

Greater Norwich Local Plan 2025–2045 Housing Topic Paper

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1. Summary and local context

The Government has set out its agenda to significantly increase the supply of homes, with the aim of delivering 1.5 million new homes over the current parliament. This has resulted in the need for the Greater Norwich area to deliver 2,590 homes per year under the new Standard Methodology (previously 1,929).

The Greater Norwich area as a whole has provided relatively strong housing delivery in recent years, including a strong bounce back from restrictions during the Covid-19 pandemic. However, there are some noticeable areas of shortfall such as in the urban area Norwich due to various factors including nutrient neutrality. While the Norfolk Environmental Credit Scheme has now been set up, there are still lingering impacts from the delay in planning applications related to Nutrient Neutrality.

The Government has also recently produced a draft revised National Planning Policy Framework (NPPF). The policies in the draft NPPF provide directions for where new housing growth could take place, including new settlements and major mixed-used developments, as well as requiring some allocated development to occur on smaller sites.

2. Coverage in current Policy, the draft NPPF and Implications for the GNLP 2045

The adopted local plan for the three Greater Norwich districts is comprised of a suite of policy documents. Primary among these is the current Greater Norwich Local Plan (GNLP) which was adopted in March 2024, alongside the Development Management (DM) policies for each district, Area-specific Action Plans (AAPs) and several Supplementary Planning Documents (SPDs). A full list of policies relevant to housing, guidance documents and other evidence is set out in Table 3 of the Appendices. Table 4 contains detail of how each linked policy is relevant to housing and their policy stipulations. These existing policies have been assessed against the draft 2025 NPPF to assess what housing policies we may need in the GNLP 2045, with full conclusions available in Table 5. Details of implementation through GNLP 2045 are provided in Table 6.

Current policy

Greater Norwich Local Plan

The adopted Greater Norwich Local Plan provides the main strategic framework for housing. The vision and strategy promote mixed, inclusive and sustainable communities, a range of dwelling types and tenures, and homes that are adaptable to changing needs. Policy 1 sets the overall scale of housing growth above the minimum requirement and distributes it across the Norwich urban area, the main towns, key service centres and village clusters, with some provision through windfall and self/custom build. Policy 5 contains the principal thematic housing policy, covering affordable housing requirements, space standards, accessible and specialist housing (including M4(2) standards), Gypsy and Traveller provision, purpose-built student accommodation and self/custom build. Policies 7.1 to 7.5 then translate the strategy spatially by identifying the main locations for growth, the scale of development expected in each part of the area and the circumstances in which additional housing development may be supported. Beyond the strategic-level housing policies for the whole Local Plan area, the GNLP also includes a number of allocations of varying scales for housing and mixed-use development.

Development Management Policies and Area Action Plans

The district-level Development Management policies and Area Action Plans add more detailed and locally specific housing criteria. In Norwich, these policies cover the suitability of housing development, conversions and communal living

and the protection of existing housing stock. In Broadland and South Norfolk they include controls on development within and outside settlement limits, conversions in the countryside, rural enterprise dwellings, replacement dwellings, changes of use, residential annexes and Gypsy and Traveller sites. The Area Action Plans provide more detailed delivery frameworks for major growth locations, including the Growth Triangle, Long Stratton and Wymondham, setting housing numbers, broad forms of development and, in some cases, infrastructure dependencies. Taken together, these policies supplement the strategic GNLP framework by dealing with site-specific delivery, detailed development scenarios and local circumstances that are not fully addressed in the strategic plan alone.

Supplementary Planning Documents and guidance

Supplementary Planning Documents and related guidance provide further detail on how adopted housing policies are expected to operate in practice. The East Norwich Masterplan supports delivery of a major regeneration area with substantial housing growth. The Purpose-built Student Accommodation guidance sets out expectations on need, location, scale, design, management and related matters for student housing. The recently adopted Norwich Affordable Housing SPD, and the guidance note for Broadland/South Norfolk which is currently in preparation, explain how off-site contributions, affordable housing standards, viability issues and related application requirements may be handled. These documents do not replace policy, but they help interpret and implement it by giving more operational detail in areas where the adopted plan is relatively high level.

