

Greater Norwich Development Partnership

Jobs, homes, prosperity for local people

Broadland, Norwich and South Norfolk

**Joint Strategic Housing Land
Availability Assessment**

November 2007



NORWICH
City Council



Norfolk County Council

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1. Introduction

- 1.1 Planning Policy Statement 3: Housing (published November 2006) introduced the concept of Strategic Housing Land Availability Assessments (SHLAAs) as a tool to assist in planning for housing development. SHLAAs will form part of the evidence base to determine how much land is required for housing in Local Development Documents (LDDs) and inform the supply of deliverable sites in housing trajectories. The Government has recently published new practice guidance on the production of SHLAAs (July 2007). The guidance recommends that assessments should be produced even where a Local Planning Authority (LPA) has in place an adopted Urban Housing Capacity Study. Therefore, all three LPAs in the Greater Norwich area will need to undertake such an assessment in line with this guidance.
- 1.2 The draft Regional Spatial Strategy for the East of England as proposed to be modified identifies the Greater Norwich Area (Broadland, Norwich and South Norfolk) for additional growth of 37,500 dwellings in the period from 2001 to 2021. The plan indicates that 33,000 dwellings should be delivered within the Norwich Policy Area (NPA) which is currently assumed as that identified in the Norfolk Structure Plan. PPS3 also requires that LPAs should identify sufficient specific deliverable sites to deliver housing in years 0-5, and developable sites in years 6-10 and where possible 11-15. Where it is not possible to identify specific sites beyond the first 10 years, broad locations for growth should be identified.
- 1.3 This document outlines the method that will be employed to assess the housing potential of sites across Norwich, Broadland and South Norfolk.

2. Background

- 2.1 The Government published Planning Policy Guidance 3: Housing (PPG3) in 2000 which set out the expectations for housing development. The guidance also set out the Government's position on the reuse of previously-developed land and increased density of development. PPG3 also introduced the need for LPAs to produce Urban Housing Capacity Studies. These studies estimated the potential of previously-developed land within urban areas as well as capacity from other windfall sources.
- 2.2 Each of the three LPAs in the Greater Norwich Area has previously undertaken an Urban Capacity Study in accordance with the best practice guidance contained within 'Tapping the Potential'. The production of the latest guidance relating to SHLAAs places a strong emphasis upon partnership working and thus provides a clear mandate for a joint approach in the Greater Norwich Area. This study will

therefore assess the potential for housing development across all three districts.

- 2.3 The emerging Joint Core Strategy for the Greater Norwich area will set the overall strategic context for future growth and development across the three constituent Districts. A number of key studies informing the Joint Core Strategy are already being undertaken on this area-wide basis and it is important that consideration of housing supply and future housing delivery should take the same strategic, area-wide approach. Therefore, sufficient land for housing development needs to be identified across the whole of the Greater Norwich area, with particular consideration of the range of options in the NPA.

3. Purpose and key outputs of the study

- 3.1 The purpose of the SHLAA is to:
- Identify all significant sites with potential for housing;
 - Assess and quantify this housing potential; and
 - Determine a realistic timescale for the development of each site.
- 3.2 The study will seek to identify sites in as many settlements as possible within the study area, (which comprises the districts of Broadland, South Norfolk and Norwich City). The Broads Authority Executive Area has been excluded from the assessment and any completions in the Executive Area will be included in future Annual Monitoring Reports. A list of the settlements that will be considered can be found at paragraph 4.4 in this document.
- 3.3 The assessment will also provide the following key outputs as expressed in the Communities and Local Government Practice Guidance:

1	A list of sites, cross referenced to maps showing locations and boundaries of specific sites (and broad locations where necessary)
2	Assessment of the deliverability/ developability of each identified site (i.e. in terms of its suitability, availability, and achievability) to determine when an identified site is realistically expected to be developed.
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
4	Constraints on the delivery of identified sites
5	Recommendations on how these constraints could be overcome and when.

Table 1 – Key outputs from the SHLAA

4. Methodology

- 4.1 The method to be used in the Greater Norwich area will follow the approach outlined in the Government's 'Strategic Housing Land Availability Assessment: *Practice Guidance*'.

