



Town and Country Planning Act 1990 - Section 77
Town and Country Planning (Inquiries Procedure) (England) Rules
2000

Appendix of Proof of Evidence – Planning

Site:	Anglia Square including land and buildings to the north and west
Applicant:	Weston Homes PLC and Columbia Threadneedle Investments
Local Planning Authority:	Norwich City Council
Name of witness:	David Parkin (MRTPI)
PINS reference:	APP/G2625/V/19/3225505
LPA reference:	18/00330/F
Reference:	NCC1/3

Norwich City Council
City Hall
St Peter's Street
Norwich City Council NR2 1NH

Housing completions - based on AMR JCS Objective 2 housing completions data 2008 - 2018

Location	Plan target	Annual target	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	Total
Greater Norwich area	36820	2046	1736	1237	1168	1182	1214	1241	1681	1728	2251	2034	15472
Difference actual completions and annual target			-310	-809	-878	-864	-832	-805	-365	-318	+205	-12	-4988
Norwich policy area (NPA)	32847	1825	1193	923	910	915	882	992	1140	1164	1810	1685	11614
Difference actual completions and annual target			-632	-902	-915	-910	-943	-833	-685	-661	-15	-140	-6636
Norwich part of NPA		477	527	399	377	280	377	210	249	365	445	237	3466
Difference actual completions and annual target			+50	-78	-100	-197	-100	-267	-228	-112	-32	-240	-1304

Objective 2: to allocate enough land for housing, and affordable housing, in the most sustainable settlements

(Extract from JCS for Broadland, Norwich and South Norfolk: AMR 2017-2018)

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	16/17	17/18	RAG status
Net housing completions	NPA - 1,825 per annum Greater Norwich area - 2,046 pa		NPA Greater Norwich area	919 1,182	882 1,214	992 1,241	1,149 1,681	1,164 1,728	1,670 2,251	1,495 2,034	
	Broadland NPA - 617 pa Broadland RPA - 89 pa Norwich - 477 pa South Norfolk NPA - 731 pa South Norfolk RPA - 132 pa	LPA	Broadland - NPA Broadland - RPA Norwich South Norfolk - NPA South Norfolk - RPA	157 70 280 478 197	56 111 377 419 251	217 139 210 565 110	217 188 249 674 353	340 258 365 459 306	410 234 445 955 207	449 230 237 999 119	
Affordable housing completions	Affordable housing target of 561 per year (just number, no % required for 15/16)	LPA	Greater Norwich area Broadland Norwich South Norfolk	394 33% 44 19% 171 61% 179 27%	407 34% 67 41% 145 38% 195 24%	245 20% 74 23% 32 15% 139 21%	243 14% 98 24% 50 20% 95 9%	222 107 25 90	456 237 44 175	531 177 56 298	
(Gross) New house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	New Target 1 bedroom - 7% 2 bedrooms - 23% 3 bedrooms - 52% 4+ bedrooms - 18%	LPA	Greater Norwich area Broadland Norwich South Norfolk	7 2 3 2	7 1 0 6	8 2 0 6	3 1 0 2	4 1 0 3	4 4 0 0	0 0 0 0	
Provision of Gypsy and Traveller pitches to meet local plan requirements	To meet Gf Norwich GTAA targets: 18 pitches in total (8 from 2015-18, further 10 to 2026)	LPA	Greater Norwich area Broadland Norwich South Norfolk	7 2 3 2	7 1 0 6	8 2 0 6	3 1 0 2	4 1 0 3	4 4 0 0	0 0 0 0	
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	No decrease	Norfolk County Council	Greater Norwich area	96.9%	96.2%	96.6%	94.6%	92.5%	58.7%	67.3%	

see table in Para 3.31

Appendix 1 – Norwich Policy Area Trajectory

As noted in paragraphs 6, 9 and 10, the projected annual completions in this trajectory cover existing, known sites only, as detailed in Appendix D. Each of the local planning authorities is progressing Site Specific Policies DPDs that will allocate additional sites to increase the level of projected completions and meet the Joint Core Strategy allocation.

Norwich Policy Area - 2008/09 to 2025/26	COMPLETIONS																			
	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		
1 April - 31 March																				
Actual completions - Previous Years	1193	923																		
Actual Completions - Reporting Year			910																	
Projected Completions - Current Year				951																
Projected Completions - Future Years					1151	1230	1403	1413	1332	1045	793	665	520	531	499	366	236	236	15397	
Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1986	2062	2132	2208	2281	2368	2483	2662	2929	3307	3864	4698	6097	8963	17689		
JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	32850	
Broadland NPA	104	84	181	135	146	300	379	249	193	161	120	120	120	120	113	0	0	0		
Norwich	527	399	377	309	312	421	575	713	776	676	588	495	350	361	365	366	236	236		
South Norfolk NPA	562	440	452	507	693	508	449	451	413	208	95	50	50	50	20	0	0	0		
Total NPA	1193	923	910	951	1151	1230	1403	1413	1332	1045	793	665	520	531	499	366	236	236		
				Five Year Supply	1151	1230	1403	1413	1332	6529										
									328 YEARS											
									3,411 Unit Shortfall											