

Greater Norwich area – housing land supply assessment December 2014

1. Updated information on housing land supply in the Norwich Policy Area (NPA)

- 1.1 In compliance with paragraph 36 of the *Joint core strategy annual monitoring report*, the Greater Norwich councils are now in a position to provide a factual update on matters related to land supply.
- 1.2 This report provides an update to the 1st December 2014 and is published to ensure that all development management decisions can be based on the most up to date information possible.
- 1.3 The update demonstrates that in line with the councils' clearly expressed commitment to address the 5 year land supply deficit, there has been significant progress made since the April 2014 figures published in the JCS AMR.
- 1.4 Overall, across the Norwich Policy Area (NPA) this demonstrates that in total, a **net gain of 773 dwellings (from 1st April 2014 to 1st December 2014) can now be included in the 5 year supply period** following the grant of planning permissions or committee resolutions to grant, changes to projected delivery of sites and taking into account lapses in existing permissions.
- 1.5 These changes bring the total number of dwellings in the 5 year supply period to **12,090**, 262 in excess of the requirement of 11,828 dwellings. This equates to **102%** of the requirement, **5.10 years** of a 5 year supply. The detail of this update can be found in Appendix A.
- 1.6 A revised trajectory for the Norwich Policy Area as published in Appendix A to the *Joint core strategy annual monitoring report* can be found in Appendix B to this document.
- 1.7 The table below summarises the detail for each area of the NPA as at the 1st December 2014:

Area	Years Supply	Units in the 5 Year Supply (with permission, resolution to permit, allocated or submitted for allocation with no objections)	Total Committed sites (with permission, resolution to permit, allocated or submitted for allocation with no objections (2014-2026))
Joint Norwich Policy Area	5.10	12,090	20,055
Norwich	5.68	3,182	6,542
South Norfolk NPA	6.76	5,693	7,937
Broadland NPA	3.53	3,215	5,576

2. Relevant appeal decisions

2.1 The Inspectors decision on a development for 110 dwellings in Crewkerne, Somerset is of relevance to the Councils' updated land supply position. The appeal decision can be found in full here:

<http://www.pcs.planningportal.gov.uk/pcsportal/fscdav/READONLY?OBJ=COO.2036.300.12.7119017&NAME=/APPEAL%20DECISION%20.pdf>

2.2 The Inspector states in paragraph 52 of his report that 'The [National Planning Policy] Framework makes clear that the buffer is to ensure choice and competition in the market for land, that it should be supply brought forward from future years of the plan period'.

2.3 The Inspector was also clear that the buffer should clearly be added to the future supply, not the backlog: 'I am persuaded by the Council's argument that applying the buffer to the sum of the five year requirement and the backlog would increase the total housing requirement over the lifetime of the plan, and that this approach would represent a penalty on the Council which is not intended by the Framework.'

2.4 In calculating the 5 year land supply, it is clear that the Greater Norwich authorities have indeed been imposing a "penalty" on themselves by adding the 5% buffer to the five year requirement *and* the backlog. As such, the 5 year supply position is lower than it should be.

2.5 For the purposes of this update report the 5 year land supply position for the Norwich Policy Area is outlined in Appendix B. If the 5% buffer is only applied to the future supply, and not the backlog, this increases the supply from 102% of the required supply in the NPA, 5.10 years of a 5 year supply, to **103%, 5.15 years** of the 5 year supply (including updates to 1st December 2014).

2.6 At this time, albeit the 5 year supply position is improved when the buffer is only applied to future supply and not the backlog, the three Councils are not adopting this approach. This position will be reviewed upon publication of the 2014/15 *Joint core strategy annual monitoring report*.

2.7 Appendix C shows a table comparing the following;

- The existing land supply position as at **1st April 2014** using the existing JCS methodology in comparison to the methodology advocated by the Somerset appeal decision (for existing sites, and existing and emerging sites) and;
- The existing land supply position as at **1st December 2014** using the existing JCS methodology in comparison to the methodology advocated by the Somerset appeal decision (for existing sites, and existing and emerging sites).