Planning the assessment (Stage 1)

- 4.2 Resources will be available from the Planning Policy Teams at Broadland, Norwich and South Norfolk Councils as well as assistance from Norfolk County Council's Planning Strategy service. The project will be administered by the monitoring Sub-Group of the GNDP.

Project timetable

- 4.3 The results of this assessment will form part of the evidence base to support the Preferred Options consultation on the Joint Core Strategy. The timetable provides for two periods of consultation on the methodology and draft findings. The key project milestones are outlined in Table 2 below.

Date	Activity
November – December 2007	<ul style="list-style-type: none">• 6 week public consultation period on methodology• Undertake desktop review of existing data• Review consultation responses
November 2007 – January 2008	<ul style="list-style-type: none">• Undertake site surveys
January – February 2008	<ul style="list-style-type: none">• 8 week public consultation period
March 2008	<ul style="list-style-type: none">• Review consultation responses and prepare final document
April 2008	<ul style="list-style-type: none">• Publish findings

Table 2 – Project milestones

Broad scope of the assessment

- 4.4 Firstly, it is necessary to define the broad strategic scope of the assessment. Due to the scale of the whole of the Greater Norwich Area, it is impractical to consider land around every settlement within the three districts. Therefore, the settlements considered by this assessment are those which are consistent with the criteria in the Joint Core Strategy Issues and Options development hierarchy. This includes Key Service Centres identified using the criteria set out in the East of England Plan. For the purposes of this study these settlements will include:

- Norwich city administrative area;
- Norwich fringe (parishes of Old Costessey, New Costessey, Cringleford, Trowse (in South Norfolk)); Old Catton, Sprowston, Hellesdon, Thorpe St. Andrew, Drayton and Taverham (in Broadland);
- Wymondham;
- Acle;
- Aylsham;
- Blofield;
- Brundall;
- Coltishall;
- Diss;
- Great and Little Plumstead;
- Great Witchingham (Lenwade);
- Harleston;
- Hethersett;
- Hingham;
- Horsford;
- Horsham and Newton St Faith;
- Loddon;
- Long Stratton;
- Mulbarton;
- Poringland;
- Reepham;
- Salhouse; and
- Spixworth.

It should be noted that there is a degree of overlap between some of the settlements listed above and the broad locations for consideration listed as growth options at paragraph 4.20. This will result in some areas being assessed at different levels of future growth, such as a Key Service Centre level or as a major growth option. The assessment will record and report on these options in a manner that will not double count the results.

Determining sources of potential to be included in the SHLAA (Stage 2)

4.5 The SHLAA will examine specific sites from the following sources of potential:

Sources of sites with potential	Notes
Land allocated for employment uses which are no longer required	Land may be surplus due to reduction in levels of employment land take-up, or over allocation of land in Plans. Identification of these sites will take account of any relevant findings of the parallel Norwich Area Employment Land Study.

Existing housing allocations and sites in development briefs	Will include consideration of potential for development at increased density on these sites.
Unimplemented housing permissions	Potential arising from Planning Permissions that have not yet been implemented (including consideration of potential for development at increased densities).
Planning permissions that are currently under construction	Will include consideration of potential for development at increased density on these sites. E.g. due to amended designs.
Vacant and derelict land and buildings	See Annex B of PPS3
Surplus public sector land	Most Local Authorities keep registers of land in their ownership that is surplus to requirements and can be disposed of. Some of this land may have the potential for housing.
Land in non-residential use that may be suitable for development for housing	This could include potential from the conversion of commercial buildings, mixed use schemes.
Additional opportunities in established residential areas (intensification)	Within many existing residential areas, there are likely to be a number of areas of land that may have potential for housing development. This could include redundant garage courts, the reorganisation of parking arrangements and large scale garden plot redevelopment.
Large-scale redevelopment and re-design of existing residential areas	This source of potential may yield a considerable number of additional dwellings. A number of examples have already been implemented or are proposed within the Greater Norwich area, and this source may be considered in areas where there are significant concentrations of Local Authority/ Registered Social Landlord owned properties that are coming to the end of their intended design life. However, it should be noted that in areas in fragmented tenures, there is considerable uncertainty in achieving redevelopment because of multiple land ownership.

