacent to Sentinel House)	GNLP0451 CC29 18/00437/F 19/01405/MA	101	107 dwellings equivalent (217 en-suite rooms / 6 accessible en-suite rooms counted at 1:2.85 = 78) (25 studios / 4 accessible studios counted at 1:1 = 29)
Norwich	Duke Street, St Crispins House	17/01391/F 20/00146/NMA	274	406 dwellings equivalent

Settlement	Address	Reference	Reg 19	Trajectory
				(431 en-suite rooms counted at 1:2.85 = 151) (255 studios counted at 1:1)
Norwich	112 St Mildreds Road		13	12 dwellings equivalent (34 en-suite rooms counted at 1:2.85)
Total			876	1,038

2. Older People's Accommodation

12. Planning guidance indicates that when counting older people's accommodation, such as extra care housing, care homes, and nursing care, a ratio should be applied to convert units of accommodation to a housing equivalent figure. The ratio used here where accommodation is CIL liable as C2 accommodation is 1:1.8. Where units are CIL liable as C3 they are counted at a ratio of 1:1.
13. When looking forward for land supply purposes where proposed allocations are currently not consented, it is not known what proportion of the accommodation will be C2/C3. In accordance with the PPG a locally calculated ratio of 1:1.8 for net new bedroom delivery is used for Broadland and South Norfolk, and a ratio of 1:1.7 is used for Norwich based on local census data. If the schemes are subsequently consented with some C3 accommodation this may be counted as an uplift, the quantities of which are expected to be marginal.
14. When applied to sites in the trajectory the following schemes adjust to:

Settlement	Address	Reference	Reg 19	Trajectory
Norwich	Bartram Mowers, Bluebell Road - Phase 2	R42 18/00265/F	100 (50 for phase 2, 50 for phase 3)	115 dwellings equivalent (Phase 2: 50 C3 units. counted at 1:1) Intention to submit an application for 110 further units in phase 3, but it is not yet known if this will be

Settlement	Address	Reference	Reg 19	Trajectory
				C2/C3, so counted at 1:1.7 = 65).
Norwich	Mousehold Lane Start-Rite Factory	R18 18/01772/F 20/01624/MA	40	71 dwellings equivalent (121 C2 units – counted at 1:1.7)
Broadland (Reepham)	Old Station Yard, Cawston Road / Stoney Lane.	20180963 (REP2)	20	53 dwellings equivalent
Broadland (Thorpe St Andrew)	Oasis Sport and Leisure Centre / Land East of Pound Lane	20190016	27	53 dwellings equivalent (99 units counted at 1:1.8 = 55 – minus 2 to account for demolition of 2 homes to facilitate new development)
South Norfolk (Colney)	Colney Hall, Watton Road	GNLP0253	200	111 dwellings equivalent (200 C2 units – counted at 1:1.8)
Total			387	403

3. Change over Time

15. Some errors and omissions have also been identified in the spreadsheet that was provided as part of Appendix 4 to Topic Paper 1 in September 2021. These have since been put back in the spreadsheet and the information is consistent again with the most recently published Housing Land Supply Assessment in the Annual Monitoring Report (AMR) 2019-20 ([D1.4D](#)). As well as reflecting the supply of sites that was recently tested and agreed at a planning appeal (see the Becket's Grove, Wymondham appeal decision ([D1.4B](#)) in May 2021 and appendix 2 of the subsequent local planning authority statement ([D1.4C](#)) for further detail).
16. Specific changes for Norwich are:

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes
Norwich	Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott (allocation)	R11	400 included in the August 2021 trajectory. However, the existing ATB Laurence Scott business continues to operate from the site and it is not a carried forward allocation in the plan.	Decrease of 400 homes
Norwich	Barrack Street – CC17a (permission); CC17b and part CC17a (application) and Barrack Street / Whitefriars (application)	CC17a 15/01927/O 18/01286/F	200 included in the August 2021 trajectory. However, allocation and planning approval is for 220.	Increase of 20 homes.
Norwich	Dibden Road, Van Dal Shoes and car park (allocation)	R17	Decreased to allocation figure of 25. A delivery statement outlining potential for 60 homes has been withdrawn.	Decrease of 35 homes.
Norwich	Mile Cross Depot (allocation)	R36	Trajectory showed 150 homes but is updated to 170 in accordance with allocation.	Increase of 20 homes.

