

Greater Norwich Local Plan
Partnership's response to a question
by Mr Hatfield, Planning Inspector
Matter 6 – Issue 5
Self/Custom-build Registrations in
Greater Norwich

Introduction

This is the Partnership's response to a question by Mr Hatfield, Planning Inspector produced by Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council as the Greater Norwich Development Partnership (GNDP).

The Document Library for the Greater Norwich Local Plan (GNLP) Examination and further information can be found on the GNLP Examination website:

www.gnlp.org.uk

The Councils have responded to each question directly in the body of the Hearing Statement.

Matter 6 - Issue 5 – Note Requested by Mr Hatfield, Planning Inspector

This is the Partnership's response to a question that Mr Hatfield asked. His question was to do with churn on the registers held for self/custom-build homes, and related to Matter 6, Issue 5. The Partnership's answer is this:

Each authority runs its register in accordance with its own administrative rules. This affects how applicants are registered and re-registered each year, and this in turn affects the overall churn of numbers on each register. The Partnership has consequently studied each of the three registers with a view to pinpointing only 'unique registrations', and to count only once the number of applicants wanting to self or custom-build in Greater Norwich.

In the case of Broadland the annual registration fee is £100, and each year applicants have to actively renew otherwise their details are removed from the register. Some applicants renew, but the longest period anyone has stayed on the register is three years, and currently there are 0 applicants registered. But when Broadland first introduced its register there was no fee for joining and some registrations were carried over into 2017. However, analysis of the Broadland register shows that there has been a total of 39 unique applications since it was setup in 2016.

Broadland	Unique Registrations
Base Period	
Base Period 1 1 April 2016 – 30 October 2016	21
Base Period 2 31 October 2016 – 30 October 2017	9
Base Period 3 31 October 2017 – 30 October 2018	3
Base Period 4 31 October 2018 – 30 October 2019	1
Base Period 5 31 October 2019 – 30 October 2020	3
Base period 6 31 October 2020 – 30 October 2021	2

Base period 7 31 October 2021 – 30 October 2022	0 to date
Total	39

In the case of Norwich the annual charge is £50 and each year applicants have to actively renew otherwise their details are removed. In recent years applicants have rarely stayed on the register for more than a year, and currently there are 2 applicants registered. Again, like Broadland, when Norwich first introduced its register there was no fee for joining and some registrations were carried over into 2017. However, analysis of the Norwich register shows that there has been a total of 92 unique applications since it was setup in 2016.

Norwich	Unique Registrations
Base Period	
Base Period 1 1 April 2016 – 30 October 2016	36
Base Period 2 31 October 2016 – 30 October 2017	42
Base Period 3 31 October 2017 – 30 October 2018	2
Base Period 4 31 October 2018 – 30 October 2019	1
Base Period 5 31 October 2019 – 30 October 2020	4
Base period 6 31 October 2020 – 30 October 2021	5
Base period 7 31 October 2021 – 30 October 2022	2 to date
Total	92

In the case of South Norfolk a different approach is taken to that of the registers in Broadland and Norwich. There is no fee for applicants to join the register and there is no mandatory renewal process. The number of applicants joining the register has continued year-on-year and 719 have joined since the register was setup. The administrative arrangements make it unlikely that there is double-counting, and officers are confident in estimating that at least 700 of the registrations are different applicants.

South Norfolk	Unique Registrations
Base Period	
Base Period 1 1 April 2016 – 30 October 2016	112
Base Period 2 31 October 2016 – 30 October 2017	156
Base Period 3 31 October 2017 – 30 October 2018	107
Base Period 4 31 October 2018 – 30 October 2019	109
Base Period 5 31 October 2019 – 30 October 2020	101
Base period 6 31 October 2020 – 30 October 2021	106
Base period 7 31 October 2021 – 30 October 2022	28 to date
Total	719

Whilst assuming there are 700 unique registrations on the South Norfolk register officers consider that a further discount of 20% could be applied. This is again to take a precautionary approach, allowing for the possibility that some applicants on the South Norfolk register may have also joined the registers in either Broadland or Norwich or that they are no longer searching for a plot.

Even with various precautionary discounts applied, combining the figures for each register gives a total of 691 applicants across Greater Norwich since the duty to hold a register was introduced. This is comprised of 39 applicants in Broadland, 92 in Norwich, and 560 in South Norfolk. Which is an estimate that compares favourably with the number of self/custom-build homes that Policy 5 of the GNLP is likely to secure.

Over the next 15 years of the plan period an estimate is made of 500 self/custom-build dwellings, from sites of 40 dwellings or more for which Policy 5 will apply from adoption. To put 500 self/custom-build dwellings in context, this is a small proportion when compared to the annual Local Housing Need of 2,027 dwellings. When annualised, and looked at over the next 15 years of the plan period, 500 self/custom-build dwellings equals 33 per year, and represents 1.6% of the annual Local Housing Need.

Lastly it is pointed out that the register data could be an under-estimate of demand, because those seeking to self/custom-build do not need to be on a self/custom-build register in order to secure a plot.