Draft NPPF

Table 5 of this topic paper shows that the draft NPPF sets out a more explicit and structured framework for housing plan-making and decision-making than is reflected in the current national and local policy framework. It requires local plans to be based on up-to-date evidence of overall housing need, and the needs of different groups, and to translate that evidence into requirement figures, land supply, a housing trajectory and a more clearly defined mix of sites. It also gives stronger direction on large-scale development, including new settlements and major mixed-use locations, and on securing a wider range of housing outcomes such as affordable housing, accessible homes, specialist accommodation, self/custom build and Gypsy and Traveller provision.

For the GNLP 2045, the main implication is that much of the response to the draft NPPF will need to come through the evidence base as well as through policy drafting. Table 5 points to the need for updated housing, specialist

accommodation and Gypsy and Traveller evidence, a refreshed land availability assessment, a robust site assessment process, and supporting evidence on infrastructure, viability, delivery and New Settlements. It also suggests that some current policy areas may need to be recast or strengthened in the new plan, particularly around affordable housing delivery, accessibility standards, site size mix, build out and possible exception sites and homes in the countryside.

At the same time, the table shows that the draft NPPF does not cover every issue dealt with in the existing local framework. In particular, several detailed development management matters in the current policy suite, such as extensions and conversions within settlements, replacement dwellings and sub-division, residential annexes, communal and multiple occupation development, and the safeguarding of existing housing stock, are not mirrored directly in the draft national policy wording. Work on the GNLP 2045 will therefore need to decide which of these detailed local criteria should be retained where they continue to address circumstances that national policy does not cover.

Implementation

Table 6 of this topic paper identifies the main current standards and detailed local approaches that may need to be integrated into GNLP 2045 as Supplementary Planning Documents have been phased out and more implementation detail may need to sit within the plan itself or its appendices.

The strongest implementation issues relate to affordable housing, where the new plan may need to cover matters such as commuted sums, clawback, viability and potentially area-specific approaches to off-site delivery, alongside whether neighbourhood plans should continue to apply different requirements. 17. As draft NPPF policies HO10 and HO11 cover rural exception sites and isolated homes in the countryside, it is not currently our intention to add to these policies. However, the table also prompts for possible policies on urban and rural conversions, development outside settlement limits and related evidence requirements, reflecting the fact that existing district policies deal with a number of detailed scenarios not fully covered in the draft NPPF.

Overall, the table points to GNLP 2045 needing not only strategic housing policies that align with national policy, but also a clear decision on which detailed implementation standards from the current framework should be retained, recast or moved into appendices so that important operational guidance is not lost.

3. Early policy direction of thoughts

Table 1: Early policy direction of thoughts

Policy theme	Initial direction of travel (post-2025)
Overall housing requirement	• Call for Sites and Site Assessments - 2,590 homes per year needed as determined by new Standard Methodology. Determine how many homes can be delivered in the area and consider merits of planning for higher growth – how much growth beyond the requirement is needed to provide a buffer to ensure delivery, to take account of economic growth? • Housing Capacity Study – need to consider potential impacts of unmet need in neighbouring areas, which could be impacted by LGR – discussions needed with neighbouring LPAs. • Local Outcomes Framework – measure how the GNLP is contributing to increased housing delivery – metrics to be determined so will need to be kept under review. • Small and Medium Sites – Need to allocate at least 10% of homes on sites no larger than 1ha, further 10% on sites between 1 and 2.5ha - this could be linked to a review of settlement hierarchy. • Neighbourhood Plan Local Housing Need – need to consider how to approach this consistently and how this will contribute to overall housing requirement.
5 Year Land Supply and Housing Delivery Test	• Limits – little control over this as delivery determined by market – how can we exercise influence beyond local authority housing? • Engagement – could be improved to secure a better response and overall 5YLS position – could we explore other ways to engage with developers for the 5YLS?

Policy theme	Initial direction of travel (post-2025)
Affordable housing	• Policy - specific policy will be needed as specified through draft NPPF (HO5). No reference in NPPF to NPs applying different requirements – how will this be approached in LP, if at all? • Housing Needs Assessment – determine need for affordable housing. Also need to consider how needs from outside the Greater Norwich area have impacted delivery within Greater Norwich area (this is a known issue in Broadland) – linked to above, need conversations with neighbouring LPAs. • Existing delivery (see table 7 in the appendix) - generally increasing proportions although this is related to increased LPA provision rather than improving viability, especially in Norwich – how does this impact what we want to include in a new policy? • On-site provision – remains the preferred option in Broadland and South Norfolk. Provision in Norwich resulting from commuted sums being spent by LPA – should different approaches across LPA areas be explored? • Clawback, Commuted Sums and other options – viability assessment for GNLP needed as well as review of current practices – how these could be incorporated into a GNLP policy and carry over what already works well?
Specialist accommodation	• Need to consider allocations for specific types of housing to meet specific needs (HO5) if these are identified through Housing Needs Assessment. • At least 40% M4(2) or M4(3) - NPPF Plan-making policy (not Decision Making) so will likely be referenced or included in GNLP policy. • Students – explore if reference to UEA Development Framework Strategy to be retained and how to incorporate elements from Purpose Built Student Accommodation SPD. • Supported Housing Strategy – LPAs now required to prepare (being done by Housing Team at Broadland/South Norfolk – needs assessment being undertaken countywide) – how will the GNLP relate to this/ how could policies support it?

