

D3.2E Topic Paper - Housing Forecasts, September 2022 (Part 2)

Broadland Site Forecasts Commentary

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
B.DR.1	DRA1	01 Norwich + Urban Fringe	Drayton	Land Adj. Hall Lane, School Road	20161066 (Outline) 20200640 (Full)	Full	267	267	Allocated. Now Full Permission (20200640). CIL Commencement Notice Dated 29/09/2021. CIL Payments Made. Under Construction. Not considered to be constrained by nutrient neutrality. Developer confirmed delivery intentions 06/05/2022.
Commitment	Commitment	01 Norwich + Urban Fringe	Drayton	Former David Rice Hospital Site, Drayton High Road	20170196 20201185	Reserved Matters	29	29	A Reserved Matters 20201185 application registered 13/04/2021, approved 11/03/2022. Drainage conditions not yet discharged. Application 20220739 to Modify/Discharge Section 106 agreement submitted 28/04/2022. Viability assessment ongoing. Additional Officer Commentary (D8.BON, p.4) reflects discussions between Council and site's agent. Due to drainage conditions still needing to be discharged, and outstanding application to revise S106, an 18-month delay has been included to allow for these issues to be resolved.
Commitment	Commitment	01 Norwich + Urban Fringe	Drayton	Land off Drayton High Road	20170212	Full	69	69	Detailed Permission. CIL Commencement Notice Dated 13/11/2019. CIL Payments Made. Developer confirmed delivery intentions 02/05/2022. Deliverable.
Commitment	Commitment	01 Norwich + Urban Fringe	Drayton	Drayton Old Lodge, 146 Drayton High Road	20180236 20210951	Full	35	35	Detailed Permission. CIL Commencement Notice Dated 21/07/2021. CIL Payments Made. Developer confirmed delivery intentions 26/04/2022. Deliverable but 18-month delay to provided forecast applied to allow for S.73 (20210513) application to be resolved.
STR.08	HEL2	01 Norwich + Urban Fringe	Hellesdon	Royal Norwich Golf Club, Drayton High Road	20171514 (RM 151) 20171514 (O 735)	Full	1,000	886	Outline. Detailed Permission for Phases 1 and 2. Phase 2 foul drainage conditions discharged under 20210502. Under Construction. Reserve Matter application for Phase 3 (20220391) submitted 07/03/2022. Developer provided delivery intentions for the period up to 2026/27 in Joint Delivery Statement D8.B5. Developer expected Phase 3 application to be granted by October 2022, enabling first completions on this phase in 2024. Application currently remains undetermined. Partnership has forecast delivery in line with the developer's projections until phase 2 is complete. Precautionary delay of 18 months allowed for the implementation of phases 3 and

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									later phases. Annual delivery of 49 units per year has been included. This reflects the average of the developer forecasts (as set out in the JDS) for the years 2022/23 to 2026/27. Rate is below that achieved elsewhere by developer and the Start to Finish average estimate of 107 units per year for a site of this size. Therefore, likely to be a cautious estimate.
B.HD.1	HEL1	01 Norwich + Urban Fringe	Hellesdon	Land at Hospital Grounds, southwest of Drayton Road		Allocation	300	300	The Additional Officer Commentary (D8.BON, p. 5) sets out a record of the conversation with the site's agent. This identifies that, as a result of nutrient neutrality, there is a realistic prospect of a delay to the submission of an allocation. Agent indicated that an early application (October 2022) was initially anticipated. Not yet received. Currently extent of work that has been undertaken to support application unclear. Given current uncertainty, partnership has assumed a valid application will be provided within 3 years of adoption of the GNLP i.e., during 2026/27. First delivery is then forecast in 30/21. This is consistent with the delivery time frame of 4 years set out in figure 4 of Start to Finish. A delivery rate of 55 units is considered realistic for a development site. This is again consistent with Start to Finish.
STR.10	GNLP0337	01 Norwich + Urban Fringe	Taverham	Land between Fir Covert Road and Reepham Road	20220455	Outline	1,400	1,400	Outline application (20220455) for 1,530 homes validated 11/03/2022. Developer provided Joint Delivery Statement D8.B10. JDS states development could start with 30 homes completed in 2024/25, increasing thereafter to 150 completions per year. Partnership has precautionarily delayed expected start on site by 18 months. This reflects any delays in decision making caused by nutrient neutrality. Forecast build rates are in line with the JDS. These are considered to accurately reflect the intentions of the developer on this site. Forecast assumes total number of homes delivered is in line with the allocation policy at 1,400 homes. This will be exceeded if the current application is approved as submitted and could therefore be a cautious estimate.

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Commitment	Commitment	01 Norwich + Urban Fringe	Taverham	Land off Beech Avenue, Taverham	20191065	Reserved Matters	93	27	Detailed Permission. Under Construction. Developer confirmed delivery intentions 10/05/2022.
B.TA.1	GNLP0159R	01 Norwich + Urban Fringe	Taverham	Land adjacent Beech Avenue Business Park, Ringland Road	20211698	Full	25	25	Full planning application submitted 16/09/2021 (District Reference: 20211698). The application is on behalf of Abel Homes, who are currently developing an adjacent development site. Joint Delivery Statement (D8.B11), confirmed that, subject to an approval for an implementable consent being granted by February 2023, the development would be constructed during the 2023/24 FYR. On the basis of the ongoing uncertainty in respect of nutrient neutrality the partnership consider that it is appropriate to add a further 18-month precautionary delay to the developer's timetable to allow for the issue to be resolved.
Commitment	Commitment	01 Norwich + Urban Fringe	Thorpe St. Andrew	Oasis Sport and Leisure Centre / Land East of Pound Lane	20190016	Full	55	55	Full Planning application (20190016) submitted 04/01/2019 for 80-bed Care Home and 19 Assisted Living Bungalows. Granted 11/02/2020. Variation of Condition application (20211168) validated 18/07/2021 along with Deed of Variation to S106. Both currently held up by nutrient neutrality. Prior to nutrient neutrality conditions were being actively discharged with the expectation of a timely start on site. Reflecting current uncertainty, first completions now forecast to be delayed until 2024/25 with the delivery of the 19 assisted living bungalows delivered first followed by the Care Home.
Commitment	Commitment	01 Norwich + Urban Fringe	Thorpe St. Andrew	Land at Griffin Lane	20160423	Reserved Matters	71	71	Extant permission for 71 homes. Current permission won't be implemented. New application (20212061) for up to 150 homes validated 09/11/2021. Both extant and resubmitted scheme linked to Pinebanks redevelopment. Promoter exploring their own nutrient neutrality mitigation. Considers first completions could be achieved as early as 2024/25. Partnership agrees the site is suitable for development but recognises the significant difference in scale compared to the extant scheme. Reflecting current nutrient neutrality delays and significant scale difference, and in the absence of a resolution in respect of the current scheme, partnership has taken the cautious approach of placing expected delivery within

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									years 10 to 15 of the plan. Furthermore, the partnership has reflected the scale of the existing scheme, not the revised and much larger scheme. The rate of delivery of 22 homes per year is assumed, this is consistent with Start to Finish assumptions but lower than the 50 per year forecast by the promoter. Should the current scheme, or one that is substantially similar be permitted then the scheme would likely be implemented much earlier, would deliver at a greater yearly rate and would deliver a significantly greater number of homes.
Commitment	Commitment	01 Norwich + Urban Fringe	Thorpe St. Andrew	Pinebanks, 9 Yarmouth Road	20160425	Reserved Matters	231	231	Extant permission for 231 homes. Current permission won't be implemented. New application (20212058) validated 09/11/2021 is for the greater number of 295 homes. Further applications, (20212059) and (20212060) for 105 and 175 homes respectively, submitted on land that is contiguous with the current permission. Both extant and resubmitted scheme linked to Griffin Lane development. Promoter exploring their own nutrient neutrality mitigation and considers first completions could be achieved as early as 2024/25. The Partnership agrees that the permitted site is suitable for development and the additional application, by virtue of lying within the built-up area are suitable in-principle. However, it recognises the substantial difference in scale compared to the approved, extant scheme. Reflecting the substantial scale difference, currently constraints posed by nutrient neutrality and the absence of a resolution in respect of the current scheme, the Partnership has taken the cautious approach. Delivery is therefore expected delivery within years 10 to 15 of the plan. Furthermore, the partnership has reflected the scale of the existing 231 home scheme, not the revised scheme or the proposals on adjacent land. The rate of delivery of 55 homes per year is assumed, this is consistent with Start to Finish assumptions. Should the resubmitted scheme(s), or ones that are substantially similar be permitted then the scheme would likely be implemented much earlier, would deliver at a substantially greater yearly rate and would deliver a substantially greater number of homes.

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Commitment	Commitment	01 Norwich + Urban Fringe	Thorpe St. Andrew	27 Yarmouth Road	20170811	Full	25	25	CIL Payments Made. Under Construction. Deliverable.
B.RA.1	GNLP0172	01 Norwich + Urban Fringe	x Growth Triangle	Land to the west of Green Lane West, (Land adj Mahoney Green) Rackheath	20172208	Outline	205	205	Outline approval granted (20172208) on 17/02/2022. Additional Officer Commentary, (D8.BON, p. 12), sets out the most recent dialogue with the developer. Taylor Wimpey have indicated that as a result of nutrient neutrality they have delayed further work on the site. Taylor Wimpey's current expectation is that they will prepare detailed applications to enable a consent to be secured in 2025. This is in line with the conditions of the outline permission. First completions are then expected during 2027. In the absence of site-specific forecasts from the developer the Partnership has assumed an annual delivery rate of 55 dwellings per year, with only 6 months of delivery during 27/28.
B.RA.2	GNLP0351	01 Norwich + Urban Fringe	x Growth Triangle	Heathwood Gospel Hall. Green Lane West, Rackheath			15	15	SoCG D2.72 sets out that the church has now been relocated to a new building that is in operation. The site is now available immediately. No clear evidence of progress having yet been made towards the submission of a planning application, but site remains actively promoted. On this basis, the partnership considers it reasonable to expect an application to be submitted during 2026/27, three years after adoption of the plan. First completions are then expected in 2030/31, circa three years after the receipt of the planning application. This is broadly in line with the timescale for the smallest site typology considered within Start to Finish. Given the small scale of the site, it is reasonable to expect development to be completed within one financial year.
STR.09	GNLP0132	01 Norwich + Urban Fringe	x Growth Triangle	White House Farm, off Blue Boar Lane/Salhouse Road			1,200	1,200	Developable as a continuation site following completion of adjacent White House farm Phase 2. Statement of Common Ground (D2.73) provided by Bidwells on behalf of Trustees of The Richard Gurney Children's Settlement Persimmon Homes Ltd, Hopkins Homes Ltd, and Taylor Wimpey demonstrates commitment to delivery. Average delivery on the 1st phase of the scheme, excluding initial part years of construction, was circa.175 units per year with the median rate approximately 190 dwellings per

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									year. Partnership has adopted the lower 175 homes per year for the purposes of the site-by-site forecasts. First completion are forecast as being achieved in 2030/31, circa 6.5 years after the anticipated adoption of the plan. In the Partnership's view the lead-in time following an application to this site is likely to be lower than on average sites as this is a continuity site for 2 previous phases of development.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land at St Faiths Road	20180920	Reserved Matters	300	264	Detailed Permission. Under Construction. Forecast in line with developer's forecast provided 21/10/21.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land South of Moorsticks, Buxton Road	20152035 (Outline) 20191472 (Detailed)	Outline	19	19	Detailed permission (20191472) granted 09/03/2022. Taking account of the uncertainty in decision making resulting from nutrient neutrality, agent indicated a 12-month delay to implementation. The LPA does not consider discharge of outstanding conditions on this permission are constrained by nutrient neutrality. Therefore, the Partnership considers that it is realistic to consider that the site will be implemented at the end of its permission period in March 2024 and allowing time for construction delivered during 25/26.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land East of Buxton Road, Spixworth	20141725 20180443	Outline	225	225	Detailed Permission. CIL Commencement Notice Dated 30/06/2021. CIL Payments Made. Delivery intention confirmed by Developer 27/04/2022. Deliverable. Due to outstanding drainage condition a precautionary delay of 18 months has been applied to the developers forecast to allow for any nutrient neutrality issues to be resolved.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Beeston Park	20121516 (Outline) 20180708 (pending determination)	Reserved Matters	3,520	3,520	Outline Permission. RM for Strategic Infrastructure (20180708) submitted. Delivery intentions confirmed in JDS D8.B20. Deliverable. The JDS for this site envisages 50 homes being completed in 2024/25 and 100 homes in 25/26. JDS explains how development will involve multiple housebuilders, stating 'It is envisaged that multiple housebuilders will be onsite at Beeston Park simultaneously and the planning permission is structured to enable the contemporaneous delivery of individual phases, with opportunity for delivery of multiple phases concurrently.' JDS also sets out that the incoming developer is pursuing their own nutrient neutrality mitigation and has experience of addressing such

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									issues successfully elsewhere in the south-east. The Partnership has taken a more cautious approach in the trajectory, allowing a further 12 months for a start-on-site and reflecting a more gradual increase in completion rates. Completions in the region of 150 homes per year are estimated on the basis of 3 outlets delivering concurrently. This rate of delivery is slightly below the 160 dwellings per year mean annual rate identified in Start to Finish for sites a mixture of both brownfield and greenfield sites of similar scale.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Phase 1a - Part 2, Land at Blue Boar Lane HH3 & HH4, Land at Blue Boar Lane Parcels TW3 & TW4, Land at Blue Boar Lane	20130224 (54) 20160751 (254) 20160930 (128)	Reserved Matters	1,233	123	Detailed permission. Under Construction. Agent confirmed delivery intentions on behalf of the developers in signed Joint Delivery Statement (D8.B21). Deliverable.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Plot 1, Land South of Poppy Way, Broadland Gate, Postwick,	20210081	Full	37	37	Detailed permission (20210081). for 66-bedroom care home granted 30/04/2021 Under construction. Developer confirmed delivery intentions 04/05/2022. Due to have completed in August 2022.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land off Green Lane West	20152081 (Outline) 20210793 (Detailed)	Detailed	50	50	Detailed Permission. Controlled by Orbit Homes. Joint Delivery Statement D8.B23 indicates that the site was initially programmed to be complete by March 2024. Orbit have pushed this back a further 6 months in their programme to account for delays in decision making resulting from nutrient neutrality. On review, LPA do not consider that the discharge of outstanding conditions is constrained by nutrient neutrality. On this basis, partnership considers that the developer's forecast is realistic.

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	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land off Green Lane West, Rackheath (Northern Parcel)	20210507	Full	120	120	Detailed permission. Outstanding conditions but discharge of these conditions is not considered to be constrained by nutrient neutrality. Joint Delivery Statement D8.B24 returned by Norfolk Homes indicates that their intention is to concentrate on completing all units to slab level by mid-2023 during the Building Regs transitional arrangements. Developer forecasts completions of first units in 2023/24 at a rate of 25/year. This is below the Start to Finish average of 55 homes per year for a site of this scale.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land off Green Lane West, Rackheath (Southern Parcel)	20210472	Full	202	202	Detailed Permission. CIL Commencement Notice Dated 04/11/2021. CIL Payment Made. Developer confirmed delivery intentions, see Additional Officer Commentary (D8.BON p. 13). Persimmon has built in a six-month delay to this site to address the delays in the discharge of conditions as a result of nutrient neutrality guidance. On review, the LPA do not consider that the discharge of outstanding conditions on this site is constrained by Nutrient Neutrality. Therefore, no further delay beyond that forecast by the developer is included. This average rate of delivery on this site is below the Start to Finish average of 55 homes per year for a site of this scale.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Phase 1, Land to the South of Salhouse Road	20190758	Reserved Matters	251	251	Detailed Permission. Under Construction. Developer, Tilia Homes, confirmed delivery intentions 10 May 22. Deliverable.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Phase 2, 3 & 4, Land south of Salhouse Road, Sprowston	20200447	Reserved Matters	535	535	Detailed Permission. Under Construction. Developer, Barratt David Wilson, confirmed delivery intentions 05/10/2021, reaffirmed May 2022 as recorded in Additional Officer Commentary (D8.BON, p. 14).

