

## **Norwich City Centre and surrounding area housing/flats delivery 2016 to 2021**

Inspector's question:

*"It is envisaged that around 8,500 dwellings will be delivered both in Norwich City Centre and in the East Norwich regeneration area during the plan period. Can I ask the partnership how that compares with the historic delivery of residential development in the city centre and surrounding areas? A number of representors have raised the wider point of delivery in the city centre, much of which will be apartment development."*

1. The vast majority of the local plan defined Norwich City Centre is within the wards of Mancroft and Thorpe Hamlet. The small areas of Town Close and Lakenham wards that are within the defined city centre area have had no housing development in recent years (see appendix 1 below for a map of the local plan defined city centre and East Norwich Strategic Regeneration Area (ENSRA) boundaries, along with ward boundaries).
2. Taking a long-term view, the delivery of homes in the city centre and surrounding areas was very high with positive market conditions in the first decade of this century. In 2007/8, prior to the economic crash, 1,040 homes were delivered in Norwich as a whole, with a high proportion of these flats and high-density town houses in or close to the city centre. It is important to note that, in line with national policy at that time, this figure does not include purpose-built student accommodation (PBSA). The figure is indicative that high numbers of homes can be delivered in Norwich a single year, with many of these homes being flats and town houses in and around the city centre.
3. Table 1 below provides annual delivery figures for five years from 2016/17 to 2020/21 for Norwich as a whole and for Mancroft and Thorpe Hamlet wards as the most suitable data for the city centre and its immediate surrounding area. It also shows the city centre and immediate surrounding area's housing delivery as a percentage of Norwich wide housing delivery (not the larger Norwich Urban Area).
4. These figures include delivery from PBSA and residential institutions as allowed by the Housing Delivery Test, calculated as a ratio of homes to bed numbers.
5. The great majority of this delivery has been as flats, along with some high-density town houses, within the defined city centre and in Thorpe Hamlet ward next to Carrow Road football ground. The latter site is directly to the west of area 4 of the defined ENSRA shown on the map in appendix 1 and to the east of the defined city centre. There has been limited housing delivery in Thorpe Hamlet ward away from the development area by Carrow Road.

6. The Goldsmith Street development in Mancroft ward delivered 93 dwellings. Goldsmith Street is in Mancroft ward, outside, but close to, the plan defined city centre. There are no apartments at this development.
7. There has been no housing delivery over the last 5 years in the defined ENSRA as regeneration is yet to take place. The intention is that the Greater Norwich Local Plan policies and the emerging masterplan should provide the catalyst for the development of the new urban quarter.

**Table 1 Homes delivery in Norwich City Centre and the surrounding area, 2016 to 2021**

Year	Norwich total homes delivery (including student accommodation)	Mancroft	Thorpe Hamlet	Mancroft & Thorpe Hamlet Total	Mancroft and Thorpe Hamlet homes as percentage of Norwich total
2016/17	548	34	288	322	59%
2017/18	283	71	19	90	32%
2018/19	1,085	455	333	788	73%
2019/20	798	336	355	691	87%
2020/21	300	163	82	245	82%
<b>Total</b>	<b>3,014</b>	<b>1,059</b>	<b>1,077</b>	<b>2,136</b>	<b>71%</b>

*Please note that ward boundaries in Norwich City Council were reviewed and amended in 2018/19. This may have a marginal effect on the numbers in the table above.*

### **Conclusion**

8. Housing delivery data shows that:
  - High numbers of homes have been delivered in the city centre and surrounding areas in recent years. Delivery of 2,136 homes between 2016 and 2021 has averaged over 400 a year. The great majority of these have been apartments and high-density town houses.
  - Homes delivered in the city centre and the immediate surrounding area have formed a high proportion of housing delivery for Norwich as a whole over the last 5 years.
  - At over 400 homes per year, the average annual rate of delivery in the city centre and surrounding areas over the past 5 years is very similar to that anticipated through the GNLP for the city centre and East Norwich from 2018 to 2038 (which is  $8,500/20 = 425$  per year). During the first three years of the plan period (2018-2021), the average annual rate has been 574 homes.

## **Appendix 1**

**Map of ward boundaries in Norwich City Centre and the surrounding area (see below)**