Policy theme	Initial direction of travel (post-2025)
Gypsy and Traveller policies/allocations	• Clear direction from new NPPF (HO5) that sufficient pitches need to be allocated to meet established need within Local Plan • Early stages – assess needs to build this into plan. • Need to consider if some of the criteria from GNLP Policy 5 and SN DM 3.3 need to be carried over.
New settlements	• Need to be considered as outlined in draft NPPF. • May contribute to meeting needs but will not be a ‘fix’ to increased housing requirement due to prolonged planning processes and long build-out timescales. • Work has begun – need to establish timescales and how these could feed into GNLP – how reliant will the GNLP need/want to be on these?
Self / Custom Build	• HO5 requires either sites or policy requirements to meet the needs of those wishing to develop self / custom build housing. • Housing Needs Assessment and existing Registers – establish need.
Urban and Rural conversions	• Several DM Policies across the LPAs include criteria not covered in draft NPPF Decision Making Policies. • Unique and differing positions of Norwich and Broadland/South Norfolk means the inclusion of policies with these criteria, or amended criteria, would likely be necessary. • Policy review of existing policies with Development Management to begin process?
Exception sites	• NPPF HO10 covers exception sites – will need to consider if any area-specific scenarios are not covered by this?
Renewal applications	• SNC DM1.5 looks favourably on sites where a previous permission has lapsed. What are the benefits and drawbacks of retaining this approach?

4. Evidence – what we have and what we need

Table 2: Existing evidence/strategies

Evidence	Status	Lead/commissioner	What it informs
Housing Needs Assessment	Existing evidence likely out of date. New evidence not started.	Strategic Housing Market Assessment (2017) Strategic Housing Market Assessment Supplementary Note (2017) Greater Norwich Local Housing Needs Assessment (2021)	Overall housing need Need for Gypsy/ Traveller pitches Overall Strategy
Viability Assessment	Existing evidence likely out of date. New evidence not started.	Viability Study (2017) Interim Viability Study (2019) GNLP Viability Appraisal (2020)	Overall Strategy
Gypsy & Traveller Study	Existing evidence likely out of date. New evidence not started.	Caravans and Houseboats Study (2017) Gypsy and Traveller Accommodation Assessment Report (2022)	Specific policies for Gypsy and Traveller pitches and plots.
Land Availability Assessment	Existing evidence likely out of date and may not meet requirements of new plan-making system. New evidence begun with Call for Sites (February 2026).	Housing and Economic Land Availability Assessment (2017) - Addendums 2018, 2020. Specifically referenced in draft NPPF.	Strategy for growth – areas for development and specific allocations.

Evidence	Status	Lead/commissioner	What it informs
Specialist Housing Needs Assessment	Existing evidence likely out of date. New evidence being explored at Broadland/South Norfolk.	Norfolk Study of Specialist Housing for Older People (2021) Specific policies in draft NPPF.	Policies and allocations for specialist housing.
New Settlements Study	Existing evidence likely out of date and high level. New evidence in early phases at Broadland/South Norfolk.	New Settlements Topic Paper (March 2018) Specific policies in draft NPPF.	Policies and allocations for New Settlements.
Housing Trajectory	Evidence can only be established once sites have been chosen. Will need to be based on previous delivery, Joint Delivery Statements and reference Lichfield's 'Start to Finish'.	Start to Finish 3: How quickly do large-scale housing sites deliver?	Overall Strategy.

5. Spatial strategy linkages and cross-boundary issues

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- Housing needs outside Greater Norwich Area – potentially impacted by Local Government Reorganisation
 - Housing Need for Norwich – need to consider if Norwich will be able to meet its specific needs, or if this will need to be accommodated in Broadland/South Norfolk. Again, may be impacted by Local Government Reorganisation as areas are merged.