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	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land South of Salhouse Road	20190485 20201880	Full	351	351	Detailed Permission. Suite of conditions discharged. CIL Commencement Notice Dated 11/05/2022. CIL Payment Made. A S.73 Variation of Condition application was submitted May 2022 (20220782) to revise the layout. S.73 subsequently withdrawn. Development is currently being built-out in line with current permission and as such is rated green for nutrient neutrality. However, the developer's intention for a further S.73 is uncertain and a further resubmission on this basis could be constrained by nutrient neutrality.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Phase 5, Land South of Salhouse Road	20160498	Outline	45	45	Residual phase of outline. Active discussion with developer. No clear evidence on application or delivery intentions but most directly associated with Barratt David Wilson scheme. On the basis of limited evidence of progress towards application but reflecting the existing outline and active discussions with a developer, the Partnership is of the view that it is realistic to expect an application to be submitted prior to the expiration of the outline permission in March 2025, with first completions to follow during 28/29. This is broadly in line with the timescale set out within Figure 4 of Start to Finish. The Partnership considers that it is reasonable to expect that the site would be delivered over a two-year period. This rate is again consistent with the averages with Start to Finish.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Racecourse Plantation, Plumstead Road East	20161896	Outline	300	239	Outline Permission. Reserve Matters (20212075) validated 11/11/2021. Reduced yield of 239 dwellings. Delivery intentions set out in Joint Delivery Statement (JDS) of 17/01/22 (D8.B30). Signed JDS forecast first completions in 2024/25 on the basis of a reserve matters approval being achieved in Spring 2022. The site is constrained by nutrient neutrality and as a consequence the Partnership has applied a precautionary 18-month delay to the forecast provided to allow for nutrient neutrality issues to be resolved.

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	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land South of Green Lane East, Rackheath	20191032 (Outline) 20200855 (Full)	Full	157	129	Detailed Permission. Under Construction. Developer confirmed delivery intentions 11/05/2022. Response from Flagship that the site will complete during 2022/23 or 2023/24. Undischarged conditions but the LPA do not consider that the discharge of outstanding conditions on this site is constrained by Nutrient Neutrality. Therefore, as site is under construction no amendment to the developer's forecast is needed.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew	20090886	Outline	600	600	Allocated and Outline Planning Permission. Promoter remains committed to bring the site forwards but cannot currently commit to delivery in 5YRHLS period. Updated Joint Delivery Statement D8.B32 signed 26 May 2022. The northern access to the scheme is via a roundabout at Plumstead Road. An application to enable local authority led delivery of an access into land north of this site or a roundabout to access this site and the land to the north (District Reference 20161873) was granted on 24/09/2021. Current expectations are that a priority access to the land to the north rather than a roundabout will be delivered. Current permission expires 29/06/2023. In the absence of further evidence from the promoter and taking account of potential delays resulting from nutrient neutrality the Partnership has taken the precautionary approach of assuming the current application will not be implemented and that a replacement application will need to be put in place prior to delivery. The Partnership considers it reasonable to expect a valid replacement planning application to be submitted in 2026/27, 3 years after the expiration of the current permission. The Partnership has then assumed that the first units will be delivered in 2031/32, 5 years after submission of the planning application, and delivered at a rate of 68 units per year. The assumptions of the timetable for implementation and year rate of delivery are consistent with Start to Finish averages. If the current permission is implemented, this is likely to prove a pessimistic forecast.

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	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land North of Smee Lane, Great Plumstead	20180193	Outline	272	272	Outline Permission. Reserve Matters (20211743) validated 27/09/2021. Delivery intentions confirmed in Joint Delivery Statement (D8.B33). Orbit were intending to be on site in 2022, but have reprogrammed this to early 2024, a delay of approx. 18 months, to allow for nutrient neutrality issues to be resolved. Orbit homes are currently looking at the potential for on-site nutrient neutrality mitigation within the extensive green space present within development.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land North of Smee Lane, Great Plumstead	20180194	Outline	11	11	9 of the 11 permitted homes are within the control of Orbit Homes. Orbit Homes have confirmed they are looking at renewing the consent within their control. Current permission expires 19/12/2023. The Partnership considers it realistic to expect the submission of a valid application in 2026/27, three years after the expiry of the existing outline. The Partnership then considered is reasonable to expect first completions in 2029/30, just over three years from the re-submitted application with individual units then being completed gradually over the following five years. Given the uncertainty over 2 of the units, these have not been included in the forecast.
	GTAAP	01 Norwich + Urban Fringe	x Growth Triangle	Land at Green Lane East, Little Plumstead	20200202	Outline	181	181	Outline Permission for 130 dwellings and 92 bed extra care home (use class C3). All units included on a 1:1 basis reflecting their C3 use. Reserve Matters application for medical centre submitted 29/06/2022 (District Reference: 20221051) in line with requirements of permission. Developer has confirmed reserve matters application is significantly advanced but is reliant on 3rd party mitigation for nutrient neutrality. Subject to nutrient neutrality constraints being viably resolved, the developer considers that the site could deliver circa. 40 units per year but is not able to commit to a timetable at this point due to uncertainty. The Partnership considers it realistic to expect a reserve matters application to be submitted prior to the applications expiring on 29/06/2024 and, allowing time for the application to be determined, for first completions to be achieved during 2028/29. This is circa. 8 years from receipt of the first valid application. A rate of 40 home per year has been forecast for the residential dwellings expectation for the scheme, in line with the current developer's expectations.

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	GTAAP - GT11	01 Norwich + Urban Fringe	x Growth Triangle	Land East of Broadland Business Park	20181601 (315 FULL, 205 OUTLINE)	AAP Allocation	520	520	Hybrid Permission. CIL Commencement Notice Dated 28/10/2021. CIL Payments Made. Under Construction by Allison Homes. Delivery Forecast in line with developer's most recent estimates. See Officer Notes for Broadland D8.BON pages 9-10.
	GTAAP - GT13	01 Norwich + Urban Fringe	x Growth Triangle	Norwich RFU	GT13	AAP Allocation	250	250	The RFU continue to explore opportunities to relocate, facilitated by the sale and redevelopment of their current site. No significant progress is currently being made towards an application. The Partnership considers that it is realistic to assume an application will be submitted in 2026/27, by which point it is expected that issues related to the delivery of the first phases of the Beeston Park scheme have been resolved. This would enable first completions to be achieved in 2031/32, approximately 4 years after the expected submission of the application. The site would then be expected to deliver at a rate of approximately 55 units per years. Both the lead in post application and annual rates are consistent with the averages identified within start to finish.
	GTAAP - GT16	01 Norwich + Urban Fringe	x Growth Triangle	North Rackheath	GT16	AAP Allocation	3,000	3,000	Allocated. Outline application (20220663) for 3,850 homes by Taylor Wimpey Homes was validated 20/04/2022. Development broadly consistent with the endorsed masterplan. Developer has confirmed to the Council that they are exploring their own solution to nutrient neutrality and have taken this into account in their delivery forecasts as shown in the Joint Delivery Statement D8.B38. Given this, and the lead-in prior to delivery, the authority only considers it necessary to add a further 12-months precautionary lead-in for this site. The rate of

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	GTAAP - GT20	01 Norwich + Urban Fringe	x Growth Triangle	White House Farm (North East)	20191370	AAP Allocation	456	456	Allocation. Outline Planning Application (20191370) submitted 29/08/2019. Resolution to Grant Planning Permission achieved in July 2020. Work has subsequently progressed on the S106. This was substantively agreed. Application being issued has been delayed due to nutrient neutrality. Joint Delivery Statement D8.B39 confirms that both Persimmon and Taylor Wimpey are separately begun consideration of potential mitigations solutions. In addition, information on the developer's delivery timescale is also set out. Given the ongoing uncertainty in relation to nutrient neutrality the Partnership has applied a precautionary delay to development, with first completions forecast in 2025/26. Yearly rates have been assumed in in line with the developer's forecasts. These are above the average for a site of this size set out in Start to Finish but reflects the fact that there will be three points of sale from different developers that are providing different products. The average of the proposed delivery rates achieved on the 1st phase of the scheme, which, excluding the initial years of construction, was circa.175 units per year with the median rate approximately 190 dwellings per year.
	GTAAP - GT21	01 Norwich + Urban Fringe	x Growth Triangle	Land East of Broadland Business Park (North)	GT21	AAP Allocation	350	350	Joint Delivery Statement D8.B40 confirms the promoter's intention to bring the site forward following resolving issues with the current Brook Farm application. The Partnership has taken a precautionary position that a re-application for Brook Farm will be submitted during 2026/27. The Partnership therefore considers it reasonable to assume that an application for this scheme will be received by 2029/30, circa 3 years after that for Brook Farm on the above assessment. The Council then assumes a full first year of

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									completions in 2033/34, circa. 4 years after the submission of the application and delivered at a rate of circa 68 dwellings per year. Both assumptions are consistent with Start to Finish averages.
	GTAAP - GT8	01 Norwich + Urban Fringe	x Growth Triangle	Land North of Plumstead Road	GT8	AAP Allocation	32	32	Joint Delivery Statement (D8.B41) returned by Broadland Growth, taking into account nutrient neutrality. JDS explains that Broadland District Council Limited are progressing with the delivery of a T-junction, due to commence winter 2022. The intention is that this will become a roundabout in the future once the associated S278 agreements have been executed by the required parties.
B.AY.1	GNLP0311 / GNLP0595 / GNLP2060	02 Main Towns	Aylsham	Land to the south of Burgh Road & West of A140			250	250	SoCG D2.77 indicated an intention to submit a planning application in 2022 and, allowing for Hopkins Homes expectations of 15 months between submission and development commencing, that housing could start being delivered in 2024. Joint Delivery Statement D8.B42 updated these expectations, setting out that Hopkin's Homes now expected to submit a planning application in Summer 2022, with first completions being achieved in 2025/26. In line with these expectations, Hopkins Homes undertook a public consultation on the development site in June 2022 and have continued to engage with Broadland District Council in respect of the preparation of a planning application. However, at the time of writing no application has been received. Taking account of the ongoing progress with the development of the planning application but reflecting the fact that no application has yet been received, the Partnership has precautionarily assumed that an application will be received in the 23/24 FYR not 22/23. Allowing for the 15-month expected lead in time to construction this would mean a start on site within 25/26, with the likelihood of a partial year of completions within that year. However, nutrient neutrality will affect this site. Given the ongoing uncertainty around nutrient neutrality and in line with other assumptions the Partnership has then applied a further precautionary 18-month delay allowing for appropriate mitigation to be put in

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									place. This would result in the first partial year of completions being completed in FYR 27/28, with the site then delivered in line with the developers yearly forecast, which is lower than the Start to Finish mean average for a site of this size.
B.AY.2	GNLP0596R	02 Main Towns	Aylsham	Land at Norwich Road			300	300	SoCG D2.78 indicated the developers then intention to prepare and submit a planning application in late 2021, with development being commenced in June 2022. No application has yet been received. However, the developer has continued to actively engage with Broadland District Council in respect of the preparation thereof. Taking account of the ongoing progress with the development of the planning application, the Partnership considers it realistic to assume that an application will be received in the 23/24 FYR. The Partnership has taken the view that it would be judicious to assume a slightly longer lead-in time than indicated in the SoCG, allowing for development to be commenced during 24/25 and the first full year of completions in 25/26. However, nutrient neutrality will now also affect this site. As such, and in line with other assumptions the Partnership has then applied a further 18-month delay allowing for appropriate mitigation to be put in place. This would result in the first partial year of completions being completed in FYR 27/28.
Commitment	Commitment	02 Main Towns	Aylsham	St Michael's Hospital, Cawston Road	20190597	Full	16	16	Detailed Permission. Developer has confirmed delivery intentions 08/12/2021. However, no evidence of start has been identified. Application expires Jan 23 and site is constrained by nutrient neutrality. Not considered deliverable or developable on current evidence.

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B.AC.1	GNLP0378R / GNLP2139R	03 Key Service Centre (KSC)	Acle	Land west of Acle			340	340	Will be developed as a continuation of permission 20191215, by the same developer. SoCGs D2.92 and D2.93 indicated that development could be begun as soon as 2023. Whilst there remains a reasonable prospect that the site could be delivered to follow on from the completion of 20191215, delays to the timetable for the adoption of the GNLP alongside the impact of Nutrient Neutrality have affected delivery in line with the agree SoCGs. Precautionarily the partnership has identified that delivery will be begun in 2028/29, allowing 5 years from adoption of the GNLP to completions being begun on site. Assuming an application is submitted of a valid application within 1 year of adoption of the GNLP, the delivery time frame is in line with figure 4 of Start to Finish. A delivery rate of 45 units per annum has been forecast in line with the SoCG. This is below the Start to Finish average of 54 units per annum for a site of this size. Developable.
B.AC.2	ACL1	03 Key Service Centre (KSC)	Acle	Land north of Norwich Road	20191215	Reserved Matters	137	128	Detailed Permission. Under Construction. Developer has confirmed delivery intentions 09/11/2021. Deliverable.
B.AC.3	ACL2	03 Key Service Centre (KSC)	Acle	Land Adj. Hillside Farm, Reedham Road	20180941 20180941 (RM) 30 20190241 (Full) 15	Reserved Matters	45	31	Detailed Permission. Under Construction. Developer has confirmed delivery intentions 26/04/2022. Deliverable.
Commitment	Commitment	03 Key Service Centre (KSC)	Acle	Herondale, Bridewell Lane	20191954	Full	58	39	Detailed Permission. CIL commencement notice dated 17/11/2020. Developer confirmed delivery intentions 29/04/2022. Deliverable. Loss 19 dwellings (based on communal housing ratio) from demolition of Care Home, therefore 39 home net gain.
B.BL.1	GNLP2161	03 Key Service Centre (KSC)	Blofield	Norwich Camping & Leisure			15	15	SoCG D2.97 provides clear and compelling evidence of progress towards delivery of the site. For the purposes of this forecast and taking account of the progress reflected in the SoCG, it is assuming that a valid application will be provided within 1 year of adoption of the GNLP. First delivery is then expected in 28/29, which is consistent with the delivery time frame of just over 3 years set out in figure 4 of Start to Finish

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									for the most closely related site typology, those for 50 or more homes. A delivery rate of all 15 units is considered realistic for a small development site of this type.
Commitment	BLO1 Commitment	03 Key Service Centre (KSC)	Blofield	Land to the north of Yarmouth Road	20172131	Reserved Matters	163	47	Reserved matters granted. Foul and Surface Water discharged under 20190398. Under Construction. Developer has confirmed delivery intentions 26/04/2022. Deliverable.
Commitment	BRU2 Commitment	03 Key Service Centre (KSC)	Brundall (including Postwick with Witton)	Land at Yarmouth Road	20161483 (Outline) 20202009 (Full)	Full	151	151	Under construction. Signed Joint Delivery Statement (D8.B51) confirms intended delivery rates. Monitoring indicates 2 homes completed 2021/22 and 13 completed 2022/23 year to date. Change of house types to be dealt with through Non-Material Amendment, which will not be affected by nutrient neutrality. Surface Water and Waste Water Conditions being discharged under applications 2019060 and 20190604 respectively. Site is considered deliverable in line with developers forecast. Forecast rates are less than 1/2 of what Start to Finish would predict.
Commitment	BRU3 Commitment	03 Key Service Centre (KSC)	Brundall (including Postwick with Witton)	Land East of Memorial Hall, Brundall	20171386 20211917 (23 Full) 20211918 (147 Outline)	Outline and Full	170	170	Hybrid application 20171386 submitted 09/08/2017. Granted approval on appeal 11/11/2020. Site acquired by Hopkins Homes. Hopkins Homes. Application (20211917) submitted 22/10/2021 to vary house types and layout to the 23 dwellings within Phase 1. Approved 18/01/2022. Drainage conditions not yet discharged. Forecast reflects the developer's forecast 2-year delay in their deliver programme as set out in Additional Officer Commentary (D8.BON page 1) records of discussions with developer.
B.RE.2	REP2	03 Key Service Centre (KSC)	Reepham	Old Station Yard, Cawston Road / Stoney Lane	20180963	Full	53	51	Detailed Permission. CIL Commencement dated 25/09/2019. CIL Payments Made. Under Construction. All C2 and assessed on the basis of the 1:1.8 dwelling equivalent ratio. Developer has confirmed that the 15 assisted bungalows are due to be complete during 2022 and the 18 assisted flats during 2023. No timescale is currently available for the delivery of the care home. For the purposes of this trajectory, whilst being defined as a category (a) site under the definition of deliverability, the Partnership has taken the view that the care homes should be

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									considered developable between years 6-10 of the plan period but not deliverable within the first 5 years of the plan period.
B.RE.2	REP1	03 Key Service Centre (KSC)	Reepham	Land off Broomhill Lane	20200847 (Pending determination)	Allocation	141	141	Allocation. Detailed application submitted 15/04/2020 (District Reference: 20200847). Committee Resolution to Grant Permission 07/09/22. Outstanding Sport England objection. Developer confirms delivery intentions for 5-year period in JDS. Outstanding Sports England objection, which -- as evidenced in the resolution to grant permission -- is not considered to have any merit, will result in any permission -- when issued -- being referred to the Secretary of State to determine whether the application should be called in. See additional Officer Commentary (D8.BON p.16) has been provided by the developer. This reflects the developer's expectations that first completions will be achieved in 2024/25, potentially enabled by site specific nutrient neutrality mitigation that will be delivered by the developer. Whilst all other things being equal the developer's delivery timescale is considered reasonable, taking into account the uncertainty created by the Sports England objection and nutrient neutrality. The Partnership has precautionarily placed the delivery of the site to be begun outside of the first five years following adoption of the plan to allow time for the outstanding issues to be resolved. An annual rate of delivery of 31 dwellings per annum has been adopted in line with the developer's expectations. This is below average rate of 55 dwellings per year indicated within Start to Finish for a site of this size.
B.BH.1	GNLP1048R	04 Broadland Village Clusters	Blofield Heath and Hemblington	Land to the East of Woodbastwick Road			20	20	SoCG D2.114 provides clear and compelling evidence of progress towards delivery of the site. For the purposes of this forecast and taking account of the progress reflected in the SoCG, it is assuming that a valid application will be provided within 1 year of adoption of the GNLP. First delivery is then expected in 28/29, which is consistent with the delivery time frame of just over 3 years set out in figure 4 of Start to Finish for the most closely related site typology, those for 50 or more homes. A delivery rate of all 20