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes
Norwich	Rose Lane and Mountergate, land at (allocation)	CC4a + CC4b	250 counted at Regulation 19, however the trajectory showed 300 in accordance with adopted allocations. Carried forward allocation reduced this to 250 homes	Decrease of 50 homes.
Norwich	60 St Faiths Lane	17/00361/U	Updated evidence shows that the development is in hotel use, and the change of use is undeliverable.	Decrease of 41 homes.
Total				Overall decrease of 486 homes.

17. Specific changes for Broadland are:

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes
Blofield, Broadland	Yarmouth Road, Manor Road, Former Piggeries,	20150262	13 in Reg. 19 plan – not in trajectory as has now expired	Decrease of 13 homes
Blofield, Broadland	Land to the north of Yarmouth Road	20172131	Allocation was 175 homes and the	Decrease of 12 homes in accordance with the

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes
			consent was for 163 homes	planning consent.
Coltishall with Horstead Belaugh, Broadland	Land at Jordan's Scrapyard	COL2	Allocated for 25 homes but was previously listed for 30 homes.	Decrease of 5 homes.
Drayton, Broadland	Land East of School Road	DRA2	Was allocated for 20 homes in the current plan but is not a carried forward allocation.	Decrease of 20 homes.
Great and Little Plumstead, Broadland	Land at Former Little Plumstead Hospital, Hospital Road	20130906	21 counted at Reg. 19, no longer counted in trajectory	Decrease of 21 homes.
Hellesdon, Broadland	Royal Norwich Golf Club, Drayton High Road	HEL2 20171514, 20151770	975 counted at reg 19, new information reduces this to 962	Decrease of 13 homes.
Horsford, Broadland	Land to the East of Holt Road	20161770	Reg. 19 counted 178, new information states 223.	Increase of 45 homes.
Reepham, Broadland	New Road	871709	Application from 1987, considered appropriate to remove.	Decrease of 9 homes.
Reepham, Broadland	Land off Broomhill Lane	20200847, REP1	Allocated for 120, updated information since Reg. 19 shows	Increase of 21 homes.

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes
			consent for 141.	
Taverham, Broadland	Land between Fir Covert Road and Reepham Road, Taverham	GNLP0337R	Allocated for 1,400 homes, counted as 1,405 homes at Reg. 19. Up to date information suggests 1,450 homes	Increase of 45 homes.
Growth Triangle, Broadland	Blue Boar Lane	20130224 20160751 20160911 20160912 20160930 20152081	375 homes remaining in 5-year land supply, Reg. 19 counted 347	Increase of 28 homes
Growth Triangle, Broadland	Land South of Salhouse Road	20160498	Reg. 19 counted 552, 5-year land supply shows 535	Decrease of 17 homes.
Growth Triangle, Broadland	Lan East of Broadland Business Park	GT11	Reg. 19 counted 550, 5-year land supply shows 520	Decrease of 30 homes.
Growth Triangle, Broadland	North Rackheath	GT16	The allocation is for 3,000 homes in total. In Reg. 19 2,404 homes were projected within the plan period to 2038. Trajectory now projects 2,125 within the plan period.	Decrease of 279 homes.

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes
Growth Triangle, Broadland	White House Farm (North East)	GT20	Included in Reg. 19 for 516 homes, counted in 5-year land supply for 456.	Decrease of 60 homes
Total				Overall decrease of 340 homes.

18. Specific changes in South Norfolk are:

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes
Hingham, South Norfolk	Land north of Springfield Way and west of Dereham Road	GNLP0503	20 – site has subsequently been withdrawn.	Decrease of 20 homes
Cringleford, South Norfolk	Cringleford NP allocation - South of the A11	Neighbourhood Plan Allocation	In Reg. 19 at 1,763 homes. Now in the trajectory for 1,796 homes.	Increase of 33 homes.
Easton, South Norfolk	Easton Land N & S of Dereham Road. Easton Land S & E of Easton	2014/2611 EAS1	Allocation for 1,044 homes. 90 homes from land east of Easton Gymnastics Club have been removed from the trajectory as this is now consented for a Special Educational Needs School	Decrease of 90.