Appendices

Potential appendices for new Local Plan:

- Housing trajectory – defined by draft NPPF (Policy HO3).
- Methodology for calculating off-site affordable housing contributions.

Table 3: List of relevant policies, guidance documents and other evidence

Source	Relevant policies
GNLP link(s)	3. The Vision and Objectives for Greater Norwich GNLP 5. The Strategy (including policies) GNLP
Related DM policies	Norwich City Council Development Management Policies (2014) (DM 12, DM13, DM15) Broadland Development Management DPD (2015) (GC1, GC2, GC3, H1, H2, H3, H4, H5, H6) South Norfolk Development Management Policies Document (2015) (DM 3.1, DM 3.2, DM 3.3, DM 3.4, DM 3.5, DM, DM 3.7)
AAP policies	Growth Triangle Area Action Plan (2016) (GT 1, GT4 – 21) Long Stratton Area Action Plan (2016) (LNGS1) Wymondham Area Action Plan (2015) (WYM 1, WYM2, WYM3, WYM 4)
SPDs	Norwich - East Norwich Masterplan (2022) Norwich - Purpose-built Student Accommodation in Norwich (2025) Norwich – Affordable Housing SPD (Draft)
Guidance	Broadland/South Norfolk – Affordable Housing Guidance (In Progress)

Table 4: Adopted local plan policies relevant to housing

Policy	What does the current policy do/say?
GNLP – Vision 3. The Vision and Objectives for Greater Norwich GNLP	• Mixed, inclusive, resilient and sustainable communities – well integrated, safe and attractive. • Good access to services. • High-quality homes with a variety of types, tenures and sizes in mixed and inclusive communities. • Right homes to meet the variety of needs. • Concentrate around Norwich and Cambridge/Norwich Tech Corridor. • Suburbs – homes built to appropriate densities to respect local character meet needs. • Homes will be large enough to provide good quality of life and adaptable to meet changing needs. • Provision of self/custom build and live-work units.
GNLP – Policy 1 The Sustainable Growth Strategy 5. The Strategy (including policies) GNLP	• To meet requirement of 40,550 new homes, provision made for 45,041. • Allocations distributed to meet needs of the area – details in policies 7.1 - 7.5. • Allocations in South Norfolk Village Clusters to be determined in Village Clusters Housing Allocations Plan. • Windfall acceptable within settlement boundaries, elsewhere in village clusters (subject to 7.4) and on sites for up to 3 self/custom build dwellings (subject to 7.5).

GNLP – Policy 5 Homes 5. The Strategy (including policies) GNLP	Affordable Housing • At least 33% on-site across plan area except in Norwich City Centre (28%). • On-site except in exceptional circumstances. • Mix of affordable housing sizes, types and tenures. • At least equivalent quality to market homes. • Sub-division to avoid affordable housing provision not permitted. Space Standards • All development must meet Governments Nationally Described Space Standard. Accessible and Specialist Housing • Permitted on sites with good access to local services. • Strategic need for specialist housing is material consideration. • At least 20% of homes to be built to the Building Regulation M4(2) standard or any successor. Gypsies and Travellers, Travelling Show People and Residential Caravans • Will not permit loss of pitches unless replacements are provided or can be demonstrated they are no longer needed. • Allocations of pitches including 12 windfall included within policy. Purpose-built Student Accommodation • Proposals on campus have regard to UEA Development Framework Strategy or successor. • Away from campus, supported where need is justified and sustainable. Self / Custom-Build • Except for flats/other impractical schemes, at least 5% of plots on proposals of 40+.
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GNLP – Policy 7.1 The Norwich Urban Area Including the Fringe Parishes	- Major focus for homes – will provide 27,960 additional homes (6,982 allocated – the remaining coming from completions between 2018/19 – 2021/22 and deliverable commitment as of April 2022). - The City Centre – High density housing on allocated sites including Anglia Square. - East Norwich – East Norwich Strategic Regeneration Area (ENSRA) will deliver 3,362 homes. - Elsewhere in urban area – strategic and smaller scale extensions, significant proposals such as Growth Triangle, UEA development to accommodate up to 5,000 new students and neighbourhood-based renewal.
GNLP – Policy 7.2 The Main Towns	- Aylsham, Diss (with Roydon), Harleston, Long Stratton and Wymondham. 6,674 additional homes (1,639 allocated– the remaining coming from completions between 2018/19 – 2021/22 and deliverable commitment as of April 2022). - Additional sites may be provided through development within the settlement boundaries and affordable rural exception sites.
GNLP – Policy 7.3 The Key Service Centres	- Acle, Blofield, Brundall, Hethersett, Hingham, Loddon/Chedgrave, Poringland/Framingham Earl, Reepham and Wroxham. 3,812 additional homes (675 allocated– the remaining coming from completions between 2018/19 – 2021/22 and deliverable commitment as of April 2022). - Additional sites may be provided by development with settlement limits and affordable rural exception sites.
GNLP – Policy 7.4 Village Clusters	- Provide a minimum of 3,883 homes and support services provide choice and promote delivery of a variety of housing types and tenures. - Minimum 1,200 provided through South Norfolk Village Clusters Housing Allocations Plan. 442 allocated in Broadland. - The remaining coming from completions between 2018/19 – 2021/22 and deliverable commitment as of April 2022 - Additional sites may be provided by development with settlement limits and affordable rural exception sites.