Sites in rural settlements	Smaller areas of greenfield land outside of existing development boundaries that have potential for housing development.
Urban extensions	Large areas of greenfield land that are currently located outside existing development areas that have potential for future housing development. This will be a key source of potential around the Norwich Urban fringe.
New freestanding settlements	There are no freestanding settlements proposed in the RSS for Norfolk, however the option for development in the Norwich south sector could either take the form of significant expansion of one or a number of existing settlements, or a new freestanding settlement. This needs to be reflected in the assessment.

Table 3 – Sources of housing potential

Desktop review of existing information (Stage 3)

4.6 Table 3 above outlines the sources of potential that will be examined as part of the assessment. A number of existing sources of information will be reviewed in order to inform the assessment and illustrate transparently the information that has used to generate results. The existing sources of information to be reviewed are as follows:

- Norwich City Urban Capacity Study (September 2002) and the previous Housing Capacity Study (July 2000);
- Broadland District Council Urban Capacity Study (2001);
- South Norfolk District Urban Capacity Study (May 2006);
- National Land Use Database (NLUD);
- Aerial Photography;
- Scaled base maps;
- Sites promoted for development in LDDs;
- Joint Core Strategy Strategic Employment Sites Study (currently in progress).

Determining which sites and areas will be surveyed (Stage 4)

4.7 The nature of the housing challenge across the three Districts through Local Development Frameworks is significant. The scale of housing that has been identified for delivery across the three Districts in the draft East of England Plan is 37,500 dwellings, of which 33,000 are to be directed to the NPA. This equates to an annual target of 1,875

dwellings, although the Greater Norwich Housing Market Assessment identifies a housing need of 1,938 dwellings per annum across all market tenures. However, there are still a considerable number of dwellings with planning permission across the three Districts that contribute to the overall supply. There is also an increasing divide between house prices and the ratio of average household income. In 2006 the ratio in Broadland, Norwich and South Norfolk was between 6-8 times average household incomes. Therefore, the intensity of this joint assessment reflects the scale of the housing challenge across the three districts.

- 4.8 The nature of the study area away from the city is relatively rural; and consequently, undertaking a full survey of all potentially available land across the three districts is both difficult and unreasonable. Therefore, in order to refine the area of search, this study will examine sites that are appropriate in scale relative to the level of development planned for. In addition, landscape features such as natural boundaries, ditches, field boundaries, roads and other features such as tree belts will be considered in drawing up areas of search beyond existing settlement limits.
- 4.9 Potential development sites included in previous urban capacity studies will have been identified by various means, but principally through desktop studies. In accordance with current advice, it is proposed, in addition, to visit all of the sites in the current study individually so that their status can be reviewed at an early stage and any constraints identified more readily.

Exclusions from the scope of the study

- 4.10 The Greater Norwich SHLAA will seek to examine as many sources of housing potential as possible. However, it is recognised that there are a number of areas that should be excluded from assessment due to their particular environmental sensitivity and/or protection by virtue of other legislation. These include:
- SACs, SPAs and Ramsar sites;
 - SSSIs;
 - County Wildlife Sites (CWS);
 - Local Nature Reserves (LNRs); and
 - Historic Parks and Gardens (as identified by English Heritage).
- 4.11 The above exclusions will be particularly relevant in the assessment of sites beyond current development boundaries. This approach will ensure those areas examined are realistic.

Site size threshold

4.12 For the number of sites in this study to remain manageable, it will be necessary to apply a minimum site size threshold. However, excluding too many sites in urban areas (where smaller sites may form a significant part of the overall land supply) could result in an underestimate of overall housing potential and mean that the results are not robust. Therefore, to ensure that this study is both robust and manageable, it is proposed to use three different site size thresholds according to location. This will ensure that the majority of sites are included in the assessment whilst ensuring the study remains sufficiently strategic. The thresholds are as follows:

- 0.1 ha within Norwich city centre;
- 0.2 ha within rest of Norwich city administrative area;
- 0.2 ha within existing development boundaries (as identified in adopted Local Plans) of remaining settlements identified at paragraph 4.4; and
- 1.0 ha outside city urban area and Market towns; and beyond development boundaries (as identified in adopted Local Plans).

Carrying out the survey (Stage 5)

4.13 The SHLAA will be carried out by Planning Officers from Broadland, Norwich, and South Norfolk Council's with support from Norfolk County Council. The project will be administered by the monitoring sub-group of the Joint Core Strategy Partnership and the quality of the assessment will be ensured by the group as a whole.

