

Appendices

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Appendix 1**List of people consulted at the initial stage of the study and those that responded**

No	Name	Response
1.	GN Rackham & Sons Ltd	
2.	T. Povey	Y
3.	Pearson Commercial	
4.	Simon Wheatman	
5.	Arnolds Chartered Surveyors	
6.	Housebuilders Federation (forwarded onto 106 house builders)	
7.	G. Tuddenham	
8.	FPD Savills	Y
9.	NPS Property Consultants	Y
10.	David Bullen	
11.	Adrian Morley	
12.	Hector Gibb	
13.	ADM Architectural Services	
14.	Mr APR Love	Y
15.	Middleton & George	
16.	Chaplin & Farrant	
17.	K. Garnham	
18.	William Glover	
19.	Peter J Murrell	
20.	Brian Walsgrove	
21.	Brian Aintree	
22.	Bidwells	Y
23.	Dennis Black Associates	
24.	Mr BAF Fuller	Y
25.	Peter Codling Associates	Y
26.	Clive Warren	
27.	David Futter Associates Ltd	
28.	RJ Aldis	
29.	Ross Powlesland Associates	
30.	Nicholas Bailey	
31.	Simon Whiteside	
32.	Clifford R Pike	
33.	Haddiscoe Manor Farm	Y
34.	Ellis Brothers Builders & Contractors	Y
35.	Alan Irvine	Y
36.	KJ Cole	
37.	David Stead Associates	
38.	Durrants (Harleston)	
39.	Durrants (Diss)	
40.	Carpenter Planning Consultants	Y
41.	Mr NB Woods	Y
42.	TA Cross	Y

No	Name	Response
43.	Thos. WM Gaze & Son	Y
44.	Brown & Co	Y
45.	John Putman	
46.	Mr J Venning	
47.	Robert R Curtis	
48.	Peter W Moore	
49.	William R Ellis	
50.	Les Brown Associates	
51.	British Telecom	
52.	Eastern Electricity	
53.	National Grid	
54.	Post Office Property Holdings	
55.	TXU Europe	
56.	Network Rail	Y
57.	British Gas (Transco)	
58.	24 Seven Utility Services	
59.	Anglian Water	
60.	Anglia Housing Group	
61.	Broadland Housing	
62.	Cotman Housing Association	
63.	Flagship Housing Group	
64.	Hanover Housing Association	
65.	Midsummer Housing Association	
66.	Orbit Housing Association	
67.	Orwell Housing Association	Y
68.	St Matthews Housing	
69.	Carter Jonas	Y

Appendix 2 – Discounting checklist

Name of site:		
Sustainability matrix score:		
No of units at:	50 dph (max)	
	30 dph (min)	
	Area (Ha)	
DEVELOPABILITY		
Is the owner willing to release the site for development?		
Potential development timescale – (to 2011, 2011 – 2016, post 2016)?		
Is the site in multiple ownership?		
What is the current use of the site, what condition is the site in?		
Planning history- has permission been granted for a non housing use, or has permission been refused for housing?		
Adequate infrastructure capacity?		
Adequate access?		
Physical constraints to development e.g. contamination, risk of flooding, topography, shape of the site?		
Any restrictive covenants on the site?		
Proximity to unneighbourly uses e.g. industry, busy roads, railways		
Distance to nearest local service centre		
MARKET VIABILITY		
Is the site likely to be attractive to developers & potential buyers?		
Current demand/strength of the market in that location?		
Cost of overcoming any site constraints?		
What developer contributions would be required?		
Is there a housing need in the area?		
Are there any competing land uses?		

LOCAL CHARACTER	
Is the site in an area which may affect the way in which it could be developed e.g. conservation area, proximity to listed buildings, TPO's on site?	
Are there any wildlife/nature designations affecting the site?	
Does the surrounding area call for a sensitive approach to development in terms of layout, design or density?	
In the context of its surroundings is further development appropriate?	
PLANNING STANDARDS	
Will the no of units be constrained through application of planning standards e.g. parking, open space requirements?	
Does the location accord with current local plan policy?	
Is the site allocated for another use, can re allocation be justified?	
Influence of Building Regulations	
Any other comments:	

Appendix 3

Work to determine 'unconstrained capacity'