Appendix A – Updates to 5 year land supply for the Norwich Policy Area to 1st Dec 2014

Broadland District Council:

- 223 additional dwellings in the plan period (205 in 5 year land supply period)
- -47 net lost dwellings in the emerging sites 5 year land supply
- Net increase in land supply of 158 dwellings in 5 year land supply period.

Large Site Gains:

- Land East of Plantation Road, Blofield – planning permission for 14 dwellings
- Land at Little Plumstead Hospital, Gt & Lt Plumstead – resolution to grant permission for 109 dwellings.
- Land north of Blofield corner Road, Blofield Heath – resolution to grant permission for 36 dwellings. (This site was previously included as an ‘emerging sites’ for 20 dwellings but, through the resolution to grant planning permission, has become an ‘existing site’.
- Land off Woodbastwick Road, Blofield – resolution to grant planning permission for 24 dwellings.
- Land south of Yarmouth Road and north of Lingwood Road, Blofield – resolution to grant planning permission for 30 dwellings as an extension to the existing site at Land south of Yarmouth Road and north of Lingwood Road, Blofield for 75 dwellings. Assumed to be a continuity site and therefore only 12 of these dwellings are currently forecast to be delivered in the period 2015/16 to 2019/20.

Large Site Losses:

- Land at Crostwick Lane, Spixworth – currently being developed. 30 dwellings have been delivered ahead of forecast and 42 dwellings are expected to be delivered in 2014/15. Consequential loss of 32 dwellings in housing land supply 2015/16 to 2019/20.
- Land at Former Garage Site, Salhouse – completed ahead of forecast in 2014/15. Consequential loss of 15 dwellings in supply 2015/16 to 2019/20.
- Permission for Phase 4 of Home Farm, Sprowston 20101252 has lapsed. However, the site remains an allocation of the 2006 Local Plan, and proposed allocation of the OSRT Growth Triangle AAP. Therefore it is retained in the 5 year housing land supply forecast to be begun in 2017/18. No net change in 5 year supply.

Small sites (1-4 dwellings), between April and end of November permissions have been granted for an additional 23 new dwellings. However, 13 dwellings have also been lost. This results in a net gain of 10 dwellings.

The above takes into account completions on large sites within the period 2014/15 which have also affected the 5 year supply.

This amounts to a total **net gain of 158 dwellings** in the five year period since April 2014 on existing sites.

The following all now have permissions issued, but this doesn't make a numerical difference to the land supply position as they were all included as sites with a committee resolution to approve. The granting of planning permission adds a degree of certainty to their delivery, and corroborates the previous forecast assumption of the authority:

- Land Adj. Hall Lane, Drayton
- Sharps Hall Farm, Mill Lane, Horsham St Faiths - development has been begun on site

Norwich City Council:

- 579 net additional dwellings in the existing sites 5 year land supply
- All emerging sites to be included in the existing sites tables. See below.

Large Site Gains:

- 118 Magdalen Road, Norwich: planning permission for 18 dwellings granted as material amendment to 2010 permission. The site had been removed from the supply as there was no commitment from the developer to deliver. Landowner confirmed delivery to be expected 2019/20.
- Dukes Wharf, former EEB offices, Duke Street: prior approval for 69 dwellings under permitted development rights (PD), coming forward as part of a larger scheme (due for committee resolution 3rd December 2014). All PD dwellings committed to being delivered by 30th May 2016 deadline.
- Allocations, previously with objections, all now included in the existing sites following full council resolution to adopt the *Norwich local plan* on the 25th November 2014. 481 dwellings in supply to 2026, 91 of which are projected to be delivered within the 5 year supply period.
- St Anne's Wharf, King Street: Following sale of the site the new owner has indicated that they intend to build out the extant permission on the site in full commencing in the summer of 2015 with completion in 2019/20. This will deliver all 437 dwellings within the 5 year supply.