Estimating Housing Potential of sites (Stage 6)

Density Multiplier

4.14 The methodology will use a multiplier approach to transparently assess the housing potential of each of the sites identified in the study. The proposed multipliers that the assessment will use to estimate the housing potential of sites in different locations are set out in Table 4 overleaf. It should be noted that the densities indicated are expressed as net densities (dwellings per hectare) that a site could deliver, with the exception of broad locations for growth and urban extensions beyond existing boundaries. This reflects the aspirations for other land uses in these areas (such as employment land and open space) as well as the requirements for other features that might include significant landscape buffers, major service roads, and land for education provision. The figures expressed below represent an average across the area to be surveyed and are not intended as minimum site densities.

Location	Density Multiplier (dwellings per ha.)
Norwich city centre	100
Norwich city administrative area (rest of)	50
Norwich fringe (see parishes at Para. 4.4)	40
Urban extension beyond existing boundaries (Gross density)	30
Market town centre	40
Market town other	35
Key Service Centres	30
Broad locations for growth (Gross density)	25

Table 4 – Density Multipliers by location

Assessing when and whether sites are likely to be developed (Stage 7a, b, and c)

4.15 In order to assess when and whether a site is likely to come forward for development, various key pieces of information are required to inform the assessment. Therefore, in order to ensure that the assessment of each site is undertaken in a transparent manner, sites will be considered against a number of criteria to better inform when and whether sites will come forward. The site assessment checklist seeks to bring together a number of aspects including viability, achievability, and suitability. The proposed criteria are outlined in the checklist in Table 5 below.

Site assessment checklist

	Constrained ←————→ Unconstrained				
Policy restrictions					
Highway Improvements	Impact on a trunk road.	Impact on the County highway network. Need for off-site works costing over £100,000.	Impact on the County highway network. Need for off-site works costing between £50,000-100,000.	Impact on the County highway network. Need for off-site works costing between £10,000-50,000.	Off-site highway improvements needed costing under £10,000.

	Constrained ←————→ Unconstrained				
Access	Sites with a cumulative impact – (a) on its own not acceptable but is acceptable when combined with another site (b) acceptable on its own but not acceptable when combined with other sites.	Do not meet minimum safety standards with no reasonable expectation that matters can be resolved. The propensity for personal injury is regarded as unacceptable.	Subject to reasonable off-site works as may be necessary, sites that are able to achieve minimum safety standards but for which everyday journeys will be made by private car.	Offer neither a benefit nor disadvantage to the highway.	Provide a net gain to the highway, e.g. remove existing source of danger; improvement to safety; significant opportunity to encourage sustainable travel; beneficial change in traffic type or patterns of movement; reduction in congestion.
Existing designations	In or adjacent Grade 1 and 2* Listed building, Scheduled Ancient Monument.	In or adjacent Grade 2 Listed Building.	Within a locally significant designation E.g. Conservation Area, locally listed buildings, locally listed historic park or garden.	Adjacent to a locally significant designation E.g. Conservation Area, locally listed buildings, locally listed historic park or garden.	No existing designations.
Services (gas, electricity, water, sewerage etc)	No services available.	Some services available. Known capacity issues.	Some services in place however not all. Potential capacity issues.	All services in place but some capacity issues.	All services in place and with capacity to allow development.
Site conditions					
Flood risk	Site in EA Flood risk Zone 3b.	Site in EA Flood risk Zone 3a.	Site in EA Flood risk Zone 2.	Site is part in EA Flood risk Zone 1 and Zone 2.	Site in EA Flood risk Zone 1.