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes
Hales, South Norfolk	Land at Yarmouth Road/west of Hales Hospital	2018/1934	Counted as 10 at Reg 19. 5-year land supply counts 20	Increase of 10 homes
Harleston, South Norfolk	Land off Station Hill	2019/2115, (HAR 5)	Counted as 30 in Reg. 19, Counted as 40 in the 5-year land supply.	Increase of 10 homes
Poringland, South Norfolk	West of The Street/North of Shotesham Road	2011/0476/O	Not counted at Reg. 19 but counted now due to review of residential land monitoring.	Increase of 15 homes
Trowse, South Norfolk	Devon Way/Hudson Avenue	TROW1 2014/0981 2018/2318	Counted as 181 homes at Reg. 19, draft 1 of Trajectory counted this at 173. Updated in accordance with allocation and consents	Increase of 8 homes
Wymondham	South Wymondham	2015/2380 2016/2586 2015/2168 2012/0371 2015/1649	Updated information on completions in 2020/21.	Decrease of 33 homes
Total				Overall decrease of 67 homes.

4. Avoiding Double Counting of Sites, which are both Commitments, Uplift Sites, or New Allocations

19. The information prepared for the Regulation 19 submission draft was based on an analysis of all existing planning permissions. For reasons of consistency, the latest trajectory is derived from the 5 Year Land Supply Statement. This change presented the need for further work to prevent the risk of ‘double-counting’ because some sites that are already GNLP allocations are already permitted, and in other instances the GNLP makes an allocation that uplifts an existing allocation site. To safeguard against double counting where a GNLP allocation already has permission, such sites are shown in the trajectory as ‘in commitment’. Where the GNLP allocates an uplift on an existing allocation, this also has been shown separately in the trajectory to provide clarity.

20. Sites where this is the case and where care has been taken to avoid double-counting are:

- Anglia Square, which has an extant permission for 198 homes and is also a new GNLP allocation for 800 homes (ref: GNLP0506). The extant permission exists, and is shown in the spreadsheet for completeness, but is unlikely to be delivered.
- The East Norwich Strategic Regeneration Area is a GNLP allocation for 4,000 homes, but some elements of this area already have permission. For completeness, the sites are shown in the spreadsheet, with a note stating, ‘Part of East Norwich allocation’. These permissions that are already part of the East Norwich Strategic Regeneration Area are:

Settlement	Address	Reference	Homes
Norwich	Bracondale, Deal Ground (allocation) excludes May Gurney/Carrow Yacht Club site (SNDC) (allocation and permission).	R9 12/00875/O	Outline (580 homes)
Norwich	Cremorne Lane, Utilities Site parts within Norwich (allocation)	R10 15/00997/F (withdrawn)	minimum of 100 dwellings
South Norfolk, Trowse	May Gurney/Keir site & Carrow Yacht Club	2011/0152	Outline (90 homes)
Total			770 homes.

Settlement	Address	Reference	Homes

- Some sites are GNLP allocations but actually appear in 'commitment' due to them already being identified as part of the 5 Year Land Supply Statement work. This is noted in the trajectory spreadsheet, but for clarity these are:

Settlement	Address	Reference	Homes
Norwich	Duke Street, land adjoining Premier Inn and River Wensum	GNLP0068 18/01552/F	56
Norwich	Bluebell Road (UEA, land north of Cow Drive)	GNLP0133-C R40 15/00121/F & 16/00099/MA	140
Norwich	Constitution Hill, Constitution Motors	GNLP0282 18/00917/O	12
Norwich	Land at Whitefriars	GNLP0409AR 18/01286/F	220
Norwich	Queens Road and Surrey Street, land east of Sentinel House	GNLP0451 17/00304/PDD 18/00437/F 19/01405/MA	88
Norwich	Duke Street, St Marys Works	GNLP3054 16/01950/O	151
Total			667