Subdivisions – 1st January 2000 – 31st December 2004

(From Residential Land Availability information/ Building Control/ Council Tax

Completions

Planning/ Building Control Ref	Site Address	Proposal	Completion Date	Units	Gain
99/1357/F (BC 99/6534)	128 Norwich Road, Tacolneston	Subdivision of 1 house to 2, with rear extension	May-00	1 to 2	1
01/0721/F (BC 01/6671)	Cutters Cottage, Short Street, Newton Flotman	Subdivision of 1 house into 2 flats	May-02	1 to 2	1
02/2061/CU -	Carmel Lodge, 21a Stanley Road, Diss	CU from annexe to separate dwelling	Dec-02	1 to 2	1
99/0168/F (BC 99/5647)	132a High Road, Needham	Convert 1 dwelling into 2 units	Apr-01	1 to 2	1
03/0607/F -	Kenmare, Bramerton Road, Surlingham	Allow annexe to be sold separate to dwelling	Apr-03	1 to 2	1
02/1110/F BC 02/6366	12 Fair Green, Diss	Subdivision of dwelling into 2 properties	Mar-04	1 to 2	1
03/1748/CU BC 03/7883	Former Manor Dairy, 12 Church Street, Harleston	Change of use from 1 flat into 2 flats	Apr-04	1 to 2	1
TOTAL					7

Total completions = 7 (Average over 5 years = 1.4)

1.4 x 17years (the period to 2021) = 24 units (figure rounded)

Appendix 4
Work to determine 'unconstrained capacity'
Flats over shops – 1st January 2000 – 31st December 2004
 (From Residential Land Availability information)

Completions

Planning/ Building Control Ref	Site Address	Proposal	Completion Date	No of units
98/1420/F (BC 98/6572)	The Beehive, Denmark Street, Diss	Change of use from office to domestic flat	Dec 2001	1
97/1591/CU -	Flat 1a, The Sports Shop, The Street, Long Stratton	CU from shop to residential	2002	1
00/0747/F -	Dragonfly, 6 Market Street, Wymondham	Conversion to shop & office suite with flat	2002	1
02/2151/F (BC 03/6615)	41 Great Melton Road, Hethersett	Demolition of existing shop, erection of new shop with flat above	Sept 2004	1
03/1756/F (BC 03/8840)	2 Great Melton Road, Hethersett	Alterations to retain existing shop and create 4 flats	July 2004	4
99/1054/CU	15b St Nicholas Street, Diss	Change of use to offices with 2 flats above	2004	2
03/0883/CU (BC 03/7113)	16 Market Place, Diss	Change of use to 1 st floor offices to form residential flat	Jan 2004	1
TOTALS				11

Total completions = 11 (Average over 5 years = 2.2)
 2.2 x 17years (the period to 2021) = 37 units (figure rounded)

Appendix 5 – List of sites identified through site visits

Previously developed vacant and derelict land and buildings

Site No	Parish	Address	Source of capacity	Matrix score	Area (Ha)	Unconstrained capacity	Constrained capacity	Discounting considerations
1	Diss	Former Infant School, The Causeway	PD vacant/derelict land or buildings	1+1=2 (A) 40 dph	0.21	8	0	Access, cost of conversion, in Conservation Area, near to Listed Buildings, current feasibility study (discount to 0 pending results)
2	Diss	Former Cinema & land behind, 146 Victoria Road	PD vacant/derelict land or buildings	1+1=2 (A) 40 dph	0.27	11	14	Close to town centre, withdrawn application for higher density, potential for 14 assumed e.g. 50 dph, but could be higher
3	Forncett	Former Baptist Chapel & land behind, Tabernacle Lane	PD vacant/derelict land or buildings	4+3=7 (C) 30 dph	0.20	6	5	Would require demolition of chapel to maximise potential, site layout may limit numbers to below 30 dph. 5 units considered appropriate
4	Hingham	Land adj Pilgrim House, Ringers Lane	PD vacant/derelict land or buildings	3+1=4 (B) 35 dph	0.14	5	4	Overgrown Council owned brownfield site, access main constraint, minimum density of 30 dph assumed
5	Diss	Land off Thomas Manning Road	PD vacant/derelict land or buildings	1+1=2 (A) 40 dph	0.17	7	7	Contact with site owner, who agreed development density of 40 dph, could potentially be higher
6	Redenhall w- Harleston	Dowdeswell Site, Mendham Lane	PD vacant/derelict land or buildings	2+1=3 (A) 40 dph	5.96	238	120	Significant demolition needed, significantly lower constrained capacity assumed because of on going negotiations to retain mixed use on site, undetermined application at base date for 120 units, which has subsequently been approved.
TOTALS						275	150	