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									units is considered realistic for a small development site of this type.
B.BH.2	BLO5	04 Broadland Village Clusters	Blofield Heath and Hemblington	Land off Blofield Corner Road, Blofield Heath	20162199	Reserved Matters	36	36	Detailed Permission. Foul and Surface water have been discharged under 20190790. CIL Commencement dated 17/09/19. Full CIL payments made. Developer, Bennett Homes, confirmed delivery intentions 27/04/2022. Deliverable
B.BX.1	GNLP0297	04 Broadland Village Clusters	Buxton with Lamas and Brampton	Land to east of Aylsham Road			40	40	SoCG D.117 confirms that the site is immediately available. No current evidence that a developer has been engaged. No reference in SoCG to progress with developing an application to immediately follow adoption of the plan. On the basis that there is no clear evidence of an application yet being progressed but reflecting the clear commitment to the site being made available early in the plan period, the Partnership considered that is realistic to assuming that a valid application is received within 2 years of adoption of the GNLP. First delivery is then forecast in 29/30, which is consistent with the delivery time frame of just over 3 years set out in figure 4 of Start to Finish for the most closely related site typology, those for 50 or more homes. A delivery rate of circa. 22 units per year is considered reasonable and again is consistent with table 3 of start to finish.
B.BX.2	BUX1	04 Broadland Village Clusters	Buxton with Lamas and Brampton	Land east of Lion Road, Buxton			20	20	Site is actively promoted and considered developable. The site's agent has confirmed that the landowning family wish to proceed to develop the site, but only when the property on the site becomes vacant. On this basis the partnership considers it reasonable to forecast delivery within the last 5 years of the plan period. Given the small scale of the site it is considered realistic to expect the site to be completed within 1 year of the first completions on site.

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
B.CA.1	GNLP0293/CAW2	04 Broadland Village Clusters	Cawston with Brandiston and Swannington	Land East of Gayford Road			60	60	SoCGs D2.118 and D2.120 demonstrate that the site is being actively promoted and indicate proactive negotiations with a developer/promotional partner to bring forward the site as soon as practicable. However, to date no developer appears to have been engaged in relation to the site and no clear progress has been made with developing an application to immediately follow adoption of the plan. Recognising that there is no clear evidence of progress being made toward an application but reflecting the fact the negotiations have been taking place with partners to bring forward the site as soon as practical, the Partnership considers that it is realistic to assume that a valid application will be provided within 2 years of adoption of the GNLP. First delivery is then expected in 2029/30, which is consistent with the delivery time frame of just over 3 years set out in figure 4 of Start to Finish for the most closely related site typology, those for 50 or more homes. A delivery rate of circa 22 units per year is also considered realistic and is also consistent with table 3 of Start to Finish.
B.CO.1	GNLP2019/COL1	04 Broadland Village Clusters	Coltishall with Horstead Belaugh	Land at Rectory Road and south of the Bure Valley Railway	20170075	Outline	50	50	Outline application (20170075) submitted 16/01/2017. Approved 06/11/2017. Site purchased by Crocus homes May 2019. A new full application (20201627) for 30 dwellings was submitted 12/8/20. Subject to a committee resolution to approve. Cannot currently be determined due to nutrient neutrality. A precautionary 18-month delay has been included within the 5YHLS to first completions to reflect the need to resolve nutrient neutrality issue. SoCGs D2.121 indicates that GNLP2019 is expected to be developed as a continuation of 20201627, with a conditional contract in place with the same developer. Whilst there remains a reasonable prospect that the site could be delivered to directly follow on from the completion of 20191215, delays to the timetable for the adoption of the GNLP alongside the impact of Nutrient Neutrality have affected delivery in line with the agree SOCGs. Precautionarily the partnership has identified that delivery will be begun in 2028/29, allowing 5 years from adoption of the GNLP to completions on site. This assuming the submission of a valid application

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									within 1 year of adoption of the GNLP, with the timeframe to delivery being just over 3 years, which is consistent with figure 4 of Start to Finish, but delivery may be quicker on this site if it is able to be delivered as a continuity site for 20201627. A deliver of 20 units in a single year is consistent with the forecast for COL1 provided to the authority and referred to in the additional officer comments.
B.CO.2	COL2	04 Broadland Village Clusters	Coltishall with Horstead Belaugh	Land at Jordan's Scrapyard			25	25	Allocated site. Continued commitment to bringing forward the redevelopment of this site, but progress has been interrupted by death of former owner, with legal issues being actively resolved. The partnership considers it realistic to expect a valid application to be received within 3 years of GNLP adoption. First completions are then expected in 2030/31, with the site being developed over a two-year period, which is consistent with averages identified in Start to Finish.
B.FO.1	GNLP0605	04 Broadland Village Clusters	Foulsham and Themelthorpe	Land west of Foundry Close			15	15	SoCGs D2.123 demonstrates that the site is being actively promoted, confirms that technical work has been undertaken to support a future application that will be progressed by the landowner following adoption of the GNLP and that there has already been developer interest in the site. On the basis, it is considered realistic to expect that a valid application will be submitted within 2 years of adoption of the GNLP. First delivery is then expected in 29/30, which is consistent with the delivery time frame of just over 3 years set out in figure 4 of Start to Finish for the most closely related site typology, those for 50 or more homes. As a site of only 15 units, it is considered reasonable to expect that this would be delivered over the course of 1 year. This is lower than the lowest rate of delivery within Start to Finish.

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
B.FR.1	GNLP2034	04 Broadland Village Clusters	Freethorpe, Halvergate and Wickhampton	South of Bowlers Close			40	40	SoCG D2.125 confirms that site is available now and sets out an intention to prepare a planning application at an early stage, although no specific detail provided of work undertaken to date. On the basis, it is considered realistic to expect that a valid application will be submitted within 3 years of adoption of the GNLP. First delivery is then expected in 30/31, which is consistent with the delivery time frame of just over 3 years set out in figure 4 of Start to Finish for the most closely related site typology, those for 50 or more homes. It is reasonable to expect a delivery rate of 10 units per annum in line with the SoCG. This is lower than the Start to Finish average of 22 units per annum for sites of similar scale.
Commitment	Commitment	04 Broadland Village Clusters	Freethorpe, Halvergate and Wickhampton	Aitchison Brothers Garage, 75 The Green	20200261	Outline	19	19	Outline Permission (20200261) approved 17/05/2021. Joint Delivery Statement D8.B64 indicates that site discharges foul water to a treatment works with outflow outside the nutrient neutrality area. JDS also indicates that a developer is on board and a reserved matters application (20220619) has been submitted. The JDS forecasts delivery in 2024/25 and the site is included in the trajectory on this basis.
Commitment	Commitment	04 Broadland Village Clusters	Great and Little Plumstead	Old Hall Site, Little Plumstead Hospital	20201173 / 20201200	Full	15	15	Developer, Cripps, indicate all units will be occupied by this summer 2022.
B.GW.1	GNLP0608R	04 Broadland Village Clusters	Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the hill	Land at Bridge Farm Field, St Faiths Close, Great Witchingham			20	20	The site was actively promoted but the landowner has not recently replied to queries about when development will take place. Due to an absence of confidence of the developability of this site it is not shown as delivering within the plan period.
B.HO.1	GNLP0264	04 Broadland Village Clusters	Horsford, Felthorpe and Haveringland	Dog Lane			30	30	SoCG D2.128 sets out the site agent's expectations that the site can be delivered within the 5 years of the plan being adopted. However, there is no clear evidence of progress being made towards the preparation or submission of a planning permission and it is noted that there are some short-term leases on commercial properties that will need to be left to expire. Given the lack of progress to date the partnership has made the assumption that a valid application will be provided within 3 years of adoption of the GNLP

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									i.e., during 2026/27. First delivery is then expected in 30/31, which is consistent with the delivery time frame of 3.3 years set out in figure 4 of Start to Finish for the closest site typology. A delivery rate of 22 units, which is in line with start to finish assessment of mean delivery on similar sites and the information contained in section 4 of D2.128 is considered realistic for the delivery of the site.
Commitment	Commitment	04 Broadland Village Clusters	Horsford, Felthorpe and Haveringland	Land to the East of Holt Road	20161770 20190999	Full	113	113	Detailed Permission. Under construction. Developer has confirmed forecast 27/04/2022.
B.HS.1	GNLP0125R	04 Broadland Village Clusters	Horsham St. Faith and Newton St. Faith	Land to the west of West Lane, Horsham St Faith			50	50	SoCG D2.129 confirms that Abel Homes has an option on the land, has engaged a project team to prepare a planning application, has undertaken pre-application engagement and confirmed an intention to submit a planning application in line with the adoption of the GNLP. The SoCG initially anticipated that, allowing for Abel Homes's expectations of 15 months between submission of an application in 2022 and development commencing, that housing could start being delivered in 2024. A Joint Delivery Statement D8.B69 was subsequently provided in May 2022. This JDS confirmed that an application was being prepared with a view to receiving consent during 2023, this would enable completions to be delivered during 2024/25. On the basis that the site remains optioned to a developer who has confirmed clear progress towards an early application, the Partnership has taken the view that there is a realistic expectation that an application will be received in the 24/25 FYR, taking account of the delayed adoption of the GNLP to early 2024. Allowing for the 15-month expected lead in time to construction that was identified in SoCG D2.129, this would mean a start on site within 26/27, with the likelihood of a partial year of completions within that year. However, due to ongoing uncertainty in respect of nutrient neutrality, and in line with other precautionary delays the Partnership has applied, a further 18-month delay has then been assumed to allow for appropriate mitigation to be put in place. This would result in the first partial year of completions being completed in FYR27/28, 35 months from submission of a valid application.

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									On the basis of Abel homes stated 2-year build programme in section 4 of SoCG D2.219, and the yearly forecast set out in the JDS, the Partnership considers it reasonable to assume 25 homes are delivered in 27/28, this is slightly higher than the mean rate for similar sized sites set out in Start to Finish but reflects the specific intentions of the developer in this instance.
B.HS.2	HNF1	04 Broadland Village Clusters	Horsham St. Faith and Newton St. Faith	Land off Manor Road, Manor Road	20182043	Full	68	30	Detailed Permission. CIL Commencement Notice Dated 23/01/2020. CIL Payments Made. Under Construction. Developer has confirmed delivery intentions 09/11/2021. Deliverable.
		04 Broadland Village Clusters	Horsham St. Faith and Newton St. Faith	Land to the East of Manor Road and to the South of Newton Street	20191920	Outline	19	19	Outline Permission. Subject to nutrient neutrality. No clear progress towards submission of reserved matters, although these are not due until 6 July 2024 at the latest. In the absence of other information and given the recency of the permission, the Partnership considers it reasonable to expect Reserve Matters to be submitted prior to the application expiring. Allowing time for the RM to be determined, and the full 2 years for the site to be implemented, it is considered reasonable to expect first completions in 2028/29, with all completions being delivered within the same financial year.
B.LW.2	GNLP4016	04 Broadland Village Clusters	Lingwood & Burlingham, Strumpshaw and Beighton	East of Station Road, Lingwood			30	30	Joint Delivery Statement (D8.B72) confirms that the site continues to be actively promoted by Norfolk County Council and is likely to be built out by their own development company: Repton Homes. SoCG D2.134 confirmed that Norfolk County Council as landowner was able to recover the land from the agricultural tenant following the expiration of a 12-month notice period and that survey work in preparation of a planning application was due to take place in 2021. The JDS indicates that the agent does not anticipate any delay in the delivery of this site from nutrient neutrality, given the inherently short-term nature of this constraint. However, in fact this site lies outside of the defined catchment area for nutrient neutrality (we need to confirm this) so will not be impacted directly. The JDS sets out the agent's expectation that the site will be progressing such that it will be delivered during FYRs 2025/26 and 2026/27. On the basis that the land is being actively promoted by NCC, who also own a development company and that modest work

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									<p>appears to be being undertaken towards the preparation of an application, with a firm commitment in the JDS to progressing in the short term, the partnership has taken the cautious view that it is reasonable to expect a planning application to be submitted in 2025/26, within 2 years of the adoption of the GNLP in 2023/24. First completions are then expected in 2028/29, around 3 years after the submission of a valid application, which is broadly in line with the closest site typology in Start to Finish. The partnership has then adopted the developer's forecast of delivery of 15 units per year.</p>
B.LW.1	GNLP0380	04 Broadland Village Clusters	Lingwood & Burlingham, Strumpshaw and Beighton	West of Blofield Road, Lingwood			30	30	<p>Joint Delivery Statement D8.B73 confirms that the site continues to be actively promoted by Norfolk County Council and is likely to be built out by their own development company: Repton Homes. SoCG D2.133 confirmed that Norfolk County Council as landowner was able to recover the land from the agricultural tenant following the expiration of a 12-month notice period and that survey work in preparation of a planning application was due to take place in 2021, in anticipation of an application in late 2022. The JDS indicates that the agent does not anticipate any significant delay in the delivery of this site from nutrient neutrality, given the inherently short-term nature of this constraint. The JDS sets out the agent's expectation, which is described as potentially cautious, that the first completions will be delivery in 2025/26. Whilst this may be achievable, the Partnership have taken a more cautious view on the delivery of this site given the ongoing uncertainty related to nutrient neutrality but still recognising that the land is being actively promoted by NCC, who also own a development company and that there remains a commitment to an early application. On this basis the partnership considers it reasonable to a planning application to be submitted in 2024/25, 1 years after the adoption of the GNLP in 2023/24. First completions would then be expected in 2027/28, around 3 years after the submission of a valid application, which is broadly in line with the closest site typology in Start to Finish. However, the partnership has then applied a further 18-month delay to account for any delays resulting from nutrient neutrality. This would make first</p>

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									completions in 29/30. The partnership has then adopted the developer's forecast of delivery of 15 units per year.
Commitment	Commitment	04 Broadland Village Clusters	Lingwood & Burlingham, Strumpshaw and Beighton	Former Lingwood First School, Chapel Road	20190278 (O) 20201611 (RM)	Reserved Matters	22	22	A Reserved Matters application ref.20201611 was submitted in July 2020. Revised plans were submitted for consultation in September 2021. The RM application was granted on 04/02/2022. Drainage conditions have not been discharged, but the Council do not consider discharge of these conditions are constrained by nutrient neutrality. Notes of the meeting between the site agent and the Council are included in the Additional Officer Commentary (D8.BON p. 6). Taking account of the impact of nutrient neutrality on decision make, the developer had forecast a 12month delay to their 2021 forecast. This has been reflected in the current forecast.
B.MA.1	GNLP2143	04 Broadland Village Clusters	Marsham	Land south of Le Neve Road			30	30	SoCG D2.135 sets out that the site is immediately available and illustrates a commitment by the landowner to bring the site forward for development. However, to date there is no clear evidence that any progress has been made towards a planning application, beyond preliminary studies that helped demonstrate the achievability of the scheme for the purposes of its proposed allocation. On this basis, the Partnership consider it reasonable to expect a planning application to be submitted in 2026/27, three years after the expected adoption of the GNLP. First completions are then expected in 2030/31, just over 3 years from the submission of the application, which is in line with the average lead-in timescales for the nearest size typology within Start to Finish. The development is then forecast to be completed over two years with maximum rate of delivery in line with the average for the closest typology in Start to Finish.
B.RD.1	GNLP1001	04 Broadland Village Clusters	Reedham	Land to east of Station Road			30	30	SoCG D2.136 confirms that Badger Builders hold an option on the land and have actively pursued the preparation of draft plans for the development. An application (Reference: 20220887) for 27 dwellings was subsequently submitted by Badger Builders on 26/05/2022. In the absence of site-specific delivery forecasts from the developer the partnership has adopted the lead-in and delivery timescales set out in Start to Finish. On this basis, first completions

GNLP Reference	GNLP reg 19 Reference	Level in Hierarchy	Parish / Location	Address	Planning Reference	App Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
									can be expected in 2025/26, with delivery at a rate of 22 dwellings per year. This is reflected in the trajectory.
B.RD.2	GNLP3003	04 Broadland Village Clusters	Reedham	Mill Road, Reedham			30	30	A Statement of Common Ground (D2.137) was provided by Parker Planning Service on behalf of Nigel Key. However, at present there is no agreement on how vehicular access could be achieved, and as such the site is not shown as delivering in the plan period.
B.RD.3	GNLP0188	04 Broadland Village Clusters	Salhouse, Woodbastwick and Ranworth	Land adjoining Norwich Road, Salhouse			12	12	The site is being actively promoted for allocation within the Greater Norwich Local Plan. However, there is no clear progress that has been made towards the preparation of a planning application. On this basis the Partnership has taken the view that it is reasonable to expect a valid planning application to be submitted in 2026/27, three years after the expected adoption of the GNLP. First completions are then expected in 2030/31, just over 3 years from the submission of the application, which is in line with the average lead-in timescales for the nearest size typology within Start to Finish. Given the small scale of the site, it is expected that the site will all be delivered within 1FYR.
B.SW.1	GNLP0382/SWA1	04 Broadland Village Clusters	South Walsham and Upton with Fishley	Land north of Chamery Hall Lane, South Walsham	20161643 (21)	Outline	45	45	The land is currently owned by Norfolk County Council who are actively promoting the site. There is also an agreement in place for the land to be transferred to Norfolk County Council's wholly owned house builder Repton Homes. As documented in the Additional Officer Commentary (D8.BON p. 8), the agent for the site confirmed that a recommendation has been made to Repton Homes' Board to progress with the preparation of an application for the whole site. On this basis it appears that modest progress has been made towards the submission of a planning application. As such, the Partnership considers that it is realistic to expect a valid application to be submitted in 2025/26, two years after the adoption of the GNLP. First completions would then be expected in 2029/30. In the absence of specific forecasts from the developer, the Partnership has assumed that the site will be delivered at an annual rate of 22 home per year, in line with the average of the nearest equivalent site typology in start-to-finish.