	Constrained ←————→ Unconstrained				
Hazardous risk	Within Norwich airport public safety zone or including a notifiable hazardous installation defined by the HSE.	Within the inner consultation zone of a notifiable hazardous installation defined by the HSE.	Within the intermediate consultation zone of a notifiable hazardous installation defined by the HSE.	Within the outer consultation zone of a notifiable hazardous installation defined by the HSE.	Site not covered by any hazardous installations protection zones.
Site contamination ¹	Highly contaminated site in need of significant remediation.	Contamination identified, considerable remediation required.	Contamination identified. Some remediation required.	Slight contamination identified. Minor remediation required.	No contamination identified.
Accessibility					
Local Access to services and facilities ²	No services from core list within 800m (or 10min walk).	-	1- 4 services from core list within 800m (or 10min walk).	-	5+ services from core list within 800m (or 10min walk).
Public transport access ³	No bus service to market town within 800m, Or , bus service to market town or Norwich where journey time 60mins +.	Within 800m of bus service to market town or Norwich where journey time 46-60mins.	Within 800m of bus service to market town or Norwich where journey time 31-45mins.	Within 800m of bus service to market town or Norwich where journey time 16-30mins.	Within 800m of bus service to market town or Norwich where journey time 1-15mins.
Viability					
Land value	Previously-developed site with existing buildings remaining.	Previously-developed site but has been cleared.	Part greenfield/ brownfield site some constraints.	Greenfield site with minimal constraints (E.g. drainage, gas supply).	Greenfield site with no known constraints.
Existing uses	Site in active use and likely to continue.	Site in active use but with reasonable likelihood of ceasing.	Site in active use but due to cease.	Site in temporary use and likely to cease.	Vacant site not in use.

¹ Where contamination issues are known.

² Core services list as included in Policy SS4 of the East of England Plan.

³ Within the boundary of Norwich, this will be journey time to Norwich city centre.

	Constrained ←————→ Unconstrained				
Availability (ransom strips, multiple ownership)	Site in multiple ownerships with some unwilling partners. CPO intervention may be needed.	Site in multiple ownership but issues can be resolved.	Minor ownership issues but can be overcome.	Site in single ownership, but not actively promoted for development.	Site in single ownership and actively promoted for development.
Other uses	Large scale/strategic site identified for alternative uses and importance recognised.	Large scale site identified for alternative uses and should be retained.	Medium scale site identified for other uses but could be released.	Small scale site identified for other uses but could be released.	Site identified for alternative uses but recommended for release.

Table 5 – Site assessment checklist

4.16 We will consult with key stakeholders in the private sector (including site owners, developers and land and property agents) to assist in the assessment of site viability. This includes the views of the Greater Norwich Development Partnership’s Developers Panel. We will also consult Town and Parish Councils (in the study area outside the City of Norwich) and other appropriate community groups and forums (in the City). A full list of consultees is included at Appendix B.

Overcoming constraints (Stage 7d)

4.17 It is recognised that some sites identified by the assessment are likely to be constrained. Each of the sites identified will be summarised using the site assessment checklist (see Table 5 above) as a guide. However, where the assessment indicates that constraints are present, a recommendation will be provided outlining ways of overcoming any constraints. This will be included alongside the assessment checklist for consultation.

Review of the assessment (Stage 8)

4.18 Note – This section will be completed at a later stage in the process.

Identifying and assessing the housing potential of broad locations (Stage 9)

4.19 Norwich has been identified as a new Growth Point. The Regional Spatial Strategy identifies that the majority of growth will be directed to the Norwich Policy Area (NPA) as identified in the Norfolk Structure Plan. Therefore, this assessment will need to consider the potential of broad areas for growth outside the key settlements across Broadland, Norwich City, South Norfolk, and particularly within the NPA.

4.20 The areas of search outside existing settlement boundaries will be consistent with the emerging options for future development as expressed in the Joint Core Strategy Issues and Options paper (2007). These areas are:

- Norwich north east sector (inside the NNDR);
- Norwich north east sector (outside the NNDR, vicinity of Rackheath);
- East sector (outside the NNDR);
- South sector (A11 and A140 outside A47);
- South east sector;
- South west sector (A11-B1108);
- West sector (River Yare to River Wensum);
- North west sector (A1067-NNDR);
- North sector (north of Norwich Airport);
- Wymondham;
- Long Stratton.