Intensification of existing areas – non garden plots

Site No	Parish	Address	Source of capacity	Matrix score	Area (Ha)	Unconstrained capacity	Constrained capacity	Discounting considerations
6	Long Stratton	Land off Francis Road	Intensification of existing areas	2+1=3 (A) 40 dph	0.24	10	0	Council owned site. Access too narrow to allow the site to be built on, without acquiring additional land, hence constrained capacity discounted to 0
7	Brockdish	Land off St Peters Close	Intensification of existing areas	4+3=7 (C) 30 dph	0.13	4	4	No obvious constraints to 30 dph, land owned by Saffron Housing Trust, planned for social housing development
TOTALS						14	4	

Vacant land not previously developed, including Council owned land

Site No	Parish	Address	Source of capacity	Matrix score	Area (Ha)	Unconstrained capacity	Constrained capacity	Discounting considerations
8	Thurton	Plot adj to 11 St Georges Close	Vacant land not previously developed	3+2=5 (B) 35 dph	0.22	8	0	Council owned site. Amenity land likely to trigger SNLP policy LE18, hence constrained capacity discounted to 0
9	Barford	The Nook, Cock Street	Vacant land not previously developed	3+3=6 (C) 30 dph	0.16	5	5	Well enclosed site, flat, good access, density of 30dph assumed appropriate
10	Barnham Broom	Former deposit SNLP allocation, Norwich Road	Vacant land not previously developed	3+3=6 (C) 30 dph	0.30	9	9	Flat site, open road frontage, edge of village site, adjacent single storey properties, 30dph considered appropriate
11	Barnham Broom	Plot adj Riverside, Mill Road	Vacant land not previously developed	3+3=6 (C) 30 dph	0.07	2	1	Single building plot, granted permission after UCS base date
12	Cringleford	Plot off Newfound Drive	Vacant land not previously developed	1+1=2 (A) 40 dph	0.13	5	4	Some mature trees on site, potential for 2 access points and up to 4 units considered appropriate e.g. 30dph
13	Dickleburgh & Rushall	Land at Catchpole Walk	Vacant land not previously developed	3+3=6 (C) 30 dph	0.17	5	0	Council owned land, willing to release but access a real problem, hence constrained

								capacity discounted to 0
14	Easton	Land between 18 Dereham Road & Cardinal Close	Vacant land not previously developed	2+2=4 (B) 35 dph	0.26	9	3	Mature trees on site and changes in site level towards rear of site, low lying in relation to neighbouring properties, realistically 3 frontage dwellings only
15	Poringland	Plot between 23 & 27 Caistor Lane	Vacant land not previously developed	2+1=3 (A) 40 dph	0.57	23	12	Belt of mature trees running through the site should be left which will reduce possible numbers, shape of the site may limit the layout that can be achieved from an adopted estate road. 12 units considered appropriate in keeping with existing settlement pattern
16	Poringland	Plot adj 55 Stoke Road	Vacant land not previously developed	2+1=3 (A) 40 dph	0.46	18	10	Edge of settlement location, existing development pattern should be maintained which will significantly reduce numbers, problems with achieving adequate visibility from site for access
17	Poringland	Plot between 41 & 47 Howe Lane	Vacant land not previously developed	2+1=3 (A) 40 dph	0.14	6	5	No obvious barriers to development, 4-6 units considered appropriate, average of 5 taken
18	Poringland	Plot between 12 & 14 Stoke Road	Vacant land not previously developed	2+1=3 (A) 40 dph	0.10	4	2	Realistically maximum of 2 units in keeping with surrounding development
19	Framingham Earl	Plot on corner of Hall Road & Long Road	Vacant land not previously developed	2+1=3 (A) 40 dph	0.50	20	15	Well screened site, development would need to be far enough from the boundary so as not to harm the mature trees on site. Constrained capacity reduced to 15 (e.g. 30 dph) to reflect this
20	Hales	Plot between The Boltons & Field View, School Lane	Vacant land not previously developed	3+2=5 (B) 5 dph	0.15	5	5	No obvious barriers to development, 30 dph assumed
21	Redenhall w	Land adj RG Carter, Station Road (now trading	Vacant land not previously developed	2+1=3 (A) 40 dph	0.03	1	3	Potential for 3 units in keeping with adjacent

