

Breckland Local Plan Examination

Tuesday 18 September

MATTER 4 HOUSING: the supply of land for housing, delivery and viability

Development Rates in South Norfolk and Broadland

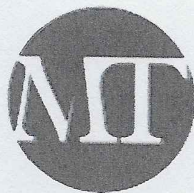
Location	Queens Hills Costessey	Round House Cringleford	Greenland Avenue Wymondham	Beckets Grove Wymondham	Carpenters Barn Wymondham	Norwich Road/Spinks Lane Wymondham	White House Farm Sprowston
First Allocated or Granted Permission as a Windfall	2001	2001	2004	2009	2012	2012	2007
Size of Development	1,881	999	375	323	350	259	1,233
Dwelling Completed to March 2018	1,758	945	375	321	137	75	240 ¹
Commencement	06/07	07/08	06/07	10/11	15/16	16/17	14/15
Completed	STUD	STUD	13/14	14/15	STUD	STUD	STUD
Development Years	12	11	8	5	3	2	3
Average Annual Completion Rate	147	86	47	64	46	38	80
Number of Developers	up to 7	4	1	1	1	1	3
Average Annual Completion Rate per Developer	29 ²	21	47	64	46	38	27

STUD = Still under construction

¹ completion to end 2016/17

² applied average of 5 developers

Source of Information South Norfolk Council Residential Land Availability 2017-18 Publication and GNDP AMR 2016-17 Publication for White House Farm (Broadland) extracts attached at appendix 1 and 2



Millard Tuddenham
Planning and Development

APPENDIX 1

June 2018

Price £20.00

Residential Land Availability

April 2017 – March 2018

South Norfolk Council Planning Policy
www.south-norfolk.gov.uk



PARISH: 29 CRINGLEFORD

NORWICH POLICY AREA

Site	Brownfield(B) Greenfield (G) Windfall (W) Allocated (A)	Application No.	Expiry	Land with Full p.p		Land with Outline p.p		Allocated Housing Land		Implemented permission: Previous Activity		Implemented permission: Completed 17/18		Total Remaining Committed Land		Notes	Density/ Ha	Bedroom
				Ha	Units	Ha	Units	Ha	Units	Ha	Units	Ha	Units	Ha	Units			
2 (IN) outline 26 98ha	GA	01/1852/O	Aug-09			5.82	54			1.65	58	0.89	38	5.82	54	Land North of the A11 Detail for road/roundabout Variation of condition Original Allocation for 750 Ph2 Round House Pk. R3 Ph2 RHP R4A & R4B Ph2 RPH Kier R2B (Part) Allison Homes(now Bovis Homes Twigden Homes Bloor Homes Ph2 RHP Bovis R7 Ph2 RHP Twigden R5 Ph2 Persimmon R3A/R3B Ph2 RHP Keir R4D Ph2 RHP Bovis/Twigden R6 Ph2 RHP Keir R4C Ph2 RHP Keir R2a/R2b	30	Flats
		04/1823/D								1.59	68			0.00	0			
		05/2478/F	Jan-11							0.17	15			0	0			
		08/2347/O	Nov-17							0.63	40			0.00	0			
		14/1019/D	Dec-18							4.53	150			0.00	0			
		15/1376/D	Nov-17							3.13	98			0.00	0			
		14/1605/D								2.57	85			0.00	0			
		06/1407/D								4.17	132			0.00	0			
		06/2571/D								2.01	41			0.00	0			
		07/0435/D	Mar-16							4.02	82			0.00	0			
		12/1456/F	Feb-14							1.72	34			0.00	0			
		10/1324/D	Apr-15							1.57	32			0.00	0			
		11/2058/D	May-15							1.42	27			0.00	0			
		11/1842/D	Feb-13							1.95	45			0.00	0			
10/1712/D	Apr-16																	
13/0400/D	Nov-16																	
13/1523/F																		
16 (IN)	GW	12/1846/O	Dec-15			0.07	1						0.07	1	Garden of 63 Kewick Rd Proposed 2 storey detached dwelling	14	4b	
18 (IN)	GW	12/1644/O	Feb-16			1.10	24						1.10	24	Land west of school Cantley La. school playing field	22	U	
19 (IN)	BW	15/0346/F	Jun-18							0.31	7			0.00	0	Demolition of school bids. replace with residential dwellings: 2 (F) & 12 (O)	20	7x4b 2x4b 4b
20 (OUT)	GW	15/2008/F	Oct-18							0.16	2			0.00	0			
		16/0246/F	Mar-19							0.10	1			0.00	0	Land At School Cantley La		
		13/0655/O	Dec-16													Land NW & SE Newfound Frm		
		15/0846/F	Jul-18							0.27	3			0	0	Land NW of Newfound Frm	11	3x4b
		15/0845/F	Jul-18							0.19	2			0.00	0	Land SE of Newfound Frm	10	2X4b