GNLP – Policy 7.5 Self-Build and Custom Build Windfall Housing Development and Outside Defined Settlement Boundaries	• Development up to 3 dwellings for self/custom build for people who meet eligibility criteria will be permitted on sites within/adjacent to settlement boundaries and within/adjacent to other settlement without settlement boundaries. • Such development will not be considered to have extended settlement boundaries or built form. • Respect form and character of area – density, footprint, landscape, environment and other local plan policies. • Should not be contrary to Sustainable Growth Strategy.
Norwich – Policy DM12 – Ensuring well-planned housing development	• New build and conversions permitted except where on land designated for non-residential purposes, within hazardous installation distance, within or adjacent to Late Night Activity Zone, involves ground floor conversion within primary or secondary retail area. • Development should maximise conversion or reuse. • Should not compromise wider regeneration, no detrimental impacts on amenity and character, achieve diverse mix of uses, provide a mix of dwellings, achieve density in keeping with existing character, at least 10% Lifetime Standard (on site 10+).
Norwich – Policy DM13 – Communal development and multiple occupation	• Construction or conversion to flats/bedsits/larger houses in multiple occupation permitted where they achieve high standard of amenity for both occupants and existing neighbours, meet criteria a, b and c of DM12 and provide satisfactory servicing, parking and amenity space. • Residential institutions acceptable where meets criteria of DM12, where not designated for alternative non-residential use, where designated for residential can demonstrate it will not compromise 5 Year HLS, pedestrian access to local facilities, provision of shared amenity space, servicing and warden/staff accommodation.
Norwich – DM15 – Safeguarding the city's housing stock	• Loss of housing/land allocated for housing only permitted where exceptional sustainability benefits outweigh the loss, overriding conservation or regeneration benefits, overriding community gain, or a net improvement to standard of housing.
Norwich – East Norwich Masterplan	• Deliver 3,500 new homes.

Norwich – Purpose-built student accommodation	Provides guidance on establishing need (PBSA Needs Assessment), location, scale, design, cycle storage, management, mix, sustainability and affordable housing provision.
Norwich – Affordable Housing SPD (Draft)	- Provides guidance on how the off-site affordable housing contribution will be calculated where such provision has been justified. - Signposts readers to relevant policies, guidance and evidence.
Broadland – DM Policy GC1 – Presumption in favour of sustainable development	- Council will take a positive approach to development to secure positive development. - Applications that accord with development plan will be approved without delay. - Where no policies relevant, permission granted unless adverse impacts outweigh benefits or policies in framework indicate otherwise.
Broadland – DM Policy GC2 – Location of new development	- New development will be accommodated within settlement limits. - Outside of settlement limits, will be permitted where accords with specific policies and no significant adverse impacts.
Broadland – DM Policy GC3 – Conversion of buildings outside settlement limits	- Conversions for employment and tourism will be permitted where the conversion is capable without substantial alteration. - Proposals for residential use will be permitted following the above and where conversion will enhance the immediate setting.
Broadland – DM Policy H1 – Dwellings connected with rural enterprises	Outside settlement limits permission granted for dwellings associated with enterprises where it can be demonstrated that it relates to a full-time worker that cannot be fulfilled by an existing dwellings and the enterprise has been established for 3 years, is financially sound and will remain so.
Broadland – DM Policy H2 – Removal of occupancy conditions	Applications for the removal of occupancy conditions should demonstrate why an occupancy condition is no longer relevant.
Broadland – DM Policy H3 – Replacement dwellings outside settlement limits	Outside settlement limits replacement dwellings will be considered acceptable in principle provided the building is substantially intact and its use as a dwelling has not been abandoned.

