

Appendix 4 Housing Delivery Trajectory and 5-year Land Supply

The Purpose of the Trajectory

As required by NPPF paragraph 73, the housing delivery trajectory below sets out the forecast rate of housing delivery in Greater Norwich during the plan period from 2018 to 2038. If all the permitted and allocated sites build out to their potential this gives a total housing figure near to 50,000 homes. Based on the latest intelligence from developers and the findings of the plan's examination hearings, it is forecast that a total housing figure of 45,041 homes will be built out by the end of the plan period.

The forecast housing figure of 45,041 is not the housing need. As stated in table 6 of this plan, the need is 40,541 homes over the period from 2018 to 2038. This is based upon the Government's standard methodology for calculating Local Housing Need (LHN). This gives a whole plan average target of 2,027 homes per annum, but due to higher housing completions from 1st April 2018 to 31st March 2022, the residual annual requirement has reduced to 1,990 homes per year from 1st April 2023 to 31st March 2038. The residual annual requirement of 1,990 homes per year is used for calculating the 5-year land supply for the period 1st April 2023 to 31st March 2028.

Overall Housing Delivery 2018 to 2038

As per table 6 of this plan, the components of the housing trajectory are:

- Housing completions during the first four years of the plan, 2018/19, 2019/20, 2020/21, and 2021/2022 (8,728 homes);
- The existing commitment of planning permissions and allocations (34,688 homes);
- Small self-build and custom-build sites of 1 to 3 homes enabled by Policy 7.5 of the GNLP (795 homes);
- The expected supply of homes by windfall sites (830 homes);
- **This equals a total forecast supply of 45,041 homes.**

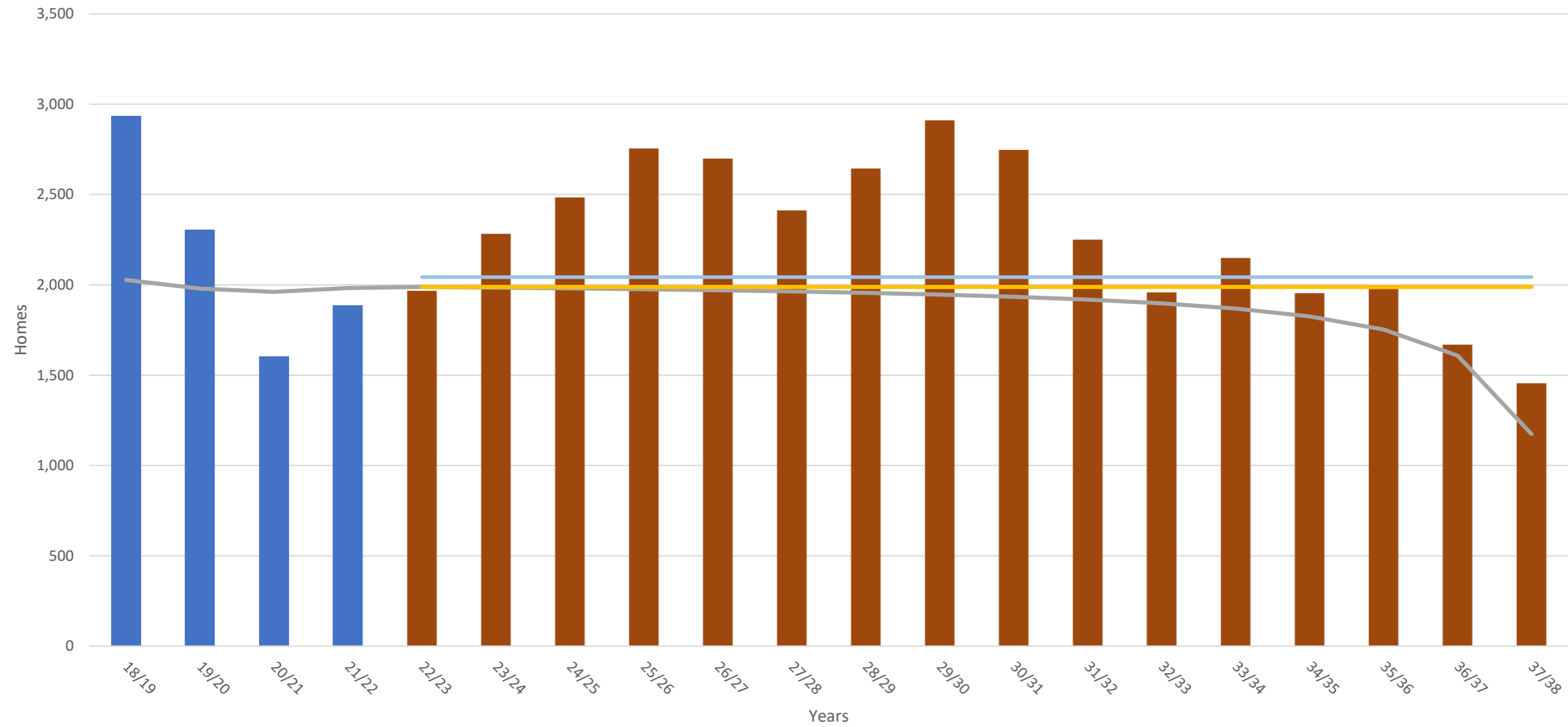
Source of Supply	Homes	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38
Delivery	8,728	2,936	2,304	1,602	1,886																
Existing permissions and allocations	34,688					1,967	2,282	2,484	2,750	2,689	2,387	2,511	2,763	2,584	2,087	1,795	1,986	1,791	1,814	1,506	1,292
Policy 7.5 delivery	795								5	10	25	50	65	80	80	80	80	80	80	80	80
Windfall allowance	830											83	83	83	83	83	83	83	83	83	83
Total Forecast Supply	45,041	2,936	2,304	1,602	1,886	1,967	2,282	2,484	2,755	2,699	2,412	2,644	2,911	2,747	2,250	1,958	2,149	1,954	1,977	1,669	1,455