Norwich Site Forecasts Commentary

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
NCC.15	GNLP0068	Norwich + Urban Fringe	Duke Street, land adjoining Premier Inn and River Wensum	18/01552/F	Full	140 beds (see notes for equivalent dwelling calculation)	58	<p>140 bed student accommodation, equivalent to 58 dwellings as per calculation in 'Topic Paper - Policy 1 Growth Strategy – Update to Housing Trajectory Tables and Graphs in Appendix 4, November 2021' (document D3.2B). Existing extant consent for site, pre-commencement conditions.</p> <p>This consent expires in November 2022, applications to discharge pre-commencement conditions have been submitted and are pending determination. Subject to approval of details of conditions applications being granted, this application can be implemented before the consent expires. A Joint Delivery Statement (Reference D8.N1) has been provided by agent which is confident that the consent shall be implemented and progressed to delivery in 2025/26.</p> <p>Due to the tight timescales involved in achieving delivery to this timetable the GNLP trajectory has taken a cautious approach to forecasting and has allowed for expiry of the existing consent followed by an appropriate time for reapplication and commencement. This estimation is based on valid application submitted in 2023/24, four years from valid application to delivery on site, due to the nature of the development all units delivered in one monitoring year.</p> <p>It is accepted that this site may well be delivered earlier in accordance with the agent's timetable.</p>
NOS.11	GNLP0133-C (previously R40)	Norwich + Urban Fringe	Bluebell Road (UEA, land north of Cow Drive)	15/00121/F 16/00099/MA	Full	400 beds (see notes for equivalent dwelling calculation)	143	<p>Phase 2 of consented development 400 student bedrooms remaining to be built (equivalent to 143 dwellings as per calculation in 'Topic Paper - Policy 1 Growth Strategy – Update to Housing Trajectory Tables and Graphs in Appendix 4, November 2021' (document D3.2B). Detailed consent issued and extant due to completion of phase 1 (Completed prior to base date of GNLP) this site is not impacted by Nutrient Neutrality mitigation impacts.</p> <p>The Joint Delivery Statement (Reference D8.N2) provided by agent indicates delivery outside of 5-</p>

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								year land supply but within the plan period, the statement of common ground reference D2.7 states that the development will be delivered within the plan period to 2038. No further detail on a delivery timetable has been provided. This evidence is reasonable demonstration that the site is developable within the plan period and for the sake of forecasting purposes has been entered in to the 2033/34 in the final five years of the plan period. In the event further capital is available and/or appropriate delivery partners are identified, Phase 2 of the site could be delivered earlier than currently forecast. Pre-commencement conditions discharged, permission remains extant and cannot be affected by Nutrient Neutrality.
NOS.09	GNLP0133-E	Norwich + Urban Fringe	UEA Grounds Depot			400 beds (see notes for equivalent dwelling calculation)	140	400-bedroom student accommodation (equivalent to 140 dwellings as per calculation in 'Topic Paper - Policy 1 Growth Strategy – Update to Housing Trajectory Tables and Graphs in Appendix 4, November 2021' (document D3.2B). Statement of Common Ground reference D2.9 advises that this site can be developed in the GNLP plan period to 2038. As this site is allocated as a 'strategic reserve' it will not be developed before other residential allocation sites in the UEA Campus. The accommodation allocation site at Bluebell Road (UEA, land north of Cow Drive) is forecast for delivery in 2033/34 in this table, this site has been forecast for delivery two years later in 2035/36. However as stated above, if other development sites come forward sooner in the UEA campus, it is possible that this will be delivered at an earlier date. Statement of Common Ground reference D2.9 confirms the site is wholly within the ownership of the University, is readily available and can be delivered within the plan period.
NON.03	GNLP0282	Norwich + Urban Fringe	Constitution Hill, Constitution Motors	18/00917/O 19/01031/RM	Outline / Reserved Matters	12	12	Extant consent 18/00917/O, 19/01031/RM commenced on site. Deliverable. Details of conditions applications 22/00725/D, 20/00849/D; and Non-Material Amendment application 22/00724/NMA have been approved. Application reference 22/00276/D relates to surface water drainage details application is pending consideration, determination of this application has been held up by Nutrient Neutrality mitigation impacts. In submitted

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								document D3.2C this site was forecast for delivery in 2021/22 on the basis that work had commenced and had been progressing. This site retains an extant consent, however, is now stalled; an 18-month delay has been factored into delivery forecast to enable determination of the outstanding details consent and for work to resume on site to completion.
NCC.14	GNLP0401 (previously CC21)	Norwich + Urban Fringe	Duke Street, former EEB site (Dukes' Wharf)			100	100	<p>The trajectory forecasts delivery of 100 homes in accordance with the proposed GNLP allocation. The existing adopted allocation is for 30 dwellings. Further to this, a planning application (reference: 22/00243/F) has been submitted for 717 units of student accommodation and co-housing units and is currently under consideration.</p> <p>Determination of this application has been impacted by the current Nutrient Neutrality issues. In a joint delivery statement discussion (Reference D8.N5) the agents have advised that an application for demolition of existing buildings is being prepared to run in parallel with the undetermined planning application to speed up the process. Assuming determination of the application takes place in February 2023; the developers a forecasting a start on site immediately following consent with a development timetable of 24 months.</p> <p>All 717 units are forecast to be delivered simultaneously; these would not equate to 717 alternative dwellings in the forecasting but would need to be counted at an appropriate ratio. If the same ratio that is used for student accommodation is used for the entirety of the development $717/2.85 = 252$ equivalent dwellings. The current ongoing application is a departure from the existing allocation and the proposed GNLP allocation, it is not considered appropriate to predetermine the potential outcome of this application in this forecast. Therefore the following estimated forecast has been applied: 1 year to valid application post adoption of the GNLP in 2023/34, five years from valid application to delivery period, then delivering at a rate of 68 per year consistent with the average delivery rates for a site of this size in 'Start to Finish', with less delivered in the first year.</p> <p>However, it is acknowledged that the site has potential to deliver a higher quantity of housing at</p>

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								an earlier date subject to the outcome of the current application.
NCC.01	GNLP0409AR	Norwich + Urban Fringe	Land at Whitefriars	18/01286/F	Full	220	130	Consented application reference 18/01286/F has commenced on site and the first phase of construction has completed. Correspondence with developer (D8.N6) indicates that they do not foresee significant issues relating to Nutrient Neutrality impacts but await further detail from the outcome of Local Authority work relating to mitigation. Section 73 application pending determination, gap in delivery to facilitate determination of application. Delivery rates as per 'start to finish' average for a site of this size, with a lower output in the first year.
NCC.02	GNLP0409BR (previously part of CC17a)	Norwich + Urban Fringe	Land at Barrack Street	15/01927/O		200	200	200 dwellings allocated in GNLP policy not supported by site owner due to car parking commitments. This site is forecast towards end of plan period to enable resolution of issues relating to delivery. Site considered developable not deliverable. The estimation provided here is based upon the following assumptions: Allow 5 years from adoption to resolve land use issues with landowner, three years from then to submit application in 2030/31 which would indicate first completions around 2034/35
NCC.12	GNLP0451 (previously part of CC29)	Norwich + Urban Fringe	Queens Road and Surrey Street, land east of Sentinel House	18/00437/F 19/01405/MA	Full	252 beds (see notes for equivalent dwelling calculation)	130	Consented site has been prepared for development. The Joint Delivery Statement (Reference D8.N8) provided by the agent advises that development has commenced and that developers are working towards completion in 2024/25. The agent expects it reasonable to make progress with development in 2023/24, with completion during the following year. Conditions that require discharge before commencement have been discharged. There are no drainage, contamination or ecological conditions to discharge therefore the development is not affected by Nutrient Neutrality impacts. Following approval of application reference 21/00674/NMA this 252-bedroom accommodation consists of 188 ensuite and 64 studio rooms. The overall equivalent dwellings are calculated as

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								follows: ensuite rooms at 1:2.85 ratio: $188/2.85=66$ studio rooms at 1:1 ratio: $64/1=64$ Total: $66+64=130$ Due to the nature of the proposed development it will not deliver in stages over multiple years, but all units will be delivered simultaneously.
STR.02	GNLP0506	Norwich + Urban Fringe	Anglia Square	08/00974/F (extant) 18/00330/F (call-in refused) 22/00434/F (pending consideration)		800	800	The Partnership is forecasting 800 dwellings as per the GNLP site allocation policy. The Joint delivery statement (Reference D8.N9) on behalf of Weston Homes forecasts delivery from 2024/25 with a total scheme of 1,060 homes. Current application reference 22/00434/F is under consideration/pending determination. This is a hybrid application (part full/part outline) for up to 1,100 dwellings and up to 8,000sqm (NIA) flexible retail, commercial and other non-residential floorspace including Community Hub. The delivery timetable of this site reflects key milestones/deadlines set by Homes England HIF funding, which the developer is programming to meet.
NCC.17	GNLP2114	Norwich + Urban Fringe	Muspole Street, St Georges Works,			50	50	The 55 dwellings forecast here is based on discussions during the hearing sessions and is to be consulted upon as a main modification to the site allocation policy (allocation as submitted stated a minimum of 110 dwellings). A Joint Delivery Statement (Reference D8.N10) from Lanpro who represented the site at the hearings advises that, taking Nutrient Neutrality mitigation issues the site should start delivering in 2027/28, this is a short delay from the forecast in the previous trajectory. The statement provides a forecast for 55 dwellings in accordance with the pending proposed main modification to the site allocation, delivering over a 2-year period with 25 homes in year one and 30 homes in year two.
NCC.16	GNLP2163	Norwich + Urban Fringe	Friars Quay/Colegate, Car Park			25	25	A Joint Delivery Statement (Reference D8.N11) has been provided by Agents estimating delivery in 2027/28. This site does not currently have an extant planning consent, but an application is expected upon adoption of the GNLP. The forecast here takes a cautious approach based on the following estimation: Two years to valid application post adoption of the GNLP in

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								2023/24, 3 years from valid planning application to delivery period, delivery in a single monitoring year due to nature of site. The site is considered deliverable but build rates adjusted for nutrient neutrality, it is understood that the site may deliver sooner than is forecast here.
NOS.05	GNLP2164	Norwich + Urban Fringe	Thorpe Road, land west of Eastgate House			20	20	The Joint Delivery Statement (D8.N12) provided by agent advises that an application is currently being prepared for submission. The forecast is based on the following estimation: One year to valid application post adoption of the GNLP in 2023/24, 3 years from valid planning application to delivery period, delivery in a single monitoring year due to nature of site. The site is considered deliverable but build rates adjusted for nutrient neutrality, it is understood that the site may deliver sooner than is forecast here.
STR.01	GNLP0360/3053/R10: East Norwich Strategic Regeneration Area	Norwich + Urban Fringe	Bracondale/King Street, Carrow Works and Carrow House	12/00875/O (Bracondale Deal Ground R9) 15/00997/F (withdrawn - Utilities site)		3,362	3,362	The housing forecast reflects the evidence presented during the Matter 8 Issue hearing session.
NCC.19	GNLP3054	Norwich + Urban Fringe	Duke Street, St Marys Works			150	150	A Joint Delivery Statement (Reference D8.N14) provided by the agent advises that an application to extend a temporary food and drink use on this site has been submitted and is pending consideration. A separate planning application for redevelopment of the site is being prepared for submission to coincide with the cessation of the temporary use (subject to the outcome of the current application). The forecast provided in the JDS indicates site is developable from 2028/29 at a rate of 50 dwellings per annum from the first year of delivery. The partnership considers this forecast represents a reasonable expectation of the likely delivery of the site.

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
NCC.07	CC11	Norwich + Urban Fringe	Argyle Street	22/00273/F	Full	15	15	<p>This is a Norwich City Council owned site. Demolition of existing dwellings on site was implemented Nov 2016.</p> <p>The proposed allocation is for approximately 15 dwellings, there is a current application (reference: 22/00273/F) which is for 14 homes pending consideration.</p> <p>The Joint Delivery Statement (Reference D8.N15) provided by the landowner advises delivery in 2023/24; however due to the on-going nutrient neutrality issue a cautious approach has been taken including an 18 month delay to deal with mitigation, forecasting the completion of Argyle Street will move into 2025/26.</p> <p>Ground condition surveys underway in preparation for construction.</p>
NCC.11	CC3	Norwich + Urban Fringe	Ber Street, 10-14			10	10	<p>This is a Norwich City Council owned site. The proposed allocation is for approximately 10 dwellings. There is a current application (reference: 22/00272/F) which is for 9 homes pending consideration.</p> <p>Technical design phase is progressing whilst awaiting planning and nutrient neutrality outcomes.</p> <p>The Joint Delivery Statement (Reference D8.N16) provided indicates delivery in 2023/24, however due to the on-going nutrient neutrality issue a cautious approach has been taken including an 18 month delay to deal with mitigation, forecasting the completion of 10-14 Ber Street will move into 2025/26.</p>
NCC.13	CC24	Norwich + Urban Fringe	Bethel Street, land to rear of City Hall			20	20	<p>A Joint Delivery Statement (reference D8.N17) has been provided which indicates that the site is developable after 5-year land supply period.</p> <p>No further detail regarding progress to application has been provided, but the estimation is based upon the following assumptions: Three years to valid application post adoption in 2023/24, 3 years from valid application to delivery period, due to the nature of the site this is likely to be flatted development and as such would expect all homes delivered in one monitoring year. A cautious estimated delivery in 2031/32 is considered achievable. Litchfield's Start to Finish indicates that for a site of 50-99 dwellings 3.3 years from submission of application to first completion and delivery at a rate of 22 per year.</p>

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
NOS.03	R14 + R15	Norwich + Urban Fringe	Land at Ketts Hill and east of Bishop Bridge Road	06/00166/F (extant)	Full	80	80	<p>Southern section of allocation: Gas Holder demolished under 2018 consent. Landowner intention to develop no current application - requires revocation of hazardous substances license. The estimated forecast is based upon the following assumptions: 2 years to allow for resolution of contamination, 1 year to valid application, 3 years to implementation of a 26 dwelling scheme.</p> <p>Northern section of allocation: forecast later in plan period than southern section - interest in site has been unable to progress, dependent upon revocation of hazardous substances license on southern section of site; may come forward sooner if license revoked. These sites do not have current consents and there are no applications pending determination, however the landowners have progressed demolition of the former gas holder and it is understood that ground remediation is being investigated/progressed to enable development to come forward. A cautious approach to delivery has been taken here to enable revocation of hazard substances license to be revoked and planning process; delivery rates are in accordance with Litchfield's Start to Finish average annual rates, with lower delivery in first year of each section. The estimated forecast is based upon the following assumptions: 2 years to allow for resolution of contamination, 3 years to application, 3 years to implementation of a 54-dwelling scheme. SoCG D2.39 was provided as part of the GNLP submission for this site.</p>
NOS.08	R42	Norwich + Urban Fringe	Bluebell Road, Bartram Mowers site (remainder of allocation)	19/00911/F (50 dwellings)	Full	100	100	<p>Phase 2: 50 units consented under 19/00911/F - construction started on site. Phase 3: 22/00298/F (pending consideration) may be affected by Nutrient Neutrality (i.e., phase 2 green, phase 3 red) The site benefits from an existing masterplan and intention to develop remainder of site under subsequent phases. The Joint Delivery Statement (Reference D8.N19) provided by the developer forecasts delivery of detailed consent for phase 2 in 2022/23 - 2023/24 and proposed phase three in 2025/26-2026/27</p>