	Harleston	as Blackburns)						development
22	Redenhall w Harleston	Site on the corner of Willow Walk	Vacant land not previously developed	2+1=3 (A) 40 dph	0.08	3	0	Access/highways issues, mature trees on site, refused permission for housing in the past, hence constrained capacity reduced to 0.
23	Hingham	Land r/o 33 Dereham Road	Vacant land not previously developed	3+1=4 (B) 35 dph	0.90	32	21	Southern end of the site contains pond and mature woodland which is an important landscape feature, Larger northern section more suitable for residential development, constrained capacity figure reduced to take account of this
24	Loddon	Land off Garden Court	Vacant land not previously developed	2+1=3 (A) 40 dph	0.22	9	0	Designated as amenity land as part of surrounding development, would trigger SNLP policy LE18 therefore constrained capacity discounted to 0
25	Long Stratton	Land r/o Cygnet House, Swan Lane	Vacant land not previously developed	2+1=3 (A) 40 dph	0.97	39	39	Council owned land. No adopted highway access to the site, 39 units considered appropriate if Council access road could be upgraded to meet Highways requirements
26	Mulbarton	Land off Cuckoofield Lane	Vacant land not previously developed	2+2=4 (B) 35 dph	0.07	2	0	Owned by Saffron Housing Trust. Village green area, over looked by a number of surrounding properties, forms part of character for area, discounted to 0
27	Roydon	Plot off Hose Avenue	Vacant land not previously developed	1+1=2 (A) 40 dph	0.10	4	0	Council owned land. Forms amenity land/open space as part of surrounding development and would trigger SNLP policy LE18, constrained capacity discounted to 0
28	Scole	Land opposite Scole Inn, Norwich Road	Vacant land not previously developed	3+3=6 (C) 30 dph	0.17	5	5	Sensitive design would be needed in context of surroundings, may need to be single storey development,

								density of 30 dph considered appropriate
29	Scole	Former deposit SNLP allocation, Norwich Road	Vacant land not previously developed	3+3=6 (C) 30 dph	0.36	11	11	Road frontage plot, maximum density of 30 dph considered appropriate as in Conservation area and near to Listed Buildings
30	Ashwellthorpe	Land r/o Sunningdale, New Road	Vacant land not previously developed	4+3=7 (C) 30 dph	0.22	7	4	Access could be a problem, private leisure pool in vicinity and number of adjacent properties, maximum of 4 units considered appropriate
31	Bressingham	Land adj Forge End, High Road	Vacant land not previously developed	4+3=7 (C) 30 dph	0.09	3	3	No obvious constraints to density of 30 dph
32	Bunwell	Plot adj 79 Bunwell Street (Part of Beech Farm)	Vacant land not previously developed	4+3=7 (C) 30 dph	0.14	4	3	Linear nature of site may limit number to 3 units
33	Forncett	Former deposit SNLP allocation, L/O Tabernacle Lane	Vacant land not previously developed	4+3=7 (C) 30 dph	0.56	17	10	Owned by Saffron Housing Trust. Bungalows adjacent to site, local road network unable to support further development. Off site works would require 3 rd party land. Constrained capacity reduced to 10, although may be 0 if highways problems cannot be sorted.
34	Tacolneston	Primrose Farm, 59 Norwich Road	Vacant land not previously developed	4+3=7 (C) 30 dph	0.23	7	0	Access problems, large pond on site, prominent edge of settlement location, proximity to Listed Building, discount to 0
35	Seething	Land adj Well Cottage, The Street	Vacant land not previously developed	4+3=7 (C) 30 dph	0.09	3	3	No obvious barriers to development at 30 dph
36	Tasburgh	Site off Everson Road	Vacant land not previously developed	4+2=6 (C) 30 dph	0.23	7	0	Council owned land. Amenity land, likely to trigger SNLP policy LE18, hence constrained capacity discounted to 0
37	Woodton	Land off Hempnall Road	Vacant land not previously developed	4+2=6 (C) 30 dph	0.21	6	0	Access difficult, proximity to Taylor & Green properties. Potential discounted to 0
TOTALS						279	173	

