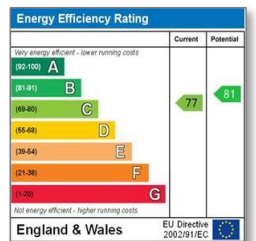




Central Norfolk Strategic Housing Market Assessment 2017

Addendum Report

February 2018





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1. Introduction

Overview of the Addendum Report scope and purpose

- 1.1 The Central Norfolk Strategic Housing Market Assessment 2017 was published in June 2017 and established the Full Objectively Assessed Need for Market and Affordable Housing across Breckland, Broadland, North Norfolk, Norwich and South Norfolk council areas and The Broads Authority.
- 1.2 The purpose of this Addendum Report is to update the Objectively Assessed Needs tables contained in the June 2017 report to include more details on the sub-geographies of the Central Norfolk area.

2. Objectively Assessed Need

Additional Figures and Consideration of Backlog of Need

- 2.1 The Central Norfolk SHMA 2017 established the Full Objectively Assessed Need for Housing; and Figure 82 of the report summarised the stages of the calculation. This study built upon the Central Norfolk SHMA 2015 which contained a number of additional tables. Most notably, Figure 106 shows more details on the needs across different levels of geography in Central Norfolk.
- 2.2 Figure 1 and Figure 2 present the Objectively Assessed Needs for Central Norfolk from the SHMA 2017 in the same format as Figure 106 from the SHMA 2015. Figure 1 shows the numbers excluding the City Deal and links to Figure 82 in the SHMA 2017, while Figure 2 shows the figures including the City Deal and links to Figure 96 of the SHMA 2017.

Figure 1: Projected dwellings over the 21-year period 2015-36 excluding the City Deal (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in the 2011 Census)

	Norwich Policy Area	Core HMA	Elsewhere in Greater Norwich	Elsewhere in Central Norfolk Functional HMA	Areas outside the Central Norfolk Functional HMA	OVERALL TOTAL	Greater Norwich Total	Central Norfolk Functional HMA Total
Total 2015-2036								
Norwich	15,204	15,204	-	-	-	15,204	15,204	15,204
Broadland	6,160	6,885	2,051	-	-	82,10	8,210	8,210
South Norfolk	9,229	8,834	6,844	-	-	16,072	16,072	16,072
Breckland	-	0	-	8,696	3,576	12,272	-	8,696
North Norfolk	-	0	-	6,965	1,616	8,581	-	6,965
Total	30,593	30,923	8,895	15,661	5,192	60,339	39,486	55,147
Annual Average								
Norwich	724	724				724	724	724
Broadland	293	328	98			391	391	391
South Norfolk	439	421	326			765	765	765
Breckland		0		414	170	584		414
North Norfolk		0		332	77	409		332
Total	1,457	1,473	424	746	247	2,873	1,880	2,626

Figure 2: Projected dwellings over the 21-year period 2015-36 Including the City Deal (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in the 2011 Census. Note: figures may not sum due to rounding)

	Norwich Policy Area	Core HMA	Elsewhere in Greater Norwich	Elsewhere in Central Norfolk Functional HMA	Areas outside the Central Norfolk Functional HMA	OVERALL TOTAL	Greater Norwich Total	Central Norfolk Functional HMA Total
Total 2015-2036								
Norwich	17,074	17,074	-	-	-	17,074	17,074	17,074
Broadland	7,672	8,574	2,554	-	-	10,225	10,225	10,225
South Norfolk	10,000	9,573	7,416	-	-	17,415	17,415	17,415
Breckland	-	0	-	8,696	3,576	12,272	-	8,696
North Norfolk	-	0	-	6,965	1,616	8,581	-	6,965
Total	34,746	35,221	9,970	15,661	5,192	65,567	44,714	60,375
Annual Average								
Norwich	813	813				813	813	813
Broadland	365	408	122			487	487	487
South Norfolk	476	456	353			829	829	829
Breckland		0		414	170	584		414
North Norfolk		0		332	77	409		332
Total	1,655	1,677	475	746	247	3,122	2,129	2,875