*See diagram at Appendix A

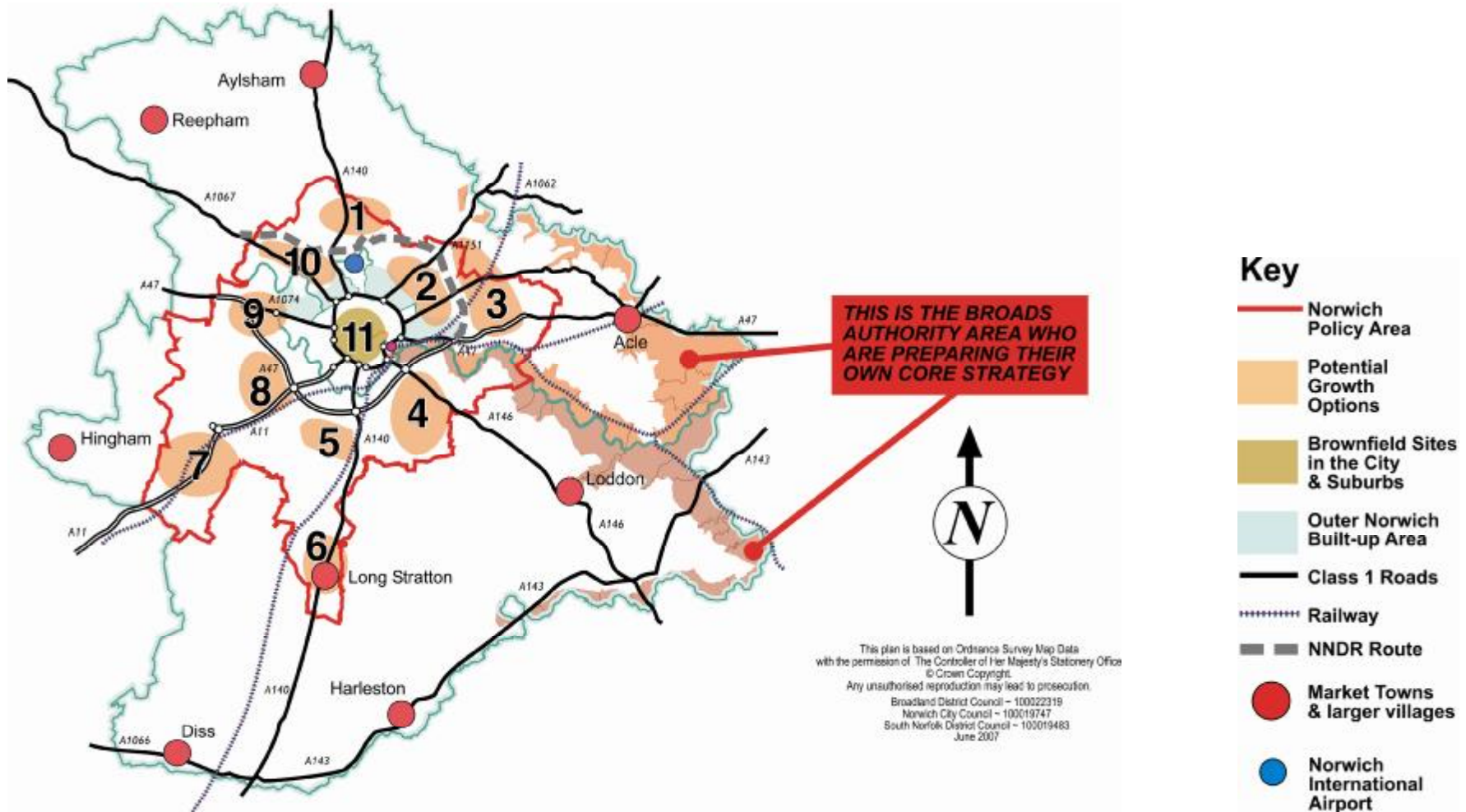
The study will evaluate more areas than will be released for development within the Joint Core Strategy period. This is because the East of England Plan does not set broad locations for growth other than specifying the level of housing to be provided within the Norwich Policy Area.

4.21 A schedule of the areas of search to be considered in this assessment and accompanying diagram are included at Appendix A.