Site	Brownfield(B) Greenfield (G) Windfall (W) Allocated (A)	Application No.	Expiry	Land with Full p.p		Land with Outline p.p		Allocated Housing Land		Implemented permission: Previous Activity		Implemented permission: Completed 17/18		Total Remaining Committed Land		Notes	Density/ Ha	Bedroom
				Ha	Units	Ha	Units	Ha	Units	Ha	Units	Ha	Units	Ha	Units			
83 (IN)	BW	10/1197/F	Oct-13	0.22	3							0.22	3	0.22	3	Proposed erection of 4 units to rear 20 Browick Rd (net gain 3)	14	3x3b
87 (IN)	GW	10/1788/F 12/1859/F 13/0174/F	Dec-13 Dec-14 May-16	0.23	3					0.18	2	0.05	1	0	0	Sub division of 24 Back La for 3 units variation of permission sub division of curtilage 24 Back Lane	13	2b
93 (IN)	BW	11/0547/F	Aug-14	0.03	3							0.03	3	0.03	3	21-23 Damgate Street The old Labour Club	100	3x2b 3b 1b
99 (OUT)	GW	12/0839/O 14/1969/D 15/1405/D	Jun-15 May-18 Jan 20	10.88 6.67	217 133					4.31	86	2.56	51	4.01 6.67	80 133	Land north-west Carpenters Barn	20	
104 (IN)	BW	12/2153/F	Jan-16	0.1	4									0.1	4	Conversion of offices at 9-11 Town Green	40	1x4b 2x3b
106 (OUT)	BA	CS 12/1574/O	Jan-17			0.5	5							0.5	5	Land at The Bungalow Stati Spooners Row	10	4x4b 1x3b
108 (IN)	GW	12/1702/O 14/0618/D	Dec-15 Aug-17	0.81	31					0.42	16	0.39	15	0	0	Harts Farm Land Between Burdock Clo And Blackthorn Road	45	1b F Soc 2x2b Soc 3b + 3x4b
109 (OUT)	LPGC	12/1385/O 14/2042/D	Oct-16 Jun-18	9.44	259					1.93	53	0.8	22	6.71	184	Land Between The A11 Spinks La & Norwich Rd Residential development	29	
112 (IN)	BW	13/0279/F	Apr-16	0.06	1									0.06	1	10-12 Damgate Street Change of use of ground floor offices to residential	16	2b

APPENDIX 2

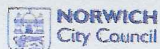
Joint Core Strategy for Broadland, Norwich and South Norfolk:

Annual Monitoring Report 2016-17

April 2018



Jobs, homes, prosperity for local people



Policy	Target	Milestone	Progress	Comments
GT5: White House Farm	1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park	Phase I - Commencement 2014/15 Phase II - Commencement 2019/20 Public Access to Woodland Park - 2018/19 Primary School - 2018/19	Milestone achieved. Reserve Matter Permission for Phase II (785 dwelling) granted 2016/17. Milestone achieved.	Cumulatively 240 dwellings of phase I (448 dwellings) completed by end of monitoring year. Phase II is expected to commence ahead of milestone. Public Access to Harrison's Woodland Park achieved in April 2016.
GT6: Brook Farm	600 Homes, Road and Cycle Links, Local Centre Sports Pitches & Children's Play Space & Informal Open Space	Commencement 2017/18	Outline Planning Permission granted 28/06/2013. S.73 Planning Application (20170421) submitted 13/03/2017.	Committee Resolution to Grant Planning Permission for S.73 (20170421) 06/09/2017. S.73 permits 1st phase of housing ahead of completion of link road. It is expected to enable commencement in accordance with milestone.
GT7: Land South of Salhouse Road	1,400 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space, Community Building, Police Beat Base & Informal Open Space	Commencement 2017/18	Committee Resolution to Grant Outline Planning Permission (20160498) for 803 dwellings on part of allocation 11/01/2017. Outline application for 380 dwellings (20170104) on remainder of allocation site submitted 25/01/2017.	Allocation site is now expected to delivery 1,183 homes. This is less than the target of 1,400 homes. Commencement is now forecast behind milestone in 2019/20.