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								The forecast of 100 homes is based upon the emerging GNLP allocation.
NOS.01	R37	Norwich + Urban Fringe	Bowthorpe Road, Norwich Community Hospital Site	18/00372/O	Outline	80	80	<p>Consented outline application reference 18/00372/O, however additional land has been acquired by the trust and development proposals may be revised.</p> <p>The NHS Trust owners are comfortable with forecasting 80 dwellings in the first 5 years of plan as set out in a note for the Inspectors to explain the development intentions for this site which the NHS Trust collaborated in preparing.</p> <p>There is no formal Joint Delivery Statement for this site; Nutrient Neutrality impacts have resulted in delay to possibility of determination of any Reserved Matters (not submitted). The outline consent also has phasing conditions to discharge which require details of drainage to be submitted. Drainage & contamination conditions also attached & not discharged - would be unable to discharge at the moment.</p> <p>On this basis it is considered appropriate to take a cautious approach to forecasting for this site, based on the following estimation: 3 years to valid application post adoption in 2023/24, 3 years from valid application to delivery period, delivery of 22 dpa thereafter.</p> <p>It is accepted that this is a cautious approach and there is possibility that development may come forward earlier than forecast here.</p>
NOS.06	R7	Norwich + Urban Fringe	City Road, 24, John Youngs Ltd			45	45	<p>No Joint Delivery Statement, but the site is promoted and considered developable.</p> <p>During discussion at the public hearing session agents CODE representing the site owners advised that due to the ongoing commercial use of this site it not possible to put a firm timetable on the site coming forward, as a result this site has been forecast for delivery towards the end of the plan period.</p> <p>The site promoter advised that the site is developable within the plan period, it is understood that it may come forward earlier if commercial operations change on this site.</p> <p>In the absence of any further detail on a delivery timescale for the site promoter, the following assumptions have been made: Nine years following adoption of the GNLP in 2023/24 to assess commercial uses on site and facilitate relocation of active businesses. Valid planning</p>

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								application submitted in 2032/33. 3.3 years from submission of a valid application to delivery period, delivery estimated over a two-year period. The timescales from application to delivery period and delivery rates per annum are based upon the average rates for a site of 50-100 in 'Start to Finish'
NOS.02	R33	Norwich + Urban Fringe	Dereham Road, Site of former Earl of Leicester PH, 238a			10	10	No Joint Delivery Statement agreed for this site, however pre-application discussions are underway for a development in accordance with the draft allocation policy. In the absence of a current consent or application, this site is not considered deliverable, however it is a vacant brownfield site which is available and being actively progressed. The cautious estimation for delivery of this site is based on the following: Two years to valid application post adoption in 2023/24 on the basis that a pre-app is underway, 3 years from valid application to delivery period, all homes delivered in one monitoring year.
NON.06	R17	Norwich + Urban Fringe	Dibden Road, Van Dal Shoes and car park			25	25	Joint Delivery Statement (Reference D8.N23) from the site promoter indicates that the site has potential to deliver a higher capacity, however 25 is forecast here in accordance with the draft allocation. The site does not currently have an extant consent; however, the site is vacant and available immediately and the promoter considers to deliverable, the statement forecasts delivery of 25 dwellings in 2027/28. Build rates have been adjusted since the forecast in submitted housing forecast document D3.2C to account for nutrient neutrality mitigation. In the absence of a current planning application, a cautious estimation for delivery of this site is based on the following: Three years to valid application post adoption in 2023/24, 3 years from valid application to delivery period, all homes delivered in one monitoring year. However, it is understood that the site owner is keen to see development come forward sooner on this site.

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
NCC.10	CC10	Norwich + Urban Fringe	Garden Street, land at			100	100	A Joint Delivery Statement (Reference D8.N24) from the landowner indicates site is developable after 5-year land supply period. A cautious approach to forecasting has been taken with the site expected to build out in the GNLP plan period as there is no current progress towards a planning application. The estimated forecast is based upon the following assumptions: Three years from adoption of the GNLP in 2023/24 to consider development options for the site. Submission of a valid planning application in 2028/29 3.3 to 4 years from submission of a valid planning application with an annual delivery rate of 22 dwellings per annum. The dwellings per annum build out rate used here is in accordance with the build out rates for sites of 50-99, however it is understood that the density of the final site design may lend itself to delivery of higher dpa (i.e., if flatted development).
NOS.04	R13	Norwich + Urban Fringe	Gas Hill, Gas Holder			15	15	No Joint Delivery Statement or planning permission, but the site is promoted and considered developable in the plan period. The cautious estimation for delivery of this site is based on the following: Three years to valid application post adoption in 2023/24, 3 years from valid application to delivery period. This is a small brownfield site which can deliver all 15 units in one year. SoCG D2.38 was provided as part of the GNLP submission for this site.
Commitment	Commitment	Norwich + Urban Fringe	Goldsmith Street	15/00272/F, 17/00220/MA	Full	105	12	The Joint Delivery Statement (Reference D8.N26) from the landowner advises that the site is unlikely to deliver in the 5-year land supply period. However, the site has extant consent and is considered developable within the plan period. The majority of this previously allocated site has been delivered and is occupied, this is the remainder of the consent, however development operations related to the delivery of the previous phases are no longer on site, as such this is not a direct continuation. In the absence of more detailed timetable information, as a brownfield site with extant consent, the delivery is forecast in 2029/30 two years beyond the five-year land supply window.

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
NON.02	R29 - (A&B)	Norwich + Urban Fringe	Hurricane Way			30	30	No Joint Delivery Statement or planning permission. The site was promoted for allocation in the GNLP and has recently been sold. The prospective landowners intentions for the site have not been ascertained at this time. Site considered developable within the plan period, a cautious approach to forecast in the latter years of the plan has been taken. In the absence of any detailed delivery information the forecasting of this site is based upon the following assumptions: Submission of a valid planning application in 2032/33 allowing generous timescale for the new site owner to assess options for development of the site; 3 years from submission of a valid planning application to delivery, delivering over a two year period to enable completion within the plan period. It is accepted that development of this site may take place sooner than the cautious forecast.
NCC.06	CC16	Norwich + Urban Fringe	Kerrison Road, Carrow Quay; land north of (permission), Norwich City Football Club (part) Groundsman's Hut (allocation & permission)	11/02104/O 13/01270/RM (250 dwellings) 17/01091/F (73 dwellings)		323	101	A Joint Delivery Statement (Reference D8.N28) with the agent representing the developer has been agreed for delivery within the first 5 years of the plan. The site has detailed consents and is under construction. Previous phases have been delivering units in recent years, the forecast here is for continued delivery on this site.
NCC.09	CC7	Norwich + Urban Fringe	King Street, 125-129, 131-133 and Hobrough Lane			20	20	Correspondence with the site agent indicates detailed pre-application discussions have taken place; the developer is intending to submit a formal planning application soon, this may be for a higher density of development than the allocation. The site is expected to deliver over a 1.5 to 2 year period commencing 6 months after receipt of a planning consent. In the absence of a current planning application a cautious approach has been taken to forecasting delivery of this site in accordance with the proposed allocation, the estimation is as follows: One year to valid application post adoption in 2023/24, three years from valid application to delivery period, 2 years delivery on site. It is understood that the development may be delivered sooner than is forecast here.

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
Commitment	Commitment	Norwich + Urban Fringe	King Street, St Annes Wharf	04/00605/F 16/01893/VC	Full	437	100	Construction on site is well advanced with initial phases completed. Correspondence received from the developer Orbit Homes (Reference D8.N30) advises continued delivery of the remainder of the site from 2023/24.
Commitment	Commitment	Norwich + Urban Fringe	King Street, 191	19/01389/F	Full	41	41	Detailed consent issued. Both drainage and contamination conditions (15 & 16) fully discharged so the site is not impacted by Nutrient Neutrality mitigation issues. Work on site has commenced in 2022 the completion date has been assumed, based on an estimated two year build period (if an approximate equivalent to 22 dwellings per year is assumed in line with Start to Finish averages for the closest site size available of 50-99), as the site is consented for flatted development all units will be delivered in a single monitoring year.
NCC.08	CC8	Norwich + Urban Fringe	King Street, King Street Stores			20	20	Policy compliant application (20/01263/F) refused on the basis of impact to street trees which were TPO'd. An Appeal has been submitted by the developer, at present this has been registered as a valid appeal however there is not a start date. If the outcome of the appeal is in favour of the developer, then they consider delivery may be possible in 2026/27. If the appeal is not in favour of the developer, then alternative options will need to be considered for the site and the site owner has advised that development would then be likely to be delayed beyond 2030 (Reference D8.N32). Assuming appeal determined by 2024/25 and is upheld, re-submission of a revised planning application within 3 years allowing for start on site after just over 3 years with delivery of all 20 dwellings within one monitoring year. In line with the Local Authorities decision to refuse the application a cautious approach to delivery is taken to forecast it beyond 2030.

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
NON.09	R36	Norwich + Urban Fringe	Mile Cross Depot			170	170	<p>Delivery discussions with the agent have advised that the programme has been moved back to facilitate the impacts of Nutrient Neutrality. Planning application 22/00891/NF3 - Engineering operation - Removing underground works (including existing foundations and fill) and excavating back to original levels pending determination.</p> <p>Subject to positive outcome of application engineering work is due to start by January 2023, enabling the construction to commence during 2023/24.</p> <p>Work towards submission of a planning application is ongoing, including planned phasing. Phase 1 will be for 70 dwellings, which is timetabled to complete between 2024-2026. The build rate of 35dpa is based on the developer's intention to deliver 70 dwellings over two years in phase 1.</p>
NON.05	R18	Norwich + Urban Fringe	Mousehold Lane, Start Rite Factory site	18/01772/F 20/01624/MA	Full	121 beds (see notes for equivalent dwelling calculation)	88	<p>First phase of 79 care units counted at 1.7, (equals 46 equivalent dwellings) is well advanced on site, nearing completion.</p> <p>The second phase of 42 supported living apartments (counted at 1:1) is currently un-commenced. A recent application for an amended second phase was refused; the original consent remains extant.</p> <p>The delivery forecast here is based on original detailed consent figures with a time delay applied for Nutrient Neutrality mitigation impacts to the second phase is in accordance with the Joint Delivery Statement provided by developer (Reference D8.N34).</p> <p>Regarding Nutrient Neutrality: Contamination condition not fully discharged (verification report required). Drainage condition discharged. Ecology condition pending consideration.</p>
Commitment	Commitment	Norwich + Urban Fringe	Northumberland Street, 120-130	16/00835/F	Full	36	35	<p>Site consented and construction commenced. An application to amend the site layout and floor plans (Reference 22/00108/MA) has been currently under consideration, determination is held up by nutrient neutrality mitigation impacts. As an extant consent which has commenced on site delivery is assumed within the first 5 years of the plan period with the first deliveries in 2026/27 to enable sufficient time for determination of the pending amendment application.</p>

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
Commitment	Commitment	Norwich + Urban Fringe	Oak Street, 161	18/00004/F	Full	40	40	Detailed consent confirmed lawful commencement of works. Contamination condition not fully discharged (verification report required) but this does not prevent progress of development. Drainage condition discharged. Assumed delivery within the first five years of the plan.
NCC.20	CC18 (CC19)	Norwich + Urban Fringe	Land at 140-154 Oak Street and 70-72 Sussex Street	09/00296/F (17 dwellings)	Full	27	27	No Joint Delivery Statement, current ongoing planning application reference 22/0762/F validated 14 June 2022, description: "Demolition of existing structures and construction of 34 low energy cohousing dwellings and ancillary shared facilities, with associated landscaping and car and cycle parking" pending consideration. The current application is not GNLP policy compliant due to the scale and massing of the proposed development under consideration the usual 3.3 years from receipt of valid planning application to development period is not assumed here as it is not appropriate to predetermine the outcome of an ongoing application which is a departure from the allocation. Additional time is allowed in this forecast for negotiation or GNLP policy compliant application to be submitted. The forecast figure of 27 here is in accordance with the allocation as submitted based on the following assumptions. Submission of a valid policy compliant application within 1 year of adoption of the GNLP in 2023/24, 3.3 years from receipt of valid planning application to delivery period, delivery of 22 homes per annum (in line with Start to Finish average rates for sites of 50-99) with fewer delivered in the first delivery year. The site is promoted and considered developable. For clarification, previous planning consent reference 09/00296/F for 17 dwellings on a smaller site area unimplemented and considered unlikely to progress.
Commitment	Commitment	Norwich + Urban Fringe	Park Lane, St Peters Methodist Church	18/00962/F	Full	20	20	Construction on site is well advanced, nearing completion. This is a flatted development so all units shall be delivered in one monitoring year.

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
NCC.03	CC4a	Norwich + Urban Fringe	Rose Lane and Mountergate, land at			50	50	<p>Joint Delivery Statement (Reference D8.N39) from Norwich City Council as landowner, but no planning permission or current planning application.</p> <p>The site is promoted and considered developable, this forecast towards the end of the plan period as advised by the agent and informed by discussions during the hearing sessions in March 2022. As set out in Statement of Common Ground Reference D2.23 due to land ownership issues a temporary use of 5-10 years is being pursued on the Norwich City Council Land. On the assumption that land assembly issues are resolved, and a valid application is submitted following cessation of the temporary use by 2032, following a three-year lead in from planning application, delivery on site may commence in 2036/37 and complete in 2037/38. Due to the nature and location of the site it is possible that this will be flatted development which would deliver in a single monitoring year. This site was previously part of wider adopted allocation CC4 which was for a total of 300 homes.</p> <p>The GNLP allocates a smaller area over two allocations (CC4a (50) & CC4b (200)) for a combined total of 250 homes.</p>
NCC.04	CC4b	Norwich + Urban Fringe	Mountergate/Prince of Wales, land at			200	200	<p>Joint Delivery Statement pending. No planning permission or current planning application. Discussions with Savills on behalf of Whitbread it is understood that a revised scheme shall be submitted for pre application advice this year. on this basis the following assumptions have been made for estimated delivery time: Pre app in 2022/23; submission of valid planning application in 2023/24; four years from submission of a valid planning application to delivery period; delivery rate of 55 dwellings per annum with a lower figure in the first year on site. These rates are in accordance with the average rates for sites of 100-499 as set out in 'Start to Finish'; it is understood that the nature of development may be flatted development and deliver a higher quantity in a single monitoring year.</p> <p>The site is promoted and considered developable. This site was previously part of wider adopted allocation CC4 which was for a total of 300 homes. The GNLP allocates a smaller area over two allocations (CC4a (50) & CC4b (200)) for a</p>

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								combined total of 250 homes. Delivery rates in accordance with 'start to finish' for a site of this size with a reduced delivery in the first year.
Commitment	Commitment	Norwich + Urban Fringe	St Georges Street, Merchants Court	20/00887/PDD 20/00884/PDD	PDD	36	36	Recent extant consent indicates site is deliverable in 5-year land supply period. This is a category (a) site under definition of deliverability with no clear evidence to say it won't be delivered, so should be considered deliverable in years 1-5 of the plan period. 20/00887/PDD (approved 21 September 2020) Nothing to discharge until occupation. No drainage, contamination or ecological conditions. Not affected by Nutrient Neutrality. Due to the flatted nature of this development delivery would be expected within 1 monitoring year.
NON.07	R20	Norwich + Urban Fringe	Starling Road, Industrial sites; remainder of allocation	18/00952/O (19) 18/00271/F (9)	Full & Outline	28	19	Recent extant consent 18/00952/O (19 homes). The Joint Delivery Statement (Reference D8.N42) from the developer indicates site is deliverable in 5-year land supply period. Outline consent remains extant and is awaiting submission of reserved matters by March 2023. Correspondence with developer advises a cautious approach. Timing adjusted to resolve Nutrient Neutrality mitigation issues as well as labour and materials costs. The developer Chipro timetables delivery of 19 dwellings in 2024/25. (Allocation R20 also includes an area of the site covered by application/consent 18/00271/F which is for 9 units. This is not counted here but is accounted for in the small sites assumption.)
NCC.05	CC15	Norwich + Urban Fringe	Thorpe Road: 13-17 Norwich Mail Centre			150	150	No Joint Delivery Statement, planning permission or current planning application, but the site is promoted and considered developable. As advised by the landowners agent in Statement of Common Ground reference D2.30, this is forecast for delivery in the later years of the plan period to enable relocation of existing business operations and planning process. The following assumptions have been made in the estimated forecast for this site: Time allowed for consideration of relocation of commercial activities leading to submission of a valid planning application in 2030/31. A four-year period from submission of a valid planning application to site