Sites in use with potential

Site No	Parish	Address	Source of capacity	Matrix score	Area (Ha)	Unconstrained capacity	Constrained capacity	Discounting considerations
38	Diss	Land at Rose Lane	Site in use with potential	1+1=2 (A) 40 dph	0.25	10	10	Current business, boundary requires sensitive treatment, but no obvious barriers to development, density of 40dph considered appropriate
39	Poringland	Village Hall, The Street	Site in use with potential	2+1=3 (A) 40 dph	0.09	4	4	Potential to rebuild village hall as part of new housing development, no obvious barriers to redeveloping this site at 40 dph.
40	Redenhall w Harleston	Land adj & part of Whartons Nursery, Doune Way	Site in use with potential	2+1=3 (A) 40 dph	2.37	95	95	Town centre location so high density should be encouraged, access could be an issue, but car free development could be promoted. 40 dph considered appropriate
41	Redenhall w Harleston	Land adj Station Road (Whurrs Pullett)	Site in use with potential	2+1=3 (A) 40 dph	0.72	29	29	No obvious barriers to development density of 40 dph
42	Wymondham	Milestone Farm, Norwich Road	Site in use with potential	2+1=3 (A) 40 dph	2.71	108	81	Well screened, self contained site, considered for allocation in SNLP. Maintaining mature woodland within the site would mean a reduction in capacity. Likely to be junction capacity issues at Waitrose roundabout. 30 dph constrained capacity assumed pending issues being resolved
TOTALS						246	219	

Appendix 6

Work to determine 'unconstrained capacity'

Garden plots 1st January 2000 – 31st December 2004

(From Residential Land Availability information/ Building Control/ Council Tax

Completions

Parish	Address	Planning Ref	Units	Year
Alpington	Field House, Church Road	01/0781/F	1	2001
Alpington	Field House, Church Road	01/0781/F	1	2002
Ashwellthorpe	Uinsinn House, 117a The Street	99/0700/F	1	2000
Ashwellthorpe	Land adj to 18 The Street	03/1205/F	1	2004
Aslacton	12a Station Road	99/0418/F	1	2000
Aslacton	Land adj Airedale House, Pottergate Street	00/0043/F	1	2002
Aslacton	At Heather Crest, 22 Station Road	01/0282/F	1	2002
Barford	Land at 5 Chapel Street	01/0471/F	1	2002
Barnham Broom	Adj Beech House, Honingham Road	01/2088/D	1	2004
Bracon Ash	Land at Dane End, Hawkes Lane	01/1335/F	1	2003
Brockdish	Land adj Kent House, Grove Road	04/0131/F	2	2004
Bunwell	Willowdene, 66-68 Bunwell Street	01/1685/F	1	2003
Bunwell	Land r/o 97 Bunwell Street	03/0407/F	3	2004
Costessey	The Pittstop, Stimpsons Loke	99/1737/F	1	2000
Costessey	Land adj 35 Ruskin Road	00/1321/D	1	2001
Costessey	Windrush, Folgate Lane	01/0874/F	1	2002
Costessey	Rear of 19 Jerningham Road	97/0132/F	1	2003
Costessey	Hazelwood, The Croft	01/1811/F	1	2003
Costessey	At 68 Grove Avenue	02/2108/D	2	2003
Costessey	22 & land r/o Gunton Lane	01/1441/F	1	2004
Costessey	Land to south of 65/67 Grove Avenue	03/1977/F	1	2004
Cringleford	52b Intwood Road	99/1323/D	1	2001
Cringleford	Land off Patteson Close	00/0909/D	1	2003
Cringleford	Land adj to 53 Keswick Road	03/1878/F	1	2004
Cringleford	10a Stratford Crescent	02/1654/F	1	2004
Dickleburgh	Land adj 53 Rectory Road	01/1471/F	1	2002
Diss	Adj Hamilton House, Sunnyside	00/0591/F	1	2003
Diss	Land r/o 25 Heywood Road	98/1576/F	1	2003
Diss	Land at 24 Champneys Road	00/1211/D	1	2003
Ditchingham	R/o 24 Hollow Hill Road	99/0302/F	1	2001
Ditchingham	32 Loddon Road	03/1276/F	1	2004
Ditchingham	81 Loddon Road	03/1277/F	1	2004
Easton	Land off Marlingford Road	01/2078/F	3	2003
Fornsett	Between Corals/Limetree Farm, Long Stratton Rd	00/0292/F	1	2004
Framingham Earl	21 The Street	98/1412/D	9	2000
Framingham Earl	21 The Street	98/1412/D	10	2001
Framingham Earl	Land adj to 2 Fallowfield	03/1217/F	1	2004
Great Moulton	Land adj Red Roofs, 57 Station Road	99/1660/F	1	2001
Harleston	3a Jays Green	00/0482/F	1	2001
Harleston	Adj 66 Briar Road	01/0083/F	1	2002
Harleston	Five Oaks, 9 Candler's Lane	01/0084/F	1	2002
Hethersett	Adj Appleacre, Mill Road	00/1907/F	1	2002
Hethersett	The Willows, Muriel Kenny Court	02/0535/F	1	2003
Hethersett	Land adj Cherry Corner, Lynch Green	02/1646/F	1	2003
Hethersett	Land adj 33 Queens Road	01/1363/F	1	2004
Hethersett	Land adj The Oaks, Lynch Green	02/0352/F	3	2004
Little Melton	Sunnyside, Mill Road	00/0301/F	2	2002
Little Melton	Land at Mill Road	01/0242/F	1	2002
Little Melton	Part garden 19 & 21 Braymeadow Lane	01/2007/D	1	2002
Little Melton	Sunnyside, Mill Road	00/0301/F	1	2003
Loddon	Adj 1 High Street	00/0336/F	1	2001
Loddon	31c High Bungay Road	99/0909/F	1	2001
Loddon	Land adj to 5 George Lane	02/0275/F	1	2003
Long Stratton	Foulgers Paddock, Ipswich Road	00/0286/F	1	2000
Long Stratton	Land adj Orchardleigh House, Norwich Road	98/1206/F	1	2001
Morley	Adj 7 Chapel Road	99/1133/D	1	2001
Mulbarton	Lilac Tree Cottage, 21a Rectory Lane	99/1694/D	1	2003
Mulbarton	Land adj to The Rosery	03/1948/F	1	2004

