



*Hopkins Homes Ltd*

***Greater Norwich Local Plan Examination  
Inspectors Matters, Issues and Questions***

***March 2023***

**MATTER 15 HOUSING PROVISION**

*Does the Plan set out a positively prepared strategy for the supply and delivery of housing development that is justified, effective and consistent with national policy?*

*In particular:*

*With regard to the September 2022 housing trajectory update (Document D3.2D Topic Paper) and housing forecast (Document D3.2E Topic Paper):*

*Q2 Taken as a whole, do any alterations to the site delivery assumptions significantly alter the overall housing land supply position?*

*Q4 Will there be at least a 5 year supply of deliverable housing land on adoption of the Plan?*

**Q2 and Q4**

Hopkins Homes broadly supports the approach taken by the GNLP to address nutrient neutrality since April 2022, noting the positive steps taken in seeking to find a way forward that will allow development within the nutrient neutrality catchment areas to proceed.

The delivery of the strategic solutions will invariably require continued positive partnership working to ensure solutions are delivered within the anticipated timescales, but inevitably there remains a risk that the Council's assumed timeframes could slip, particularly given the strategic nature of the mitigation measures being considered.

In addition, the latest evidence in respect of viability suggests that in some scenarios, there could be an impact on the viability of development as a result of the potential costs arising from the requirement to provide mitigation. As such, assumptions regarding five-year land supply should be treated with caution.

In order to address these concerns, the GNLP should seek to provide greater flexibility by including additional allocations. In particular, we have made previous representations objecting to the absence of any new allocation in Wroxham, despite it being identified as a 'Key Service Centre' and have promoted land East of Salhouse Road (Site Reference GNLP2131) and South of Wherry Gardens (Site Reference 2135) as suitable sites for development.

Additional allocations would provide greater flexibility to address the uncertainty caused by nutrient neutrality both in terms of its potential impact on the Council's trajectory and five-year land supply assumptions.

Given the sustainable location of the available land to enable the future growth of Wroxham, in order to suitably fulfil its intended role and function as a Key Service Centre, allocations for additional residential development should be made to provide the GNLP with greater flexibility to address potential risks associated with nutrient neutrality.