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								delivery period. The agent estimates a two-year build period, but in the absence of a planning application annual delivery rates of 55 dpa in accordance with 'start to finish' for sites of 100-499 but with a reduced delivery rate in the first year of completions has been applied.
STR.04	R38	Norwich + Urban Fringe	Three Score, Bowthorpe	12/00703/O 13/02089/VC 19/00978/MA (supersedes 19/00497/MA for 151 dwellings)	Outline/ Reserved matters	755	755	<p>Detailed consent issued and under construction. Council owned site.</p> <p>Joint Delivery Statement (Reference D8.N44) provided for completions to March 2027. 76 dwellings are to be delivered under phase 3 (20 in 2022/23, 56 in 2023/24), Phase 4 is forecast from 2024/25.</p> <p>For the years beyond the JDS forecast, assumed delivery based on the average of the preceding 5 years in the JDS which equals 65 dpa. This is broadly consistent with the average suggested for a site of this size in Start to Finish (68 dpa for a site of 500-999).</p> <p>Nutrient Neutrality status marked as Amber as phase 3 has detailed consent and has commenced on site, whereas phase 4 has outline consent at this time. Whilst the agent has forecast a continuous period of development the partnership has allowed a precautionary delay between phase 3 and phase 4 in response to Nutrient Neutrality mitigation impacts to enable the reserved matters to be submitted and determined.</p>
NON.08	R31	Norwich + Urban Fringe	Waterworks Road, Heigham Water Treatment Works			60	60	<p>No Joint Delivery Statement, planning permission or current planning application, but the site is promoted and considered developable.</p> <p>The agent representing the landowner advises that this allocation site is anticipated to be available for development from 2030 in Statement of Common Ground (Submitted document reference D2.46).</p> <p>This site is forecast for 60 dwellings in the GNLP, this is a smaller allocation than the existing adopted allocation which is for 150 dwellings over a wider area.</p> <p>Delivery rates in accordance with 'start to finish' for a site of this size, with reduced delivery in first year.</p> <p>On the assumption that commercial operations cease and the site comes available for development in 2030, start to finish averages estimate that for a site of this size there is an</p>

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
								average of 2 years between planning consent and delivery period, on this basis it is not expected that delivery is likely prior to 2033/34. On this basis a valid planning application is assumed in 2028/29.
NCC.18	CC30	Norwich + Urban Fringe	Westwick Street Car Park			30	30	No Joint Delivery Statement or planning permission, but the site is considered developable as it is owned by Norwich City Council and promoted for development. Due to the small nature of the site it is likely to be flatted development which would deliver all units consecutively in a single monitoring year. The forecast here takes a cautious approach based on the following estimation: Three years to valid application post adoption of the GNLP in 2023/24, 3 years from valid planning application to delivery period, delivery in a single monitoring year due to nature of site.
Commitment	Commitment	Norwich + Urban Fringe	Westwick Street, BT Exchange Site	16/00456/F 20/00539/D	Full	42	42	Extant consent. Site is cleared ready for construction. As advised by current landowner, site currently being sold to a national homebuilder, cautious delivery beyond 5-year land supply to accommodate renewed planning application process. McCarthy Stone have acquired this site and are intending to undertake a public consultation prior to submitting a new planning application for a higher density development of retirement apartments. The forecast here takes a cautious approach based on the following estimation: Two years to valid application post adoption of the GNLP in 2023/24, 3 years from valid planning application to delivery period (as the site is already cleared and prepared for development this period may be shorter) as this is flatted development it is likely to deliver in a single monitoring year, 42 units are forecast in accordance with the extant consent, but it is understood that the new owners may be seeking a higher density. As the site has existing consent which has been implemented, there is a possibility that the site may deliver earlier than forecast here if a new owner does not choose to apply for an alternative consent.

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
NON.04	R19	Norwich + Urban Fringe	Windmill Road, land north of	19/00971/F 20/01156/VC	Full	17	17	This is a category (a) site under definition of deliverability with no clear evidence to say it won't be delivered, so should be considered deliverable in years 1-5 of the plan period. The forecast of 17 homes is in accordance with the current consent (20/01156/VC approved 22 April 2021) which has no pre-commencement conditions. Planning application 21/01405/D confirmed a lawful commencement on site.
Commitment	Commitment	Norwich + Urban Fringe	Duke Street, St Crispins House	17/01391/F 20/00146/NMA 20/00474/MA	Full	686 beds (see notes for equivalent dwelling calculation)	406	The development of 686 student bedrooms is equivalent to 406 dwellings as per calculation set out in Topic Paper - Policy 1 Growth Strategy – Update to Housing Trajectory Tables and Graphs in Appendix 4, November 2021 (document D3.2B). This development has detailed consent; construction has commenced on site and progressing well. The Joint Delivery Statement (Reference D8.49) provided by the developer advises completion is timetabled in 2023/24.
Commitment	Commitment	Norwich + Urban Fringe	Vantage House, Fishers Lane	20/00632/PDD	PDD	44	44	This site has a recent extant consent (Main consent 20/00632/PDD approved 27 July 2020 and two subsequent applications 21/01649/D approved 28 Jan 2022 and 21/0395/F relating to details of external alterations approved in May 2021) No pre-commencement drainage or contamination conditions. Construction on site appears to have been completed and some of the residences are occupied.
Commitment	Commitment	Norwich + Urban Fringe	Prince Of Wales Road, 82 - 96	19/00875/F	Full	49	49	Recent extant consent 19/00875/F (approved 8 July 2020). Construction has commenced on site which indicates site is deliverable in 5 year land supply period. No conditions for contamination or drainage so not impacted by Nutrient Neutrality mitigation. In the absence of developer forecast, the delivery is estimated in line with Start to Finish build rates for a development of this size, however due to the nature of the site it is possible that delivery may be grouped into a single monitoring year.

GNLP Reference	GNLP Reg 19 Reference	Level in Hierarchy	Address	Planning Reference	Application Type	Total Allocated / Permitted	Net Homes at 1/4/2022	Commentary
Commitment	Commitment	Norwich + Urban Fringe	St Faiths Lane, 90	21/01090/PDD	PDD	21	21	Recent extant consent (21/01090/PDD approved 7 September 2021 and subsequent details application 22/00515/D approved 26 August 2022) indicates site is deliverable in 5-year land supply period. No drainage, contamination or ecological conditions. Not affected by Nutrient Neutrality mitigation impacts.
Commitment (part of CC27 not carried forward)	Commitment (part of CC27 not carried forward)	Norwich + Urban Fringe	Surrey Street, 9	20/00345/F	Full	14	14	Detailed consent issued (reference 20/00345/F approved 28 September 2020) Construction has commenced on site, assumed delivery, no phasing, nothing to discharge until occupation. Two details applications relating to Listed building consent have been approved, two further details related to Listed building currently under consideration. No drainage, contamination or ecological conditions. Not affected by Nutrient Neutrality mitigation impacts.
Commitment	Commitment	Norwich + Urban Fringe	Normans Buildings, 11	21/00636/F	Full	141	141	Detailed planning consent (21/00636/F approved 11 March 2022) for 141 student studio bedrooms equivalent to 1:1 dwelling. A Joint Delivery Statement (Reference D8.N54) provided by agent advises forecast for completion in 2026/27; as this is a flatted development all units will be delivered consecutively in a single monitoring year. No drainage or ecological conditions to discharge. But there is a contamination condition (20) to discharge which will be affected by Nutrient Neutrality at the moment; the wording of this condition allows demolition of the existing building prior to agreement, so the scheme could be implemented, the forecast allows 18 months for Nutrient Neutrality issue to be resolved.

South Norfolk Site Forecasts Commentary

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
S.CN.3	GNLP0253	01 Norwich + Urban Fringe	Colney	Colney Hall, Watton Road			111	111	This is an emerging allocation with a planning application pending determination (2022/1547). This scheme consists of 210 care units, a 20-bed care home, and amongst other uses, 20 No. 6 bed student resident flats. Yet so as not to predetermine this planning application the allocation figure is used of 200 units, which at the ratio of 1.8 equals 111 homes. The Statement of Common Ground/Delivery Statement D2.58 from the promoters targeted a planning application being made in early 2022 and for the development to be completed by 2025/26. Given the slight delay in the planning application submission, and to allow for nutrient neutrality, an 18-month delay is added. Delivery is also split across two financial years, with 50 homes in 2027 and 61 in 2028/29.
Commitment	Commitment	01 Norwich + Urban Fringe	Costessey	Queen's Hills/North of the River Tud East of Fieldfare Way	2019/2546	Detailed	16	16	The site has detailed permission, is not impacted by nutrient neutrality, is under construction, and is included in the trajectory in line with the developer forecast. The final CIL receipt was received 21 November 2019.
Commitment	Commitment	01 Norwich + Urban Fringe	Costessey	Queen's Hills/North of the River Tud West of Poethlyn Drive	2019/1683	Detailed	9	9	The site has detailed permission, is not impacted by nutrient neutrality, is under construction, and is included in the trajectory in line with the developer forecast. The CIL commencement notice was received 2/9/2020.
Commitment	Commitment	01 Norwich + Urban Fringe	Costessey	West of Lodge Farm (outline for primary school)	2021/1730	Outline	44	44	Application 2021/1730 is pending determination. Land was reserved for a primary school that is no longer required so the site is available for residential development. The inclusion of this site in the trajectory includes a delay of 18 months for nutrient neutrality. This is a continuity site of 2013/0567 and the completion of 44 homes in one year is the average rates of development already achieved on this development 2013/0567. See details in Officer Notes for South Norfolk D8.SON pages 1-2.
Commitment	Commitment	01 Norwich + Urban Fringe	Costessey	West of Lodge Farm	2013/0567 (168 dwellings - 132 remaining)	Detailed	168	132	The site has outline permission but is impacted by nutrient neutrality. Part of the original hybrid application was for a single form entry school in outline; it has now been determined that this will not be required and a further circa 44 dwellings can be accommodated. Application 2021/1730 is

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
									pending determination. A delay of 18 months for nutrient neutrality is factored into the trajectory, and 44 dwelling are predicted for delivery in 2026/27. See Officer Notes for South Norfolk pages 1-2.
S.CR.1	GNLP0327	01 Norwich + Urban Fringe	Cringleford	Cringleford NP allocation -North of the A11 (GNLP Uplift) Land south of Newfound Farm, Colney Lane		Allocation	410	410	This is a GNLP allocation to uplift the housing numbers on existing allocation 2018/2200. Early-stage commitment is shown in a Statement of Common Ground/Delivery Statement D2.63 by Barratt/David Wilson Homes, who had anticipated a start on site in 2024. Barratt David Wilson Homes anticipate delivery by two outlets, with each outlet achieving 50 years a year, and for the scheme of 500 homes to be complete by 2034. As a continuity site the 100 homes in 2029/30 is forecast to follow after 2018/2200 completes in 2028/29.
Commitment	HOU1 (Part)/Commitment	01 Norwich + Urban Fringe	Cringleford	Cringleford NP allocation - Big Sky site South of A11	2013/1494	Outline	142	142	Parts of the site with full permission are under construction. These are listed elsewhere in the trajectory and are not considered to be constrained by Nutrient Neutrality. The remaining outline permission is constrained but developers Big Sky have employed an ecologist to investigate potential mitigation for nutrient neutrality for those parts of the site without detailed consent. Joint Delivery Statement D8.S7 confirms the delivery intentions of Big Sky Developments. However, as a precautionary measure 83 dwellings forecast in 2023/24 in the Joint Delivery Statement are delayed until 2025/26 and 59 forecasted in 2024/25 are delayed until 2026/2027 to give time for the determination of reserved matters.
Commitment	HOU1 (Part)/Commitment	01 Norwich + Urban Fringe	Cringleford	Cringleford NP allocation - Big Sky site South of A11	2018/2783	Detailed	67	7	The site has detailed permission, is not impacted by nutrient neutrality and is under construction. Therefore, it has been included in the trajectory in line with the developer forecast. Developers Big Sky confirmed their delivery intentions on 27/04/2022 -- Joint Delivery Statement D8.S8.
Commitment	HOU1 (Part)/Commitment	01 Norwich + Urban Fringe	Cringleford	Cringleford NP allocation - Big Sky site South of A11	2018/2784	Detailed	79	46	The site has detailed permission, is not impacted by nutrient neutrality, is under construction, and is included in the trajectory in line with the developer forecast. Developers Big Sky confirmed their delivery intentions on 27/04/2022.

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
Commitment	HOU1 (Part)/Commitment	01 Norwich + Urban Fringe	Cringleford	Cringleford NP allocation - Big Sky site South of A11	2018/2785	Detailed	62	62	The site has detailed permission, is not impacted by nutrient neutrality, is under construction, and is included in the trajectory in line with the developer forecast. Developers Big Sky confirmed their delivery intentions on 27/04/2022.
Commitment	HOU1 (Part)/Commitment	01 Norwich + Urban Fringe	Cringleford	Cringleford NP allocation - Tilia site North of A11	2018/2835	Detailed	203	180	Detailed Permission and under construction by Tilia Homes. Developer confirmed delivery intentions 20/05/2022.
Commitment	HOU1 (Part)/Commitment	01 Norwich + Urban Fringe	Cringleford	Cringleford NP allocation - Tilia site North of A11	2018/2836	Detailed	90	90	The site has detailed permission, is not impacted by nutrient neutrality, is under construction, and is included in the trajectory in line with the developer forecast. Developers Tilia confirmed their delivery intentions on 20/05/2022.
S.CR.1	GNLP0307	01 Norwich + Urban Fringe	Cringleford	Cringleford NP allocation - Barratt/David Wilson site North of A11	2018/2200	Detailed	549	508	The site has detailed permission for parts and is under construction. Reserved matters application 2018/2200 was approved 21-09-2019, and the first units were delivered in financial year 2020/21. It is included in the trajectory in line with the developer forecasts but also includes an 18-month delay to factor in nutrient neutrality where full permission and conditions have not been discharged. Developers Barratt/David Wilson confirmed their delivery intentions 24/04/2022 -- see South Norfolk Officer Notes D8.SON.
Commitment	Commitment	01 Norwich + Urban Fringe	Cringleford	Cringleford NP allocation - Barratt/David Wilson site North of A11	2021/2783	Detailed	101	101	This site is to be developed by Crest Nicholson Eastern. The site benefits from detailed permission and drainage conditions have been agreed but not discharged. Joint Delivery Statement D8.S14 is returned which indicated first completions early spring 2023; however, a precautionary 18-month delay has been included in the trajectory to allow for nutrient neutrality issues to be resolved.
Commitment	Commitment	01 Norwich + Urban Fringe	Cringleford	Roundhouse Park	2008/2347	Outline	53	53	Outline permission and developer Vistry remains committed to completing the Roundhouse Park development. As explained in the Joint Delivery Statement D8.S15 the full application 2018/0281 for 18 dwellings has committee resolution to approve and the re-submitted full application 2019/2227 for 35 dwelling is pending consideration. In Joint Delivery Statement D8.S15 Vistry anticipated completions in 2023/24 but due to nutrient neutrality these projections are put back 18 months, to allow for nutrient neutrality issues to

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
									be resolved. Therefore, first completions are anticipated in 2025/26, and this allows time for reserved matters applications to be determined.
STR.07	EAS1	01 Norwich + Urban Fringe	Easton	Land N & S of Dereham Road	2014/2611 (Outline) 2020/0962 (291 dwellings) 2021/1612 (114 dwellings) 2021/2417 (350 dwellings)	Detailed	890	890	Application 2020/0962 for 291 dwellings has been approved and drainage conditions have been discharged. This phase is under construction. Application 2021/1612 for 114 dwellings and 2021/2417 for 350 dwellings are both submitted but are pending determination, and subject to nutrient neutrality. 135 homes remain in outline. Persimmon remains committed to progressing the whole site and have allowed for a six-month delay in the processing of undetermined reserved matters applications and discharge of drainage conditions to address nutrient neutrality issues. Joint Delivery Statement D8.S16 has been agreed with the developer and the dwelling completion rates have been used until 2026/27. This predominantly reflects delivery on phase 1 but includes some completions on phase 2 in 2026/27. From 2027/28 onwards the Partnership has assumed a rate of 69 dwellings, which is an average of the forecast over the 5 previous years. 69 dwellings per annum is also in line with the Start to Finish average of 68 dwellings per annum. It is considered realistic to assume that nutrient neutrality issues related to phases 2 and beyond will be resolved by 2026/27 when the first completions on this phase are forecast.
Commitment	Commitment	01 Norwich + Urban Fringe	Easton	Land North of Dereham Road	2021/1847 (72)	Detailed	72	72	The site has detailed permission for 72 dwellings (2021/1847). There are no pre-commencement drainage conditions to discharge. Developer Orbit Homes is onsite and undertaking groundworks prior to remaining conditions being discharged. Orbit Homes have factored a six-month delay into their projection for the site to take account of any delays in decision making taking account of the uncertainty created by nutrient neutrality, although the LPA does not consider that this site is constrained. Therefore, the Partnership forecasts completions from 2023/24, which reflected the agreed Joint Delivery Statement D8. S17.