Parish	Address	Planning Ref	Units	Year
Mulbarton	Land adj to Finnisterre, Norwich Road	04/0437/F	1	2004
Newton Flotman	Land adj The Bakery, Short Street	98/0666/D	1	2003
Poringland	1 The Ridings	00/1310/F	1	2002
Poringland	Land adj 97 The Street	01/1551/D	1	2003
Poringland	5 Page Close	01/1548/F	1	2003
Poringland	Land at 2 Greenacres Drive	01/2178/D	1	2004
Rockland St Mary	Land adj 102 The Street	98/1399/F	1	2001
Rockland St Mary	Land adj 113 The Street	98/1821/D	1	2001
Roydon	Land adj Roydon Villa, Factory Lane	99/0030/F	1	2000
Roydon	Land adj Roydon Villa, Factory Lane	99/0035/F	1	2000
Seething	Land at the Homestead, School Road	98/1561/F	1	2000
Surlingham	Land adj East Field, New Road	99/1167/D	1	2000
Swardeston	The Paddock, Intwood Lane	98/0714/D	1	2000
Swardeston	Land adj Chancel Acre, Main Road	99/1225/F	1	2002
Tharston	Kafauchau, The Street	00/0509/D	1	2000
Thurlton	The Willows, Beccles Road	00/0113/F	1	2001
Thurlton	Land adj Peace Haven, Beccles Road	99/0898/F	1	2002
Tivetshall St Mary	Adj Woodlands, The Street	98/0152/F	1	2000
Trowse	Barton, The Street	99/1642/F	1	2004
Wacton	Land adj 4 Church Road	97/1775/F	1	2004
Winfarthing	Hall Road/Wash Road	99/0517/F	2	2003
Wymondham	3 Silfield Road	99/1256/D	2	2000
Wymondham	3 Silfield Road	99/1256/D	1	2001
Wymondham	Land at 1 Avenue Road	99/0726/F	1	2001
Wymondham	Land adj 14 Bridewell Street	00/1056/F	1	2001
Wymondham	Land adj 14 Bridewell Street	00/1056/F	5	2002
Wymondham	Adj 1 Bunwell Road, Spooner Row	01/0418/F	1	2002
Wymondham	2a Tuttlles Lane	98/1827/F	1	2003
Wymondham	Land at 8 Back Lane	01/1492/F	2	2003
Wymondham	59 Melton Road	02/0072/F	1	2003
Wymondham	Land adj 15 Vimy Drive	02/0681/F	1	2003
Wymondham	Plot 18 Choseley Court	03/0482/D	1	2004
Wymondham	21 Park Lane	00/0569/D	1	2004
Total			124	