- In some instances where a site has been shown to be capable of sustainably providing more homes than was originally thought, housing numbers on an existing allocation are uplifted by a new GNLP allocation. This is clearly shown in the trajectory spreadsheet, but for clarity sites where this occurs are:

Settlement	Address	Reference	Homes
Cringleford, South Norfolk	Land south of Newfound Farm, Colney Lane	GNLP0307 GNLP0327 HOU1	410
Hethersett, South Norfolk	Land north of the Poppyfields development	GNLP0177-A HET 1 2017/0151/D	200

Total			610

21. Changes in how commitment and allocations have been reconciled with the figures published in the Regulation 19 pre-submission draft.

22. For Norwich these changes are:

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes,
Norwich	Duke Street, former EEB site (Dukes' Wharf)	GNLP0401	100	No difference in the number of homes. However, it is now counted as an allocation rather than a commitment and uplift in the trajectory.
Norwich	Anglia Square	GNLP0506	198 counted in commitment, 698 counted in uplift (800 total)	No difference in the number of homes. However, it is now counted as an allocation rather than a commitment and uplift in the trajectory.
Norwich	Muspole Street, St Georges Works,	GNLP2114	110	No difference in the number of homes. However, it is now counted as an allocation rather than a commitment and an uplift in the trajectory.
Norwich	East Norwich Strategic	GNLP0360/30 53/R10	770 counted in commitment (670	No difference in the number of homes. ,

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes,
	Regeneration Area		consented on Deal Ground, 100 existing allocation on Utilities Site). 3,230 counted as a new allocation.	However, it is now counted as an allocation rather than a commitment and an uplift in the trajectory.

23. In Broadland, no sites were counted in commitment rather than as allocations.

24. For South Norfolk these changes are:

Settlement	Address	Reference	Figure in Commitment of Reg. 19 Plan	Difference in Homes,
Cringleford, South Norfolk	Land south of Newfound Farm, Colney Lane	GNLP0307/G NLP0327/HO U1	1,300 counted in commitment, 410 counted in uplift. Trajectory counts the 410 as a new allocation.	No difference in the number of homes. However, it is now counted as an allocation rather than a commitment and uplift in the trajectory.
Hethersett, South Norfolk	Land north of the Poppyfields development	GNLP0177-A, HET 1, 2017/0151/D	200 counted as uplift	No difference in the number of homes. However, it is now counted as an allocation rather than a commitment and uplift in the trajectory.

25. In total 2,390 homes that were counted as commitment/uplift in the Regulation 19 plan are now counted as GNLP allocations within the most recent trajectory.

5. How 'Windfall' Sites of 9 Homes or Fewer are Counted in the Housing Trajectory

26. The information prepared for the Regulation 19 submission draft was based on an analysis of all existing planning permissions. For reasons of consistency, the latest trajectory is derived from the 5 Year Land Supply Statement and uses the same methodology for calculating windfall. Information about this can be found in the answer to question 17 of the Inspectors' Initial Questions ([D1.3](#))