Large Site Losses/changes

- 79 Thorpe Road – expired, but no change to 5 year supply as projected to deliver in 2014/15, before the 5 year supply.
- Parish hall/Vicarage Garden, Little John Hill – expired – loss of 10 dwellings
- Chalk Hill Works, Rosary Road – being built out, expected completion 2014/15 – loss of 14 dwellings
- 10-14 Ber Street – originally projected to deliver 2015/16. This unlikely as no application in yet. Move to 2018/19 as more realistic – no net change.
- Land adjacent to Norwich City Football Club – being built out, expected completion by March 2015 – loss of 49 dwellings.
- St Saviours Lane, Hi Tech House – being built out, expected completion 2014/15 – loss of 37 dwellings.

Small sites (1-9 dwellings), between April and end of November we have had permissions for 4 dwellings lapse and 78 new dwellings permitted, a net gain of 74 dwellings.

The above takes into account completions on large sites within the period 2014/15 which have also affected the 5 year supply.

This amounts to a total **net gain of 579 dwellings** in the five year period since April 2014 on existing sites.

South Norfolk District Council:

- 36 net additional dwellings in the existing sites 5 year land supply
- -111 net lost dwellings in the emerging sites 5 year land supply

Large Site Gains:

- Long Stratton: Cygnet House - is now an existing site (with permission) rather than emerging site, being developed by SNC, 50 dwellings to be delivered in the five year period;
- Trowse: White Horse Lane (TROW1) – the part of the site that was an emerging site is now an existing site, with resolution to approve, and numbers have increased from 61 to 75 dwellings, all of which should be deliverable in the five year period;
- Stoke Holy Cross: South of Long Lane (STO1 part) – the part which is already an existing site has increased to 53 dwellings (+4) with a small additional resolution to permit (gain of 4 dwellings);
- Wymondham: Sale Ground (WYM2) – new application likely to be submitted, which pushes the site back, but actually means the whole site is in the five year period (as no dwellings are going to be completed in 2014/15), a gain of 32 dwellings.

Large Site Losses/changes

- Cringleford: Newfound Farm (Neighbourhood Plan HOU1) – currently permission has been refused on part of the site (and appealed) and there is a resolution to permit on the other part, but with the Parish Council requesting the Secretary of State to call in the decision as not conforming with the Neighbourhood Plan, therefore it is assumed that the first part of the site will slip by 12 months and the second part by 6 months, losing 117 dwellings;
- Hethersett: Great Melton Road (HET4) – revised application with the loss of 2 dwellings;
- Poringland: The Street (POR7) – reserved matters have been approved for 278 dwellings, 22 fewer than the outline, however the site goes beyond 2020, so no net change within the five year supply period.

Small sites (1-4 dwellings), between April and November 33 dwellings have lapsed and 27 new dwellings have been permitted, a net loss of 6 dwellings.

Following a 6 monthly update to completions monitoring approximately 450 dwellings have been completed in 2014/15 so far. The information bulleted above takes into account completions on large sites within the period 2014/15 which have also affected the 5 year supply.

This amounts to a total **net gain of 36 dwellings** in the five year period since April 2014 on existing sites.

There is also a total **net loss of 111 dwellings** in the 5 year period since April 2014 on emerging sites.

The following all now have permissions issued, but this doesn't make a numerical difference to the land supply position as they were all included as allocations or sites with a committee

resolution to approve. The granting of planning permission adds a degree of certainty to their delivery:

- Costessey, west of Lodge Farm;
- Framingham Earl, Long Lane;
- Little Melton, Mill Road;
- Little Melton, Gibbs Close;
- Poringland, Heath Farm;
- Stoke Holy Cross, north of Long Lane; and
- Tharston, Chequers Road.

Appendix B - NPA trajectory – Including updates to 1st December 2014

Whole NPA - 2008/09 to 2025/26		COMPLETIONS						PROJECTIONS													
		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	1193	923	910	915	882	992														
Future Supply	Projected Completions - Current Year						1135														
	Projected Completions - Future Years Existing Sites							1965	2767	2750	2336	2272	1734	1647	1641	1539	1381	1381			
	Projected Completions - Future Years Emerging Sites							50	294	695	1001	1230	1180	1130	1105	1030	750	655			
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2065	2156	2253	2354	2388	2313	2172	2006	1756	1525	1212	700	-235	-2600		
	JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1824	1825	1825	1825	1825	1825	1825	1825	1824	1824		
																			37483	Total Delivered	
																			32847	Total Required	