The Housing Trajectory Graph

The components of the graph are:

- "Annual Total Housing Supply ('Forecast')": This is the forecast annual completions based upon information gathered from developers and industry averages for lead-in times and sales rates for new homes.
- "Housing completions": This is the number of homes completed and ready for occupation in the financial years 2018/19, 2019/20, 2020/21, and 2021/22. April 2018 is the base date of the plan, and it is over the 20 years from April 2018 to March 2038 that the need for 40,541 homes is calculated using the LHN methodology.
- "Trajectory – Annual Housing Requirement of 40,541 to 2037/38 taking account of average delivery 2018/19 to 2021/22 and the plan trajectory": This shows that annual housing completions over the first four years of the plan period on average kept pace with meeting the need for 40,541 homes by 2038. Completions are forecast to meet the LHN of 40,541 homes by the later years of the plan period.
- "Proposed Plan Housing Trajectory – average delivery 2022/23 to 2037/38 less 10% fallout": This shows how over the period 1st April 2022 to 31st March 2038 the trajectory forecasts 32,682 homes to be completed, and averages at 2,043 homes per annum with a fallout rate of 10% included to account for unforeseen delay or non-delivery.
- "Annualised Housing Requirement 1 April 2022": This shows how many homes need to be completed on average per year from 2022 to 2038 after deducting completions during the first four years of the plan period to meet the LHN of 40,541 homes. As of 1st April 2022, the annualised requirement is 1,990 homes.

Housing Trajectory -- Delivery of Greater Norwich's Local Housing Need (LHN) 2018/19 to 2037/38



- Annual Total Housing Supply ('Forecast')
- Housing Completions
- Managed Trajectory - Annual Housing Requirement of 40,541 to 2037/38 Taking Account of Average Delivery 18/19 - 21/22 and Plan Trajectory
- Proposed Plan Housing Trajectory - average delivery 22/23 - 37/38 less 10% fallout
- Annualised Housing Requirement at 1 April 2022

5-Year Land Supply

Policy 1 states that the plan provides enough allocations to provide a 5-year housing land supply, and this is evidenced by the housing trajectory. Given the plan's adoption in early 2024 the relevant 5-year period is 1st April 2023 to 31st March 2028.

The 5-year housing requirement is 10,945 homes from 1st April 2023 to 31st March 2028. This is calculated by multiplying the residual housing requirement of 1,990 homes at 1st April 2023 over 5 years and adding a 10% buffer to account for unforeseen delay or non-delivery. The 5-year housing supply is 12,632 homes, which is the total completions forecast in the years 2023/24 (2,282), 2024/25 (2,484), 2025/26 (2,755), 2026/27 (2,699), and 2027/28 (2,412).

The outcome of the 5-year supply calculation is a 1,687-home surplus, which equals **5.77 years of supply**. This is summarised in the table below:

Row ID	Greater Norwich 5 Year Land Supply 1 April 2023 to 31 March 2028	GNLP Calculation
a	LHN Annual Requirement	1,990
b	Requirement 1 April 2023 to 31 March 2028 (a*5)	9,950
c	10% buffer (b*0.1)	995
d	Total Requirement (b+c)	10,945
e	Revised Annual Requirement (d/5)	2,189
f	Total Supply	12,632
g	Shortfall/Surplus of Supply (f-d)	1,687
h	Supply in Years (f/e)	5.77