Broadland – DM Policy H4 – Change of use of a dwelling	Proposals for change of use of a dwelling including working from home will be considered acceptable in principle provided that the sale of any goods is limited to those produced on site, the scale and nature of use relates to surroundings and the benefits arising outweigh loss of a dwelling.
Broadland – Growth Triangle Area Action Plan	- Delivery of 7,000 new homes by 2026, rising to 10,000 thereafter. - Policy GT 1: Form of Development – Distinct, walkable neighbourhoods, masterplanned and closely related to other developments, supporting design and access statements. - Site allocations – GT 4 – GT 21.
South Norfolk – DM Policy DM 3.3 Sites for Gypsies and Travellers	- Considered with regard to following conditions. - Scale would not dominate nearest settlement. - Provide open space and facilities. - Mixed residential and business must consider amenity of occupants and existing residents. - No significant adverse impact on heritage assets or landscape. - Should not be allocated for non-residential use, preference for previously developed or previously occupied land. - Should not be isolated. - Consider capacity of local infrastructure and services. - Suitable access. - Will not approved in Flood Zones 2 or 3, near designated environmental assets, contaminated sites, would result (either individually or cumulatively) in disproportionate size or density, adverse impacts outweigh benefits. - Where no 5 year supply or alternative sites, this will be looked at favourably. - Pitches are affordable and available firstly to those with a local connection. - Transit sites – suitable for temporary periods, meet different needs, access to main travel route and planning obligation for site management. - Planning conditions may be applied to restrict to Gypsie and Traveller use.

South Norfolk – DM Policy DM 3.4 – Residential extensions, conversion within settlements.	• Within settlement limits, permitted provided they incorporate good design and do not have unacceptable amenity impacts, maintain suitable amenity space and adequate access and parking.
South Norfolk – DM Policy DM 3.5 Replacement dwellings and additional dwellings on sub-divided plots within development boundaries.	• Will be permitted provided that incorporate good design and do not have unacceptable amenity impacts, maintain suitable amenity space and adequate access and parking.
South Norfolk – DM Policy DM 3.7 Residential annexes	• Considered favourably providing it is designed so it can continue to be used as part of main dwelling in future. • Planning conditions to restrict occupation to those linked with main dwelling.
South Norfolk – Long Stratton Area Action Plan	• Minimum of 1,800 new houses. Bypass created before 250 are occupied. • Policy LNGS1 – 1,800 homes across east, south east and north west.
South Norfolk – Wymondham Area Action Plan	• Deliver at least 2,200 new homes. • Policy WYM 1 – 20 dwellings. • Policy WYM2 – 64 dwellings. • Policy WYM3 – 1230 dwellings. • Policy WYM 4 – retirement facility.
Broadland/South Norfolk – Affordable Housing Guidance (In Progress)	• Whilst not an SPD, will provide guidance on types of affordable housing and the standards these should meet and guidance on what is expected at each stage of the planning application process from applicants to ensure a streamlined process. • The guidance will also cover what is expected if viability is an issue for a scheme and what the Councils would be willing to consider if on-site delivery is not achievable, including when processes such as clawback and commuted sums may be acceptable.

Table 5: Implication of draft NPPF on GNLP 2045

Topic aspect	What does the draft NPPF 2025 do/say?	Implication for GNLP 2025-45 (local policy needed?)
Assessment of need for homes	Plan-making Policy HO1: - LPs based on assessments of minimum housing needs, needs for Gypsies and Travellers and needs that cannot be met in neighbouring areas. - Assessment of size, type and tenure for different groups – affordable housing, older people, disabled, rent, families, children, specialist, students, Gypsies and Travellers and self/custom build.	No direct impact on policy – specifies need for evidence (Housing Needs Assessment, Gypsies and Traveller Assessments, Specialist Accommodation Assessment)
Setting requirement figures for homes	Plan-making Policy HO2: - The housing requirement will be set through the review of the GNLP. In the future, it will be set by Spatial Development Strategy (SDS). - Figures should reflect the extent to which needs can be accommodated over plan period and be higher than identified needs where appropriate (e.g. meeting needs of neighbouring areas). - Pitch and plot requirements should reflect needs of Travellers. - LPs should where possible set requirements for NP areas.	Need to consider relationship with SDS and when this may emerge. Site Assessment process to determine how needs can be met in the area. Determine potential impacts from neighbouring areas – potential impact of LGR