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
S.TW.1	TROW 1	01 Norwich + Urban Fringe	Trowse	Land on White Horse Lane and to the rear of Charolais Close & Devon Way	2016/0803 & 2016/0805 (7-Detailed) (White Horse Lane) 2019/2318 (83-Full) (Devon Way & Hudson Ave.)	Outline / Detailed	90	90	Norfolk Homes are committed to progressing the site and have agreed a Joint Delivery Statement D8.S18. 7 dwellings forecast for 2022/23 have detailed consent (2016/0803 & 2016/0805) and are under construction. The remaining 83 dwellings have detailed permission consented under 2019/2318, and this permission has drainage conditions that are instructional only and are therefore not prevented from being discharged as a result of nutrient neutrality. The trajectory is based on the Joint Delivery Statement from Norfolk Homes who are undertaking ground works because it is considered that drainage conditions can realistically be considered to be discharged prior to construction having to halt.
S.DI.1	GNLP0102	02 Main Towns	Diss	Frontier Agriculture Ltd, Sandy Lane			150	150	This is an emerging allocation without planning permission. Commitment is shown in a Statement of Common Ground/Delivery Statement, reference D2.81, from Savills on behalf of the landowner Frontier Agriculture, anticipating that development could start in 2024 and would take 2 years. However, the Partnership considers it prudent to take a more cautious approach and has allowed 3 years after adoption of the plan in 2023/24 for a valid planning application to be submitted and then 4 further years to achieve first completions. This timetable is consistent with the averages within Start to Finish. Completions are now anticipated in 2030/31, which recognises that the site continues in active employment use at present and that this will need to relocate. The rate of development is kept at 2 years as per the Statement of Common Ground and also reflects how part of the development could be apartments so is likely to be at a rate above that which might be achieved by a housebuilder on a typical estate style development.
Diss & District Neighbourhood Plan	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DDNP01 Land north of the Cemetery, west of Heywood Road and east of Shelfanger Road	2021/2782	Outline	179	179	Outline application 2021/2782 is pending determination. The site is not affected by nutrient neutrality. In the absence of information on the specific intentions on the developer, the partnership has assumed that first completions will be achieved in 2027/28, 4 years after the submission of the application, allowing ample time for relevant planning approvals to be secured, and will be delivered at a rate of circa. 55 per annum.

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
									These assumptions are consistent with the averages set out within Start to Finish.
Commitment	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DDNP02 Site of derelict Victorian Infant School, the Causeway			10	10	There is currently no JDS, submitted application or planning permission. The site has been proposed for allocation in Diss and District Neighbourhood Plan which is due to be subject to consultation under Reg.16 before the end of 2022. In the absence of specific information from the site promoter the Partnership considers it reasonable to assume that a valid application will be submitted within 3 years of the adoption of the neighbourhood plan in 2023/24. First completions are then forecast in 2028/29, allowing 3 to 4 years to commence onsite completions are projected for 2029/30, allowing just over 3 years between submission of the application and first completions on site. The timescale between submission of a planning application and first completions is consistent with the averages identified in Start to Finish. Given the small size of the site it is reasonable to assume that all completions will be achieved in 1 year.
Diss & District Neighbourhood Plan	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DDNP03 Site of the existing Leisure Centre, Victoria Road			20	20	Site is a proposed allocation in Diss and District Neighbourhood Plan. Partnership consider is reasonable to typically assume 3 years for a valid planning application post adoption of the neighbourhood plan in 2023/24, and a further 3 years to commence onsite. On this basis, completions would be projected for 2028/29. Realistically though redevelopment will only happen when the leisure centre, which currently occupies the site, moves to a new facility. To allow time for this relocation to happen, and the site to become available for development, a further 3 years is added into the trajectory. Completions are consequently forecast for 2031/32. This timeframe also factors in the Start to Finish principle that 3 years should be allowed for securing planning permission.
Diss & District Neighbourhood Plan	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DDNP04 Land west of Nelson Road and east of Station Road			25	25	Site has been proposed for allocation in Diss and District Neighbourhood Plan which is due to be subject to consultation under Reg.16 before the end of 2022. In the absence of specific information from the site promoter the Partnership considers it reasonable to assume that a valid application will be submitted within 3 years of the adoption of the

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
									neighbourhood plan in 2023/24. First completions are then forecast in 2028/29, allowing 3 to 4 years to commence onsite completions are projected for 2029/30, allowing just over 3 years between submission of the application and first completions on site. The timescale between submission of a planning application and first completions is consistent with the averages identified in Start to Finish. Given the small size of the site it is reasonable to assume that all completions will be achieved in 1 year.
Commitment	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DDNP05 Land north of Nelson Road,	2020/0478		43	43	This site has detailed permission. The schemes comprise 77 Extra Care Apartments and is subject to 1:1.8 communal accommodation dwelling equivalent multiplier. The delivery Intentions were confirmed by the scheme architect on 27/04/22, and the site is included in the trajectory in line with the developer forecast.
Diss & District Neighbourhood Plan	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DIS 1 Land north of Vince's Road			14	14	Site is allocated in the South Norfolk Development Plan and has been proposed for re-allocation in Diss and District Neighbourhood Plan which is due to be subject to consultation under Reg.16 before the end of 2022. The expected yield on the site reflects the Council's consideration of the likely minimum capacity based on the evidence underpinned the neighbourhood plan. In the absence of specific information from the site promoter the Partnership considers it reasonable to assume that a valid application will be submitted within 3 years of the adoption of the neighbourhood plan in 2023/24. First completions are then forecast in 2028/29, allowing 3 to 4 years to commence onsite completions are projected for 2029/30, allowing just over 3 years between submission of the application and first completions on site. The timescale between submission of a planning application and first completions is consistent with the averages identified in Start to Finish. Given the small size of the site it is reasonable to assume that all completions will be achieved in 1 year.

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Diss & District Neighbourhood Plan	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DIS 2 Land off Park Road			10	10	A Joint Delivery Statement was agreed with promoters, Durrants, in January 2022, and this shows their then intention to bring the site forward on an 18-month timescale. However, there is some uncertainty about the exact flood risk boundaries of the site, which is being investigated by the development promoter. Although development may come forward during the next 5 years, the Council is more confident in forecasting the site to be developable between years 6 and 15 of the plan period. Consequently, as a precautionary forecast, completions are forecast in 2028/29.
Diss & District Neighbourhood Plan	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DIS 3 Land off Denmark Lane			42	42	The site is a proposed allocation in Diss and District Neighbourhood Plan. A Joint Delivery Statement (D8.S27) provided by Rackham Builders says that a planning application is being prepared and that dwellings could be completed from 2023. A more cautious approach is being taken in the trajectory. Start to Finish says 3 years for planning and an average of 22 completions per annum. Assuming 1 year for a valid planning application post adoption of the neighbourhood plan in 2023/24 and a further 3 years to commence onsite completions are projected for 2027/28.
Commitment	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DIS 6 Land behind Thatchers Needle / Former Hamlins Site	2021/0307		73	73	The site has detailed permission granted which was granted on appeal (2021/0307). It is older people's accommodation; however, it is C3 not C2 use class. The site is not affected by nutrient neutrality, the developer's intentions are confirmed, and on this basis the site is included in the trajectory for 2023/24.
Diss & District Neighbourhood Plan	Diss & District Neighbourhood Plan	02 Main Towns	Diss	DIS 7 Feather Mills site, Park Road			12	12	The site is proposed for re-allocation via the Diss and District Neighbourhood Plan, and although there have been pre-application enquiries, the Council does not consider sufficient evidence is available to show it is deliverable. A precautionary approach is taken to its inclusion in the trajectory, using Start to Finish principles. Start to Finish says 3 years for planning and an average of 22 completions per annum. Assuming 3 years for a valid planning application post adoption of the neighbourhood plan in 2023/24 and a further 3 years to commence onsite completions are projected for 2028/29.

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
LSAAP	LSAAP	02 Main Towns	Long Stratton	LNGS1 AAP Allocation (part - East of Long Stratton)			1,275	1,275	The Joint Delivery Statement (D8.S30) from the promoter explains how a planning application is submitted (2018/0111) and that development is forecasted to commence in 2026/27 with 50 homes. As has been seen on other similarly sized schemes, the rate of development is forecasted to accelerate to 150 homes on the basis of 3 outlets delivering concurrently. Norfolk Land Ltd are committed to this site and have commissioned drainage/nutrient experts to consider nutrient neutrality mitigations. Norfolk Homes does not expect nutrient neutrality to fundamentally affect the trajectory for this site. This is consistent with the forecasts of other developers on sites assuming 3 outlets e.g., Beeston Park and North Rackheath and below the rates that were achieved on the 1st phase of White House Farm that was brought forwards by 3 developers.
LSAAP	LSAAP	02 Main Towns	Long Stratton	LNGS1 AAP Allocation (part - North West of Long Stratton)			600	600	Norfolk Land Ltd are committed to this site and have commissioned drainage/nutrient experts to consider nutrient neutrality mitigations. Norfolk Homes does not expect nutrient neutrality to fundamentally affect the trajectory for this site. The Joint Delivery Statement (D8.B31) agreed for the 5-year land supply has been applied for this trajectory, and thereafter from 2028/29 an assumed delivery at a similar rate of development is applied.
S.HA.1	GNLP2108	02 Main Towns	Redenhall with Harleston	South of Spirketts Lane			150	150	This is an emerging allocation without planning permission. Commitment is shown in a Statement of Common Ground (Document D2.82), from Durrants on behalf of the landowner. This discussed the local plan being adopted in 2022, starting on site in 2023, building 15 dwellings in the first year, then at a rate of 40 per annum, and completing the scheme in the fifth year of construction. Assuming now a two-year lead-in from adoption of the plan in 2023/24 for a planning application, and a further 3 years to get from planning to a scheme onsite, development would commence in 2028/29. Completions are then forecasted on the same rate as outlined in the Statement of Common Ground/Delivery Statement.

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S.HA.2	GNLP2136	02 Main Towns	Redenhall with Harleston	Briar Farm, Mendham Lane			405	405	Planning application 2022/0067 is pending determination and this location is not subject to nutrient neutrality considerations. The scheme is also supported by a Statement of Common Ground/Delivery Statement, reference D2.83, from M Scott Properties. This anticipated the first completions in 2024, if a planning application had been submitted in April 2021 and approved in June 2022. The current planning application was submitted in January 2022, so a year has been added to the timetable, with the first full year of completions forecast in 2025/26. The Partnership considers it realistic to forecast a delivery rate of 65 dwellings per annum, which is consistent with the predicted by Scott Properties based on their specific knowledge of the site, their product, the local market and their intentions as developer.
S.HA.3	HAR4	02 Main Towns	Redenhall with Harleston	Spirkett's Lane/Limes Close			95	95	This is an emerging allocation without planning permission. Commitment is shown in a Statement of Common Ground/Delivery Statement, reference D2.84, from Durrants on behalf of the landowner. This discussed the local plan being adopted in 2022, starting on site in 2023, building 15 dwellings in the first year, then at a rate of 40 per annum. Assuming now a two-year lead-in from adoption of the plan in 2023/24 for a planning application, and a further 3 years to get from planning to a scheme onsite, development would commence in 2028/29. Completions are then forecasted on the same rate as outlined in the Statement of Common Ground/Delivery Statement.
S.HA.4	HAR5	02 Main Towns	Redenhall with Harleston	Land off Station Hill	2019/2115	Outline	40	40	Outline planning permission was granted on 31/3/22. The scheme is also supported by a Statement of Common Ground/Delivery Statement, reference D2.85, from CODE Development Planners, which envisaged development commencing 12 months from receiving outline planning permission. However, the Officer Notes D8.SON page 6 indicates that "the developers are taking the full time to submit reserved matters and have not yet submitted a proposed timetable for delivery." The Partnership is consequently assuming five years for approval of reserved matters and for development to begin onsite in 2028/29. In the absence of a specific

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
									forecast for the rate of development, a maximum rate of 22 completions per year has been assumed, which is consistent with the averages in Start to Finish rates.
Commitment	Commitment	02 Main Towns	Redenhall with Harleston	Cranes Meadow	1998/1119	Detailed	9	6	The site has detailed permission and is not affected by nutrient neutrality. The first CIL instalment was paid in March 2022 and the delivery intentions have been confirmed with the developer 05/05/2022. Accordingly, the site is included in the trajectory in line with the developer forecast.
Commitment	Commitment	02 Main Towns	Redenhall with Harleston	Former Apollo Club	2019/1618	Full	46	46	The site has detailed permission and is not affected by nutrient neutrality. The first CIL instalment was paid in March 2022 and the delivery intentions have been confirmed with the developer 27/04/2022. Accordingly, the site is included in the trajectory in line with the developer forecast.
S.WY.1	GNLP0354R	02 Main Towns	Wyndham	Land at Johnson's Farm			100	100	This is an emerging allocation, without permission. The site was also originally supported by a Statement of Common Ground/Delivery Statement, reference D2.90, by agents Cheffins on behalf of the landowners, in which it is explained: "the owners will follow a 'plan-led' approach to bringing development forward". The agents, Cheffins, have also now provided a Joint Delivery Statement D8.S38. This forecasts commencement in 26/27 with the delivery of 50 homes and for the development to complete in 2027/28 with a further 50 homes. Using the agent's prediction of 50 completions per year is thought reasonable and is slightly below the Start to Finish average of 55 for this type of site.

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
S.WY.2	GNLP3013	02 Main Towns	Wymondham	North of Tuttlés Lane			50	50	Site supported by a Statement of Common Ground/Delivery Statement from the landowner, reference D2.91. This forecasted a start onsite in 2026 and completion in 2028/29, explaining that: "As a family, we have agreed that 3-5 years to commence suits us. Meanwhile allocation can be secured, planning and a developer put in place." This statement was written in 2021, and as such the Partnership considers it appropriate to take a more precautionary approach now, which also factors in nutrient neutrality. The Partnership considers it appropriate to add two years to the timescale originally given, allowing 5 years from adoption of the local plan to commencement onsite and thereby forecasting the first completions in 2029/30. In the absence of a specific forecast for the rate of development, a maximum rate of 22 completions per year has been assumed, which is consistent with the averages in Start to Finish rates.
Commitment	Commitment	02 Main Towns	Wymondham	South Wymondham	2015/2380	Detailed	150	17	The site has detailed permission, is not impacted by nutrient neutrality, is under construction, and is included in the trajectory in line with the developer forecast.
Commitment	Commitment	02 Main Towns	Wymondham	South Wymondham (Outline 2011/0505)	2016/2586	Detailed	121	18	The site has detailed permission, is not impacted by nutrient neutrality, is under construction, and is included in the trajectory in line with the developer forecast. The agent confirmed delivery intentions for the site on 02/12/2021.
Commitment	Commitment	02 Main Towns	Wymondham	South Wymondham (Outline 2012/0371)	2015/2168	Detailed	153	18	The site has detailed permission, is not impacted by nutrient neutrality, is under construction, and is included in the trajectory in line with the developer forecast. The agent confirmed delivery intentions for the site on 27/04/2021.
Commitment	Commitment	02 Main Towns	Wymondham	South Wymondham (Outline 2012/0371)	2020/2212	Detailed	22	22	Taylor Wimpey are on site and anticipating first completions October 2022, see Officer Notes for South Norfolk D8.SON page 13 for details. Discharge of drainage conditions is submitted (2021/1767) but not approved. A precautionary 18-month delay is included in the figures, due to nutrient neutrality considerations.