5. Findings

5.1 Note – The study findings will be added later on in the process.

Appendix A – Map of Study area and broad areas of search



Appendix B – List of consultees

A. J. Brooker
Abbeyfield Society (Norwich) Ltd
Acle Parish Council
Adams Homes Associates
ADM Architectural Services
Alan Irvine Chartered Surveyor
Alburgh Parish Council
Aldeby Parish Council
Aldreds Chartered Surveyors
Aldridge Lansdell and Co.
Allan Moss Associates Ltd
Allied Earth Developments Limited
Alpington Parish Council
Alsop Verrill
Anchor Trust
Andrew P R Love Architecture
Andrew Pym Chartered Surveyor
Anglia Design Associates
Anglia Housing Group
Architectural Consultants
Arnolds Chartered Surveyors
Ashby St Mary Parish Council
Ashwell Developments Ltd
Ashwellthorpe & Fundenhall Parish Council
Aslacton Parish Council
Atis Real UK
Atkins Design Environment & Engineering
Atkins OSM
Attlebridge Parish Meeting
AWG Property
Aylsham Town Council
Bache Treharne surveyors
Badger Building
Balmforth Homes
Barford Parish Council
Barnes Harley Witcomb
Barnham Broom Parish Council
Barry A. F. Fuller
Barton Willmore Planning Partnership
Bawburgh Parish Council
Beazer Homes
Bedingham Parish Council
Beeston St Andrew Parish Meeting
Beighton Parish Council
Belaugh Parish Meeting
Bell Phillips + Kimble architects
Bergh Apton Parish Council
BGP Chartered Town Planners
Bidwells
Birchall Steel (Consultant Surveyors)
Bixley Parish Council

Blickling Parish Council
Blofield Parish Council
Booton Parish Meeting
Boshier & Company
Bovis Homes Ltd
Bovis Homes Ltd (South East Region)
Boyer Planning Ltd
Bracon Ash & Hethel Parish Council
Bramerton Parish Council
Brampton Parish Council
Brandiston Parish Meeting
Bressingham & Fersfield Parish Council
Brimble, Lea & Partners
British Sugar plc
Broadfield Properties
Broadland Business Park Forum
Broadland Housing Association
Brockdish Parish Council
Brooke Parish Council
Broome Parish Council
Brown & Co
Brown & Scarlett Architects
Bruce Miller
Brundall Parish Council
Building Partnerships Ltd
Building Plans Ltd
Bunwell Parish Council
Burgh & Tuttington Parish Council
Burgh St Peter Parish Council
Burston & Shimpling Parish Council
Buttery & Watson
Buxton with Lamas Parish Council
C & M Architects Ltd
Caistor St Edmund Parish Council
Calderwood Property Investments Ltd
Cantley Parish Council
Carleton Rode Parish Council
Carleton St Peter Parish Council
Carter Jonas
Case & Dewing
Cawston Parish Council
CB Richard Ellis
CBA
Cecil Elliston Ball: Chartered Town Planner
CGMS Ltd
Chaplin Farrant Ltd
Chapman & Sons Ltd
Chedgrave Parish Council
Church Commissionaires
Circle Anglia Housing Group
City and County Agency
City Heritage Ltd
Citygate Developments
CJC Development Company

Claxton Parish Council
Cleary & Associates
Cliff Walsingham & Co
Cofton Ltd
Colliers CRE
Colney Developments
Colney Parish Council
Coltishall Parish Council
Comdoran Properties
Co-op Homes
Costessey Parish Council
Cotman Housing Association
Countrywide Land and New Homes
County Norfolk Ltd
Cringleford Parish Council
Crostwick Parish Meeting
Cushman, Wakefield, Healey & Baker
D Jean Properties
D. Evans Planning Consultancy
David A. Cutting Building Surveyors Ltd
David Futter Associates Ltd
David Lock Associates
David Stead Associates
David Wilson Homes
Delancey's
DeMountfort Homes Ltd
Dennis Black Associates
Denton Parish Council
Denver Estates Limited
Deopham & Hackford Parish Council
Derek Ingram Ltd
DES Developments
Development Consultancy Services
Development Land & Planning Consultants LTD
Development Planning Partnership
Devplan UK
Dialogue Planning
Dickleburgh & Rushall Parish Council
Diocese of Norwich
Diss Parish Council
Ditchingham Parish Council
DN Grady & Sons
DPDS Consulting Group
Drayton Parish Council
Drivers Jonas
DTZ Peda Consulting
Dudley Bros. & Co.
Durrants
DWA Planning
Earsham Parish Council
East Anglian Property Ltd.
East Carleton Parish Council
Easton Parish Council
Edwin Watson Partnership