Five Year Requirement	2253	2253	2253	2253	2253	11265	Units
Five Year Requirement plus 5% (5.25 years)	2366	2366	2366	2366	2366	11828	Units
Five Year Supply existing sites only	1965	2767	2750	2336	2272	12090	Units
						262	Unit Surplus against 5.25 year requirement
						5.10	Years of the 5 year requirement
Five Year Supply including emerging sites	2015	3061	3445	3337	3502	15360	Units
						3532	Unit Surplus against 5 year requirement
						6.49	Years of the 5 year requirement

Appendix C: NPA 5 Year Housing Land Supply Assessment Comparison:

- 5% buffer applied to the total requirement (JCS Methodology) versus;
- 5% buffer applied to the 5 year requirement (excluding the backlog) following the Somerset appeal decision.

As existing (5% buffer applied to total requirement)	Five Year Housing Land Supply Assessment April 2014			5% buffer applied to 5 year requirement (excluding backlog)
32,847	Total plan requirement 2008-2026			32,847
1,825	JCS Annual Requirement			1,825
10,950	Requirement April 2008 to March 2014 (1,825 x 6)			10,950
5,815	Completions April 2008 to March 2014			5,815
5,135	Shortfall since plan period began (2008)			5,135
9,125	JCS 5 year requirement 2015/16 – 2019/20 (1,825dpa x 5)			9,125
2,140 (428pa)	5,135 / 12 years x 5 years	Inclusion of identified shortfall		
11,265	9,125 + 2,140	Revised 5 year requirement		
563	5%	Plus NPPF buffer	5%	456
		Inclusion of identified shortfall	5,135 / 12 years x 5 years	2,140 (428pa)
11,828 (2,366pa)	11,265 + 563	Revised total 5 year requirement 2015/16 – 2019/20	9,125 + 456 + 2,140	11,721 (2,344pa)
11,317	Supply of housing (not including sites with objections)			11,317
511	11,828 – 11,317	Shortfall in supply	11,721 – 11,317	404
4.78 (95.6%)	11,317 / 2,366	Supply in years	11,317 / 2,344	4.82 (96.4%)

14,809	Supply of housing (including sites with objections)			14,809
2,981 excess	11,828 – 14,809	Shortfall/excess in supply	11,721 – 14,809	3,088 excess
6.25 (125%)	14,809 / 2,366	Supply in years	14,809 / 2,344	6.31 (126.2%)

As existing (5% buffer applied to total requirement)	Five Year Housing Land Supply Assessment Dec 2014			5% buffer applied to 5 year requirement (excluding backlog)
32,847	Total plan requirement 2008-2026			32,847
1,825	JSC Annual Requirement			1,825
10,950	Requirement April 2008 to March 2014 (1,825 x 6)			10,950
5,815	Completions April 2008 to Dec 2014			5,815
5,135	Shortfall since plan period began (2008)			5,135
9,125	JCS 5 year requirement 2015/16 – 2019/20 (1,825dpa x 5)			9,125
2,140 (428pa)	5,135 / 12 years x 5 years	Inclusion of identified shortfall		
11,265	9,125 + 2,140	Revised 5 year requirement		
563	5%	Plus NPPF buffer	5%	456
		Inclusion of identified shortfall	5,135 / 12 years x 5 years	2,140 (428pa)
11,828 (2,366pa)	11,265 + 563	Revised total 5 year requirement 2015/16 – 2019/20	9,125 + 456 + 2,140	11,721 (2,344pa)
12,090	Supply of housing (not including sites with objections)			12,090
262 excess	11,828 – 12,090	Shortfall in supply	11,721 – 12,090	369 excess
5.10 (102%)	12,090 / 2,366	Supply in years	12,090 / 2,344	5.15 (103%)

15,360	Supply of housing (including sites with objections)			15,360
3,532 excess	11,828 – 15,360	Shortfall/excess in supply	11,721 – 15,360	3,639 excess
6.49 (129.8%)	15,360 / 2,366	Supply in years	15,360 / 2,344	6.55 (131%)