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
Commitment	Commitment	02 Main Towns	Wymondham	South Wymondham (Outline 2012/0371)	2021/0125	Detailed	231	231	Taylor Wimpey intends to build out 2020/2212 and then move to this site, see Officer Notes for South Norfolk D8.SON page 13 for details. In 2024/25 Taylor Wimpey forecast 44 completions, half of which will be on 2020/2212, with the other half as the first part of this site. Taylor Wimpey forecast 44 dwellings for the next two years, after which the Partnership has extrapolated the rate of 44 forwards until the site's completion with 33 in 2029/30. This forecast includes a precautionary 18-month delay for nutrient neutrality.
Commitment	Commitment	02 Main Towns	Wymondham	South Wymondham (Outline 2012/0371)	2021/0054	Detailed	35	35	Developers Vistry are on site and Joint Delivery Statement D8.S45 has been returned. A precautionary 18-month delay has been added to the figures due to nutrient neutrality considerations, but annual completions are otherwise in line with the Joint Delivery Statement D8.S45.
Commitment	Commitment	02 Main Towns	Wymondham	South Wymondham (Outline 2012/0371)	2021/0055	Detailed	217	217	Developers Vistry have provided a Joint Delivery Statement D8.S46. This says: "A revised scheme, to address consultation responses, is currently being finalised for the 217 units under 2021/0055, with the intention of progressing the scheme to the point of approval, in advance of solutions to the nutrient neutrality issue being available. Vistry is preparing for a delay of up to 12 months to the delivery of 2021/0055." The site is deliverable, but the forecast includes a precautionary delay of 18 months for nutrient neutrality.
Commitment	Commitment	02 Main Towns	Wymondham	South Wymondham (Outline 2012/0371)	2012/0371 (Remainder of Outline) (730)	Outline	72	72	This is the residual of the outline 2012/0371 that does not yet have detailed permission. The remaining 72 are forecast to follow-on from when the detailed phases complete, which is expected to be in 2029/30.
Commitment	Commitment	02 Main Towns	Wymondham	London Road/Suton Lane	2014/2495 (Outline up to 375) 2018/2758 (89) 2019/1804 (246)	Outline & part detailed	375	309	The forecast for this site is based upon Officer Notes for South Norfolk D8.SON page 14. This says: "Lovell is committed to this site and is able to build out the existing reserved matters permissions, which are not affected by Natural England's advice on nutrient neutrality." The delivery forecast discussed with Lovell estimates 50 per annum each year from 2022/23 to 2026/27. This forecast does include a 66-bed care home within the site, which is a proposal from LNT

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									Developments (2021/2581) that is awaiting determination. If approved the 66-bed care home would equate to 36 homes, and is included in the trajectory for 2028/29, but will have to address nutrient neutrality.
Commitment	Commitment	02 Main Towns	Wymondham	Industrial Site west of Stanleys Lane	2019/0428	Detailed	21	21	This site has a detailed permission and drainage conditions discharged under 2020/2341. The developer Lewis Nicholls confirmed delivery intentions 27/04/2022.
Commitment	Commitment	02 Main Towns	Wymondham	Carpenters Barn	2015/1405	Detailed	24	4	This site has a detailed permission, is under construction, and developer Persimmon Homes confirmed their delivery intentions 25/05/2022.
Commitment	Commitment	02 Main Towns	Wymondham	Elm Farm, Norwich Common	2019/0536	Detailed	300	226	This site has a detailed permission, is under construction, and developer Persimmon Homes confirmed their delivery intentions 25/05/2022.
Commitment	Commitment	02 Main Towns	Wymondham	Former WRFC	2014/0779 (Outline) 2019/1788 (Detailed)	Detailed	90	90	This site has detailed permission. The developer Saffron Housing Trust confirmed their delivery intentions 25/05/2022.
Commitment	Commitment	02 Main Towns	Wymondham	Former Sale Ground, Cemetery Lane	2016/2668 (Outline) 2020/1439	Detailed	58	58	The site has detailed permission, but conditions have not been discharged. Although the site is being marketed there is no developer involved in the site as yet. No Joint Delivery Statement has been provided and the site is affected by nutrient neutrality. Concerns exist about the development of this site and at present its build out is not shown in the trajectory. See Officer Notes for South Norfolk D8.SON page 16.
STR.12	GNLP0177-A HET 1	03 Key Service Centre (KSC)	Hethersett	Land north of the Poppyfields development	2011/1804 (1196)	Outline	205	205	This is the remainder of the outline scheme but there are reserved matter applications pending determination. The 76 in 2024/25 and 72 in 2025/26 is Persimmon Phase B3 (2021/2226) but is recorded in the trajectory with an 18-month delay for nutrient neutrality. It is being treated as a continuity site for Persimmon's current phase B2 under reserved matters 2018/2500. The remaining 57 is yet to receive detailed approval and will come forward as affordable housing obligations. Persimmon have provided a Joint Delivery Statement D8. S54.

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STR.12	GNLP0177-A HET 1	03 Key Service Centre (KSC)	Hethersett	Land north of the Poppyfields development	2021/0758 (GNLP Uplift of 200 homes)	Outline	200	200	This uplift of 200 homes will be begun by Persimmon Homes with 76 dwellings as shown by their Joint Delivery Statement D8.S55. The remaining 68 homes in 2027/28 and 56 homes in 2028/29 will be split between Taylor Wimpey and Persimmon Homes.
STR.12	GNLP0177-A HET 1	03 Key Service Centre (KSC)	Hethersett	Land north of the Poppyfields development	2021/1965	Detailed	200	200	This development is Taylor Wimpey Phases A3 and A4. Details of Taylor Wimpey's intentions are contained in Officer Notes for South Norfolk D8.SON page 7. The trajectory includes an 18-month delay for mitigating nutrient neutrality, and some adjustment has been made to the delivery of 2021/1965 and 2018/2326 – see accompanying notes below for 2018/2326.
STR.12	GNLP0177-A HET 1	03 Key Service Centre (KSC)	Hethersett	Land north of the Poppyfields development	2018/2326	Detailed	181	147	This development is Taylor Wimpey Phase A2. Details of Taylor Wimpey's intentions are contained in Officer Notes for South Norfolk D8.SON page 7. Taylor Wimpey had forecast 93 dwellings in 2025/26, which is a combination of 48 dwellings from 2018/2326 and 45 dwellings from 2021/1965. Also, Taylor Wimpey had forecast 64 dwellings in 2026/27, which is a combination of 19 dwellings from 2018/2326 and 45 dwellings from 2021/1965. These adjustments have been made to account for an 18-month delay for mitigating nutrient neutrality.
STR.12	GNLP0177-A HET 1	03 Key Service Centre (KSC)	Hethersett	Land north of the Poppyfields development	2018/2500	Detailed	191	151	This development is Persimmon Homes Phase B2. Drainage conditions are also discharged under 2020/0658. Persimmon have confirmed their delivery intentions in signed Joint Delivery Statement D8. S58.
S.HE.1	HET 2	03 Key Service Centre (KSC)	Hethersett	North of Grove Road		Allocation	40	40	Being carried forward as a GNLP allocation but there has been no response from a developer. Concerns exist about the developability of this site and at present its build out is not shown in the trajectory. A number of attempts have been made requesting a SoCG which have not been responded to.
B.HI.1	GNLP0520	03 Key Service Centre (KSC)	Hingham	Land to the south of Norwich Road			80	80	Pre-application discussions have been undertaken. Abel Homes have commissioned a project team, including architect, highways consultant and drainage engineer, to prepare a full planning application. A Statement of Common

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
									Ground/Delivery Statement D2.105 from Abel Homes explains their intention submit a planning application after the local plan's adoption, and that development would be at 35 dwellings per annum. Using this information, and allowing two years to secure planning permission, 35 completions are forecast in 2025/26; and the development would complete in 2027/28.
S.LO.3	GNLP0463R	03 Key Service Centre (KSC)	Loddon with Chedgrave	Land off Langley Road, Chedgrave			60	60	Statement of Common Ground/Delivery Statement D2.110 was provided by ESCO Developments on behalf of the landowners. This envisaged development starting in quarter 3 of 2023, assumed 50 dwellings to be completed per year, and for the development to be complete by the end of 2025. This timetable has slipped by approximately 3 months but an outline application reference 2022/0276 for 76 dwellings is pending determination and is not subject to nutrient neutrality considerations. To reflect the delayed timetable a start onsite is pushed back to 2024/25 but still allows over 18 months to secure planning permission, and the promoter's forecast remains credible. The promoter's forecasted rate of 50 dwellings per year is kept for the delivery figure in 2025/26. As a precautionary measure and to not predetermine the outcome of the current planning application the total number of homes is kept at 60, as per the GNLP allocation.
S.LO.1	GNLP0312	03 Key Service Centre (KSC)	Loddon with Chedgrave	Land off Beccles Road, Loddon			180	180	Statement of Common Ground/Delivery Statement D2.108 was provided by Hopkins Homes. This forecasted 6 to 9 months for determining planning applications 2021/2437 and 2021/2522, envisaged delivery being at 50 dwellings year, and expected a start onsite in 2023. This timetable for submitting applications slipped by 3 months and the applications totalling 171 are still pending determination, but the site is not subject to nutrient neutrality considerations. To reflect the delayed timetable, and the promoter's forecast that completions may only be achieved in 2023, a start onsite is forecasted in 2024/25, but this still allows 2 years for securing planning permission. The developer's forecasted rate of 50 dwellings per year is kept for the delivery figure in 2025/26 and thereafter. As a precautionary measure and to not predetermine the outcome of the current planning

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
									application the total number of homes is kept at 180, as per the GNLP allocation.
Commitment	Commitment	03 Key Service Centre (KSC)	Loddon with Chedgrave	Georges Lane	2016/0853 2020/1163	Detailed/Full	57	38	This site has detailed permission and is under construction. The developer Halsbury Homes confirmed their delivery intentions on 01/06/2022.
Commitment	Commitment	03 Key Service Centre (KSC)	Poringland	West of The Street/North of Shotesham Road	2014/0319	Detailed	221	127	This site has detailed permission and is under construction. The developer Big Sky confirmed their delivery intentions on 25/10/2021.
Commitment	Commitment	03 Key Service Centre (KSC)	Poringland	West of The Street/North of Shotesham Road	2011/0476/O 2019/2209	Detailed	15	11	This site has detailed permission and is under construction. The developer Norfolk Homes confirmed their delivery intentions on 27/04/2022.
Commitment	Commitment	03 Key Service Centre (KSC)	Poringland	West of Octagon Barn	2015/2326	Full	60	11	This site has detailed permission and is under construction. The developer Bennett Homes confirmed their delivery intentions on 20/05/2022.
Commitment	Commitment	03 Key Service Centre (KSC)	Poringland	South West of Bungay Road	2020/1925	Full	52	35	This has detailed permission and is not subject to nutrient neutrality considerations. The scheme is for C2 Care Home and Care Lodges and is equivalent to 35 new dwellings. The full permission needs to be commenced by March 2025. Due to the nature of the scheme, it is forecast to come forward in one phase.
Commitment	Commitment	04 South Norfolk Village Clusters	Aslacton	Coopers Scrap Yard	2006/0171 (Outline) 2020/0493 (Detailed)	Detailed	14	14	This site has detailed permission and is under construction. The developer Tas Valley confirmed their delivery intentions on 23/05/2022.
Commitment	Commitment	04 South Norfolk Village Clusters	Bawburgh	South of the Village Hall	2018/1550	Detailed	10	4	This site has detailed permission and is under construction.

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
	BRA1	04 South Norfolk Village Clusters	Bracon Ash	Norwich Road			23	23	This site is an existing allocation BRA1. Detailed application 2021/2579 was submitted on 25/11/21 and is pending determination. Joint Delivery Statement D8.S70 from FW Properties envisages delivery of 23 homes in 2023/24 but this is delayed by 18 months due to nutrient neutrality considerations Delivery is now forecast over 2024/25 and 2025/26.
Commitment	Commitment	04 South Norfolk Village Clusters	Bracon Ash	West of Long Lane	2017/2131	Outline and Detailed	15	3	This site has detailed permission and is under construction. Developer Kevin Keeble confirmed their delivery intentions on 18/05/2022.
Commitment	Commitment	04 South Norfolk Village Clusters	Brooke	High Green Farm	2014/2041	Detailed	13	7	This site has detailed permission and is under construction. The agent Durrants confirmed their delivery intentions on 30/05/2022.
Commitment	Commitment	04 South Norfolk Village Clusters	Caistor St Edmund	North of Heath Farm	2018/2232	Detailed	16	16	Agents Lewis Nicholls Associates have provided Joint Delivery Statement D8.S73. The applicant considers that they can demonstrate that both foul and surface water drain out of catchment for nutrient neutrality purposes and there are no pre-commencement conditions for drainage. The site has detailed permission and the JDS forecasts 8 completions in 2022/23 and 8 completions in 2023/24.
Commitment	Commitment	04 South Norfolk Village Clusters	Ditchingham	Land Off Hamilton Way (Tunney's Lane Field)	2019/1925	Detailed	27	27	This site has detailed permission and drainage conditions are discharged. Developer Badger Building confirmed their delivery intentions on 06/05/2022.
Commitment	Commitment	04 South Norfolk Village Clusters	Gillingham	Norwich Road	2019/1013	Detailed	22	3	Site has detailed permission. Developer Hopkins Homes confirmed completion 27/04/2022.
Commitment	Commitment	04 South Norfolk Village Clusters	Great Moulton	High Green	2015/2536 2020/0130	Detailed	14	11	Site has detailed permission. Architect (Howe and Boosey Architectural Services) confirmed delivered intentions on 04/05/2022. Three of the homes are already occupied and the remainder can be built out without any further drainage conditions to discharge.

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
Commitment	Commitment	04 South Norfolk Village Clusters	Hales	Land at Yarmouth Road/west of Hales Hospital	2018/1934	Outline	23	23	FW Properties has confirmed that this site is being prioritised as it is outside the nutrient neutrality catchment. Outline planning is achieved, and the developer has confirmed delivery intentions in signed Joint Delivery Statement D8. S77.
Commitment	Commitment	04 South Norfolk Village Clusters	Hempnall	off Bungay Road	2019/0864	Detailed	23	3	The site has detailed permission. Developer FW Properties confirmed completion 27/04/22.
Commitment	Commitment	04 South Norfolk Village Clusters	Little Melton	South of School Lane	2019/2485	Detailed	30	30	The site has detailed permission, and details of foul and surface water agreed under 2021/1674. Agents Lanpro confirmed delivery intentions on 19/05/2022.
	NEW1	04 South Norfolk Village Clusters	Newton Flotman	Flordon Road/Church Road	2021/2784	Detailed	31	31	This is existing site allocation NEW1. Developer FW Properties provided Joint Delivery Statement D8.S80 which estimates 31 homes completed in 2023/24. The Partnership has factored in a delay 18 months for nutrient neutrality to be resolved. As a result, completions are now expected in 2024/25 with 15 dwelling completions and 16 dwelling completions in 2025/26.
Commitment	Commitment	04 South Norfolk Village Clusters	Scole	West of Norwich Road	2019/0956	Detailed	18	5	Site has detailed permission. Developer Broadleaf Development confirmed their intentions on 18/05/2022.
	SCO1	04 South Norfolk Village Clusters	Scole	Old Norwich Road			25	25	This is existing site allocation SCO1. The agent Savills has provided Joint Delivery Statement D8.382 that forecasts 10 dwellings in 2023/24 and 15 dwellings in 2024/25. This information is reflected in the trajectory.
Commitment	Commitment	04 South Norfolk Village Clusters	Spooner Row	Chapel Lane/Bunwell Road	2014/2472 & 2016/2424	Detailed	39	25	This site has detailed permission and CIL payments are made. The landowner J. Alston & Sons Ltd confirmed their delivery intentions 04/11/2021.
Commitment	Commitment	04 South Norfolk Village Clusters	Swardeston	Land off Bobbins Way	2017/2247	Detailed	38	24	This site has detailed permission and is under construction. The developer Bennett Homes confirmed their delivery intentions on 20/05/2021.
	SWA1	04 South Norfolk	Swardeston	Main Road			30	30	For this site see Officer Notes for South Norfolk D8.SON page 9. Brown & Co indicates that the land is under offer with a local developer. The site

GNLP reference	GNLP Reg 19 Reference	Level in Hierarchy	Parish	Address	Planning Reference	App Type	Total Allocated / Permitted	Net New Homes at 1/4/2022	Notes
		Village Clusters							is considered developable but not currently considered deliverable. Consequently, its development is forecasted in 2028/29. This assumes one year for a developer to acquire the site in 2023/24, a further year to submit a planning application in 2024/25 and using Start 2 Finish assumptions 3 years for getting development onsite 2028/29. Again, using Start to Finish assumptions, the scheme is estimated to build out over 2 years with a peak of 22 homes per year.
Commitment	Commitment	04 South Norfolk Village Clusters	Tacolneston	Land adj. The Fields	2017/0225	Outline	21	21	The site has outlined permission and a reserved matters application 2021/2572 from Heritage Developments is pending consideration. For this site see Officer Notes for South Norfolk B8.SON pages 10. Anticipated delivery is in 2023 but a precautionary 18-month delay is included in the trajectory forecast to allow for nutrient neutrality constraints to be resolved.
	TAS1	04 South Norfolk Village Clusters	Tasburgh	Church Road			30	30	This is an existing allocation TAS1. See Officer Notes D8.S87. Parker Planning Services explains how the applicant is considering an alternative to the current application. Submission and determination of any new application would be in parallel to dealing with nutrient neutrality considerations. A precautionary 18-month delay is added to the trajectory on the basis of a new application being submitted in 2023/24.
Commitment	Commitment	04 South Norfolk Village Clusters	Woodton	Rear of Georges House	2016/0466 2020/1506	Detailed	23	23	This site has detailed permission and is under construction. Developer FW Properties confirmed their delivery intentions on 27/04/22.