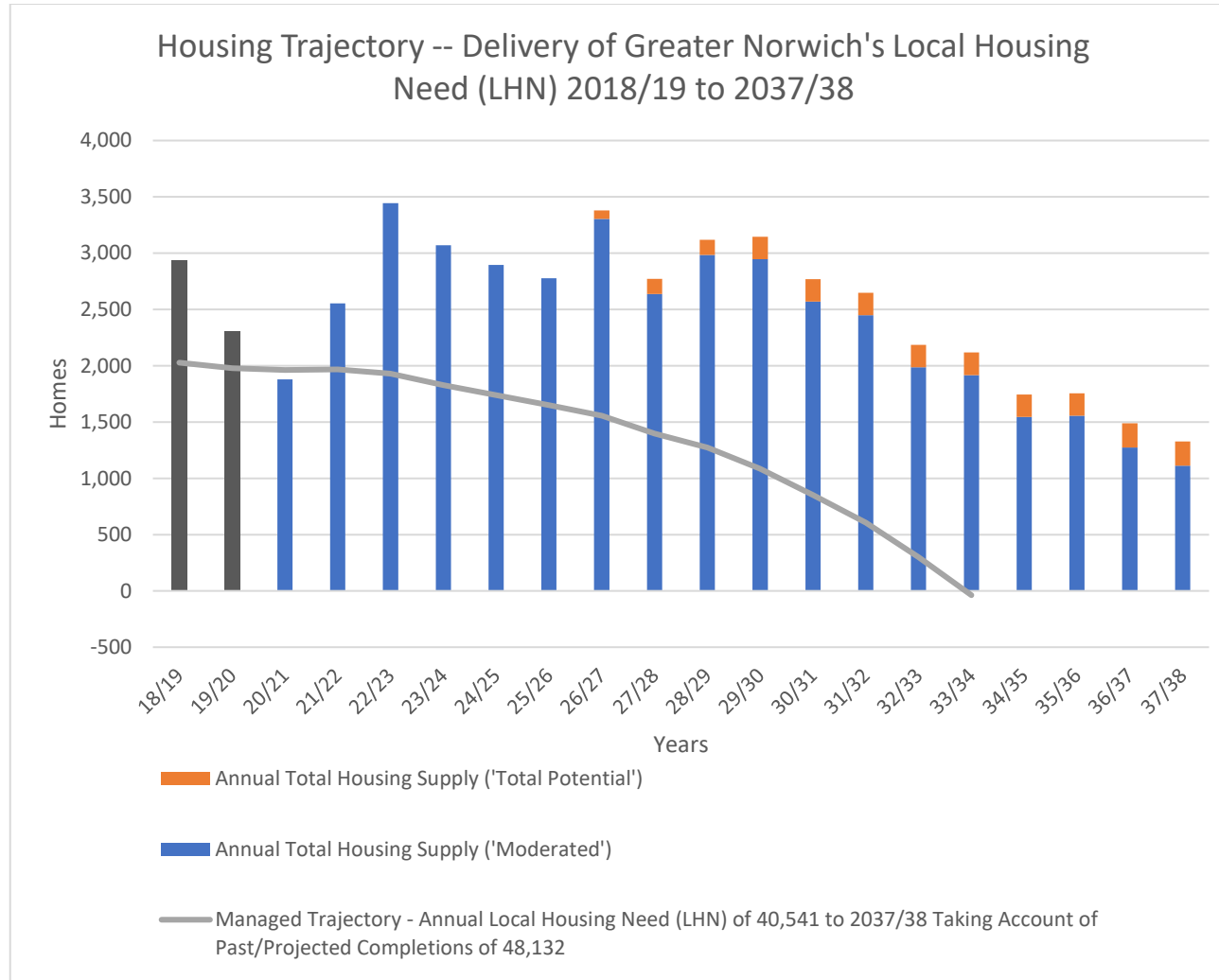
Update to Table 4 Housing Trajectory to 2018/9 to 2037/38