Providing land for homes	Plan-making Policy HO3: • LPs should identify a sufficient supply and mix of sites to meet or exceed identified needs – both housing and pitch and plot. • Housing and Travellers – supply for 5 years following intended date of adoption with appropriate buffer and supply or sites or broad locations for growth in subsequent 6-10 and, where possible, 11-15 years. • LPs include a trajectory showing delivery over the plan period and, where appropriate, specific sites. • Windfall – requires compelling evidence of supply, realistic relating to land availability assessment and historic/expected windfall trends.	Need to undertake a Land Availability Assessment – part of Call for Sites and Site Assessment processes.
Large scale residential and mixed-use development	Plan-making Policy HO4: • Development plan should identify suitable locations for large scale development – new settlements, new urban quarters or significant extensions. • Supported by infrastructure, support sustainable community and address strategic environmental issues. • LPs should identify specific sites, infrastructure and other requirements for these. • Set clear expectations for quality, realistic assessment of delivery and provide a mix of tenures to meet needs.	Evidence for new settlements likely to form part of evidence base for Plan. Other studies/evidence needed – Infrastructure Study

Meeting needs of different groups	Plan-making Policy HO5: • Affordable housing – set requirements for type and mix (including social rent and in rural areas). • Accessible housing – set out proportions for M4(2) and M4(3) - at least 40% overall. • Requirements for sites with specific housing types – e.g. specialist for older people, student accommodation, self/custom build, gypsies and Travellers. • Mix on sites of 150 or more.	Need to undertake a Housing Needs Assessment to establish the need for each type – affordable, older people, students, self/custom build. Separate Gypsy and Traveller Assessment. GNLP Policy 7.5 - will need to include a policy along these lines in LP based on evidence collected.
Planning for a diverse mix of sites	Plan-making Policy HO6: • LPs should allocate at least 10% housing requirement on sites no larger than 1ha, further 10% on sites between 1 and 2.5ha. • Allocate sites to support vitality of rural communities and local services.	Site Assessment process and Additional Site Provision. Call for Sites will establish baseline of 'site mix' and will help focus exploratory work into further sites.
Meeting need for homes	Decision Making Policy HO7: • Substantial weight given to meeting evidenced need.	The benefit in building homes should be major factor in favour of granting planning permission, and sufficient homes to meet the Local Housing Need should be planned for.

Providing affordable homes	Decision Making Policy HO8: - Proposals should meet or exceed development plan for affordable housing unless an off-site delivery would optimise delivery or cash payment can be robustly justified - Proposals including military affordable not required to meet affordable housing mix requirements, should demonstrate need for military affordable and meet proportion requirements. - Where proposals exceed requirements, flexible approach should be taken relating to size of market homes.	Commuted sums? Viability? No provision for different proportions in Neighbourhood Plans (GNLP Policy 5).
Specialist forms of accommodation	Decision Making Policy HO9: - Proposals addressing specialist needs should provide conditions and access to services appropriate to the needs. - Older people – access to frequently used services by walking, wheeling and public transport, and on-site provision. Delivered to M4(2) or M4(3) standards. - Specialist community-based – supported by management plan or other evidence, access frequently used services. - Student and shared - access to frequently used services by walking, wheeling and public transport, provide adequate living and storage and shared facilities, supported by management plan.	Generally align with Broadland H5 and Norwich DM13 – does not include references to land allocated for other uses. Older people / specialist – covers what is included in GNLP Policy 5. Students – consider if reference should continue to be made to UEA Development Framework Strategy and commuted sums for affordable housing (GNLP Policy 5).