Ellingham Parish Council
English Churches Housing Group
Eversheds
Ewings Auctioneers, Valuers & Estate Agents
Faber Maunsell
Fairstead Homes Ltd.
Farrells
Faye Morton
Federation of Master Builders
Felthorpe Parish Council
Fenn Wright
Fielden & Mawson
Firstplan
Flagship Housing Group
Flordon Parish Council
Forncett Parish Council
Foulsham Parish Council
Framingham Earl Parish Council
Framingham Pigot Parish Council
Framptons
Francis Darrah Chartered Surveyors
Freeplan Ltd
Freethorpe Parish Council
Frettenham Parish Council
Fusion Online
Gable Developments
Gazeley Properties
Geldeston Parish Council
George Wimpey East Anglia Ltd
Gillingham Parish Council
Gilson Bailey and Partners
Gissing Parish Council
GLTP Development Consultancy
GMA Planning
Gough Planning Services
GR Planning Consultancy
Great & Little Plumstead Parish Council
Great Melton Parish Council
Great Moulton Parish Council
Great Witchingham Parish Council
Greater Norwich Housing Forum- Chair
Greenland Houchen Solicitors
Guestwick Parish Meeting
Guideline Building Services Ltd
GVA Grimley
Haart Estate Agents
Habinteg Housing Association
Haddiscoe Parish Council
Hainford Parish Council
Hales Parish Council
Halvergate Parish Council
Hanover Housing Association
Hans House Group of Companies
Harnser Homes

Harvey & Co
Hastoe Housing Association
Haveringland Parish Meeting
Hayes Affordable Homes
Heckingham Parish Council
Hedenham Parish Council
Hellesdon Parish Council
Hellington Parish Council
Hemblington Parish Council
Hemprall Parish Council
Hepher Dixon
Hethersett Parish Council
Hevingham Parish Council
Hewitson Becke and Shaw
Heydon Parish Meeting
Heywood Parish Council
Hibbett & Key
Hibbett and Key
Hingham Parish Council
HKB Wiltshires
Holverston Parish Council
Home Builders Federation
Honingham Parish Council
Hopkins Homes
Horsford Parish Council
Horsham & Newton St Faiths Parish Council
Horsham Developments Ltd.
Horstead and Stanninghall Parish Council
Housing 21
Housing Corporation(Eastern region)
Howard Birch Associates
Howards Commercial
Howe Parish Council
Howes Percival
Hudson Architects
I E Homes and Property
I. H. Grady Builders
Ian Sinclair
Ian Thornburn Commercial
Ifield Estates Limited
Indigo Planning Ltd.
Ingleton Wood
Irelands
Isis Asset Management
J B Planning Associates Ltd
J C Cunnane Associates
J.Hancock and Associates
John Jenkins Architectural Designs
John Martin & Associates
John Phillips Planning Consultancy
John Putman Associates
John Utton
Jon Venning Architect
Jonathan Hall Associates

JS Bloor (Sudbury) Ltd
JSM Estate Agents
JSP Architecture
JTS Partnership
Julie Carpenter Planning
JW Thorpe & Son
K Garnham Technical Services
K L Humphreys & Sons
KBC Asset Management (UK) Ltd.
Keith Day Architects
Keswick Parish Council
Ketteringham Parish Council
Kevin Cole
Keymer Cavendish
Keys Professional Services
Khalaf and Co Solicitors
Kimberley & Carleton Forehoe Parish Council
King Sturge
Kingfisher Partners
Kirby Bedon Parish Council
Kirby Cane Parish Council
Kirstead Parish Council
Knight Benjamin & Co
Lambert Scott & Innes Architects
Lambert Smith Hampton
Landmark Associates
Langley with Hardley Parish Council
Lawson Planning Partnership Ltd
Leath Planning
Les Brown Associates
Levvel Ltd.
Liebenthal Group of Companies
Lingwood and Burlingham Parish Council
Little Melton Parish Council
Littman and Robeson
Loddon Parish Council
Long Stratton Parish Council
Lovell
Lovewell Blake
M. Falcon Property Solutions
Malcolm Goldstein Chartered Surveyors
Malcolm Judd & Partners
Marlingford & Colton Parish Council
Marsham Parish Council
Martin Nossell
Martin Smith Partnership
McCarthy & Stone (Developments) Ltd
Michael Haslam Associates Ltd.
Mills & Reeve Solicitors
Mills Knight
Montagu Evans
Morley Parish Council
Morley, Riches & Ablewhite
Morningthorpe Parish Council

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Your Move

Broadland, Norwich and South Norfolk

Joint Strategic Housing Land Availability Assessment

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