	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total
Manage - Annual Local Housing Need (LHN) Taking Account of Past/Projected Completions	2,027	1,979	1,961	1,966	1,929	1,828	1,740	1,651	1,557	1,398	1,274	1,084	852	606	299	-38	-527	-1,217	-2,604	-6,480	
Local Housing Need (LHN) to 2037/38	40,541	37,605	35,301	33,423	30,869	27,426	24,355	21,460	18,682	15,379	12,742	9,758	6,812	4,243	1,795	-190	-2,107	-3,652	-5,207	-6,480	
Delivery	2,936	2,304																			
Broadland Forecast			589	880	1,148	1,291	1,220	1,153	1,378	1,300	1,317	1,282	1,208	1,049	1,036	798	726	736	544	409	18,064
Norwich Forecast			528	458	1,044	386	475	556	689	470	718	852	679	750	380	600	350	450	425	482	10,292
South Norfolk Forecast			761	1,216	1,251	1,340	1,106	855	982	613	695	558	428	395	315	265	215	115	90	40	11,240
Sub-total (Greater Norwich Forecast)			1,878	2,554	3,443	3,017	2,801	2,564	3,049	2,383	2,730	2,692	2,315	2,194	1,731	1,663	1,291	1,301	1,059	931	39,596
South Norfolk Village Clusters Plan							40	60	100	100	100	100	100	100	100	100	100	100	60	40	1,200
Policy 7.5 delivery (approximately 54 per annum from 2023/24)						54	54	54	54	54	54	54	54	54	54	54	54	54	54	44	800
Windfall allowance (approximately 100 per annum from 2025/26)								100	100	100	100	100	100	100	100	100	100	100	100	96	1,296
Annual Total Housing Supply ('Moderated')	2,936	2,304	1,878	2,554	3,443	3,071	2,895	2,778	3,303	2,637	2,984	2,946	2,569	2,448	1,985	1,917	1,545	1,555	1,273	1,111	48,132
Annual Total Housing Supply ('Total Potential')	2,936	2,304	1,878	2,554	3,443	3,071	2,895	2,778	3,378	2,772	3,119	3,146	2,769	2,648	2,185	2,117	1,745	1,755	1,488	1,326	50,307
Remaining Greater Norwich Requirement to 2037/38	37,605	35,301	33,423	30,869	27,426	24,355	21,460	18,682	15,379	12,742	9,758	6,812	4,243	1,795	-190	-2,107	-3,652	-5,207	-6,480	-7,591	

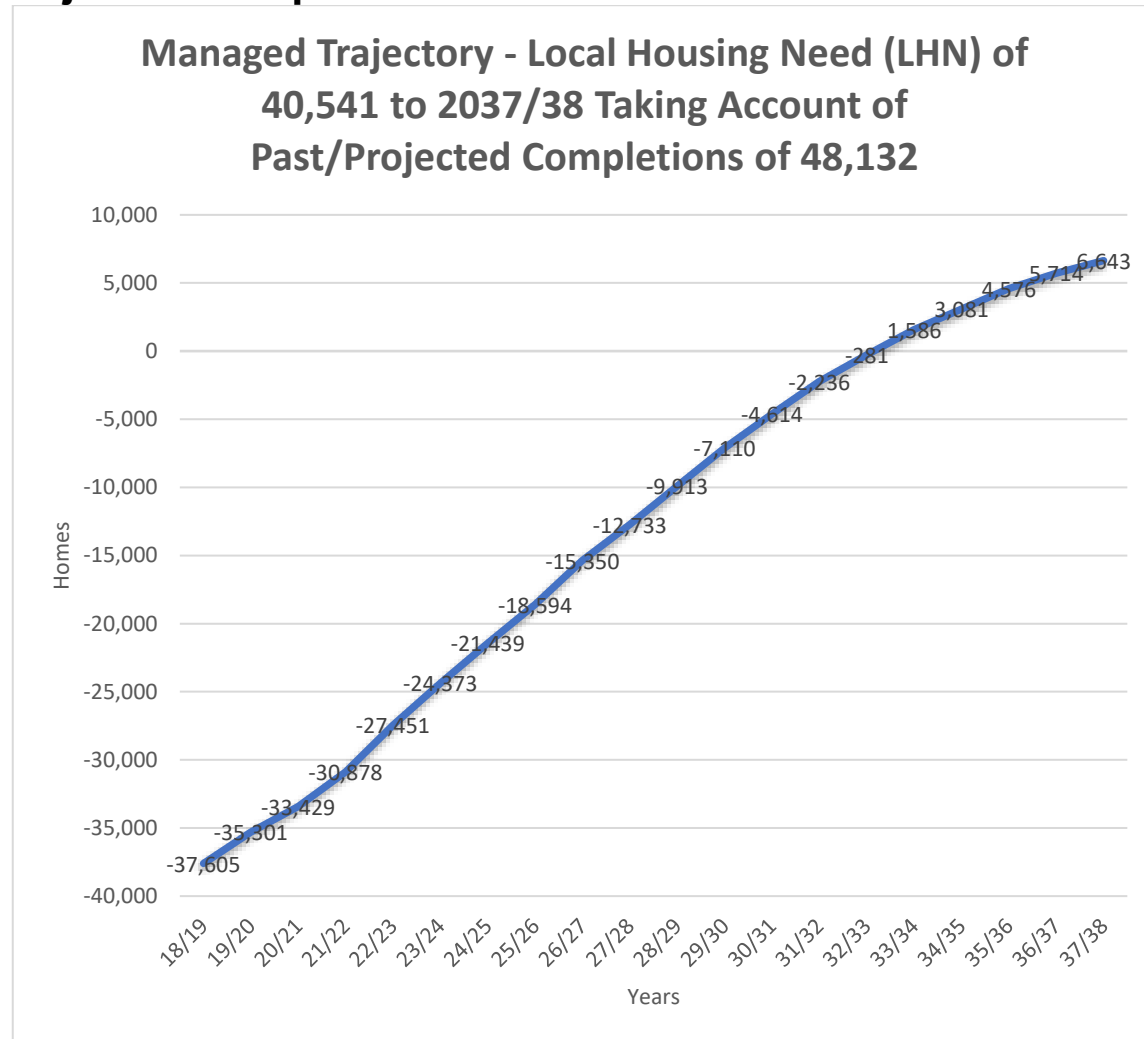
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total
Managed Trajectory - Annual Local Housing Need (LHN) of 40,541 to 2037/38 Taking Account of Past/Projected Completions of 48,132	2,027	1,979	1,961	1,966	1,929	1,828	1,740	1,651	1,557	1,398	1,274	1,084	852	606	299	-38					
Annual Total Housing Supply ('Moderated')	2,936	2,304	1,878	2,554	3,443	3,071	2,895	2,778	3,303	2,637	2,984	2,946	2,569	2,448	1,985	1,917	1,545	1,555	1,273	1,111	48,132
Annual Total Housing Supply ('Total Potential')	0	0	0	0	0	0	0	0	75	135	135	200	200	200	200	200	200	200	215	215	2,175