Exception sites	Decision Making Policy HO10: - Proposals on non-allocated land and outside settlements should be supported where they provide affordable housing/Traveller sites that meet needs or will comprise community-led development that includes one or more types of affordable housing. - Unless specified, these should adjoin or relate well to existing settlements, be no larger than 1ha or 5% of existing settlement, comprise mostly affordable units.	Need for an exception site policy in LP? Does this cover most scenarios? South Norfolk DM 3.2 - requires dwellings to be affordable in perpetuity and have a local connection. GNLP Policy 7.4 requires exception sites be for a maximum of 15 dwellings. Depending on final wording in NPPF this may not be able to be carried over and may have to rely on NPPF policy. Currently no scope for local criteria in NPPF.
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Isolated homes in the countryside	Decision Making Policy HO11: Only supported where one or more of following apply. • Essential need for a rural worker to live nearby. • Appropriate enabling development to secure future heritage assets. • Re-use redundant/disused buildings and enhance immediate setting. • Involves subdivision of existing residential buildings. • Exceptional design quality.	Draft NPPF wording is generally more permissive and does not contain as many criteria as currently used in the adopted DM policies. The final NPPF wording will need to be reviewed to determine the scope for more specific local criteria. Conversions – basic principles align however does not refer to ‘without substantial alteration’ (Broadland GC3/SN DM2.10). Rural workers – evidence that no suitable dwellings nearby, enterprise established for 3 years and is financially sound (Broadland H1). Broader than agricultural worker (SN DM2.11) No reference to removal of occupancy conditions (Broadland H2), replacement dwellings (Broadland H4/SN DM3.5), change of use of dwelling (Broadland H4)
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Traveller sites	Decision Making Policy HO12: • Should be located and designed so that they provide a settled base that limits the need for long distance travel, enable access to services, promote healthy lifestyles and minimise environmental impact and do not enclose and isolate the site. • LPAs should also take into account existing level of provision, other relevant circumstances and consider applications from all Travellers, not just those with local connections. • Where temporary or permanent relocation is required, an alternative site should be provided.	Provides more detail than Broadland H6. GNLP Policy 5 provides some slightly more specific criteria. South Norfolk DM 3.3 - mixed residential and business must consider amenity, specific mention of heritage, not within Flood Zones 2 or 3, favorability when no 5 year supply and planning conditions.
Build out of residential and mixed-use development	Decision Making Policy HO13: • Should be capable of bringing housing forward within a reasonable period accounting for mix, market conditions and development history. • Consider planning conditions to begin in shorter timescales where this does not threaten viability. • Where multiple phases are needed over multiple plan periods, the proposal should secure the approach to design, infrastructure and other on-site requirements and be flexible enough to respond positively to changing circumstances. • Proposals affecting site in emerging development plan should not be inconsistent with those in those emerging plans.	GNLP 2045 will continue the ongoing process of plan monitoring and implementation. Regard will be had to build out rates of individual sites, compliance with policies such as affordable housing obligations, and payment of the Community Infrastructure Levy.

Table 6: Integration of current standards into GNLP 2045

Item / standard	Current source	Proposal for GNLP 2045	Rationale / evidence
Viability issues when delivering affordable homes on site.	GNLP Policy 5 Norwich Affordable Housing SPD Broadland/South Norfolk Affordable Housing Advice Note (Draft)	Consider how this could be covered by GNLP. Need to consider alternative processes when on site delivery is not viable – commuted sums, clawback etc. Considering different approaches by each LPA, may be appropriate to consider area-specific approaches to off-site delivery. Will need to include any guidance on calculations in GNLP (e.g. appendices) as SPDs are no longer applicable.	No mention of this in HO8 however clear parameters set out in GNLP Policy 5.
Considering different affordable housing proportions in Neighbourhood Plans	GNLP Policy 5	To be determined.	No reference in draft NPPF – need to consider if this needs to be carried over.

Urban and Rural Conversions Location of development, specifically outside of settlement limits	Norwich DM13 Broadland GC3, H1, H2, H3, H4 South Norfolk DM 1.3, 2.10, 2.11, 3.2, 3.4, 3.5, 3.6, 3.7	As draft NPPF policies HO10 and HO11 cover rural exception sites and isolated homes in the countryside, it is not currently our intention to add to these policies.	Do we need to consider policy or policies (including existing policy review) considering character of all 3 LPAs? Draft NPPF considered more permissive on replacement dwellings and other development outside of settlement boundaries.. No policy on residential annexes. Do we need new policy/policies covering some of these scenarios, including evidence requirements to demonstrate need? Would these need to be area based?
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Table 7: % affordable housing delivered as a proportion of total housing delivery

Year	Norwich	Broadland	South Norfolk
2024/25	40%	19.5%	37%
2023/24	33.7%	35%	46%
2022/23	32.5%	44%	25%
2021/22	20%	20%	16%
2020/21	12%	25%	14%