	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total
Managed Trajectory - Annual Local Housing Need (LHN) of 40,541 Taking Account of Past/Projected Completions of 48.132	37,605	35,301	33,423	30,869	27,426	24,355	21,460	18,682	15,379	12,742	9,758	6,812	4,243	1,795	-190	-2,107	-3,652	-5,207	-6,480	-7,591	
Managed Trajectory - Annual Local Housing Need (LHN) of 40,541 Taking Account of Past/Projected Completions of 49.079	-37,605	-35,301	-33,429	-30,878	-27,451	-24,373	-21,439	-18,594	-15,350	-12,733	-9,913	-7,110	-4,614	-2,236	-281	1,586	3,081	4,576	5,714	6,643	

Update Graph: Housing Trajectory -- Delivery of Greater Norwich's Local Housing Need (LHN) 2018/19 to 2037/38



Update Graph: Managed Trajectory - Local Housing Need (LHN) of 40,541 to 2037/38 Taking Account of Past/Projected Completions



Update Table: Housing Supply Summary

Source of Supply -- 'Moderated'	New Homes
Delivery in 2018/19, 2019/20	5,240
Broadland Forecast (2020/21 to 2037/38)	18,064
Norwich Forecast (2020/21 to 2037/38)	10,292
South Norfolk Forecast (2020/21 to 2037/38)	11,240
South Norfolk Village Clusters Plan	1,200
Policy 7.5 delivery (approximately 54 per annum from 2023/24)	800
Windfall allowance (approximately 100 per annum from 2025/26)	1,296
Total Housing -- Moderated Supply	48,132

Source of Supply -- 'Potential'	New Homes
Delivery in 2018/19, 2019/20	5,240
Broadland Forecast (2020/21 to 2037/38)	20,209
Norwich Forecast (2020/21 to 2037/38)	10,292
South Norfolk Forecast (2020/21 to 2037/38)	11,270
South Norfolk Village Clusters Plan	1,200
Policy 7.5 delivery (approximately 54 per annum from 2023/24)	800
Windfall allowance (approximately 100 per annum from 2025/26)	1,296
Total Housing -- Potential Supply	50,307