Total completions = 124 (Average over 5 years = 24.8)
24.8 x 17years (the period to 2021) = 422 units (figure rounded)

Appendix 7
Redevelopment of Council owned car parks

Site	Area (Ha)	Density	Unconstrained capacity	Constrained capacity
Chapel Street Lower, Diss	0.18	40 dph	7	0
Shelfanger East, Diss	0.37	40 dph	15	0
Shelfanger West, Diss	0.06	40 dph	2	0
Church Street, Diss	0.03	40 dph	1	0
Chapel Street Upper, Diss	0.05	40 dph	2	0
Park Road, Diss	0.30	40 dph	12	0
Weavers, Diss	0.25	40dph	10	0
Mount Street, Diss	0.28	40 dph	11	0
Swan Lane, Long Stratton	0.35	50 dph	18	0
Market Street, Wymondham	0.22	50 dph	11	0
Back Lane, Wymondham	0.16	40 dph	6	0
Town Green, Wymondham	0.21	50 dph	11	0
Central Hall, Wymondham	0.13	40 dph	5	0
Broad Street, Harleston	0.23	40 dph	9	0
Bullock Fair Close, Harleston	0.54	50 dph	27	0
Church Plain, Loddon	0.22	40 dph	9	0
The Staithe, Loddon	0.31	40 dph	12	0
Total	3.89		168	0

Appendix 8**Review of existing housing allocations (without planning permissions at end 2004)**

Site	Units allocated in SNLP	Area (Ha)	Sustainability matrix density	No of units at matrix density	Potential unconstrained capacity in addition to current allocation	Realistic constrained capacity in addition to current allocation	Comments
South of Dereham Road, Costessey	30	1.15	40 dph	46	16	16	No permission or ongoing negotiation, density 40 dph assumed
Lodge Farm, Costessey	330	11.00	40 dph	440	110	158	Permission granted in 2005 for 488 units
Limetree Avenue, Long Stratton	67	2.25	40 dph	90	23	0	Discussion with Development Control, 30 dph realistic due to highways constraints
West of B1332, Poringland	720	24.00	40 dph	960	240	130	Ongoing negotiations for 850 units
Friarscroft Lane, Wymondham	19	0.82	40 dph	33	14	14	No permission or ongoing negotiation, density 40 dph assumed
Silfield Road, Wymondham	45	1.80	40 dph	72	27	15	Undetermined permission, density of at least 30 dph, approx 60 units
Audley Close, Burston	10	0.40	30 dph	12	2	2	No permission or ongoing negotiation, density 30 dph assumed
Frenze Hall Lane, Diss	143	4.80	40 dph	192	49	25	Permitted at density of at least 30 dph, 35 dph considered likely as no constraints on site
Mendham Lane, Harleston	120	4.04	40 dph	162	42	42	Permission refused in favour of alternative brownfield site, but density of 40 dph assumed if site were developed in the future
Limes Close, Harleston	30	1.00	40 dph	40	10	10	Permission refused in favour of alternative brownfield site, but density of 40 dph assumed if site were developed in the future
Totals	1514			2047	533	412	

Appendix 9**Review of other existing allocations (without planning permissions at end 2004)**

Site	Allocated in SNLP for:	Area (Ha)	Sustainability matrix density	Unconstrained capacity	Constrained capacity
Norwich Research Park, Colney	EMP	35.00	40 dph	1400	0
Norwich Research Park, Colney (Contingency Reserve)	EMP	14.00	40 dph	560	0
Hospital Expansion site, Colney	EMP/ Hospital	5.00	40 dph	200	0
South of Park Road, Diss	Retail/ Leisure	4.14	40 dph	166	0
Great Melton Road, Hethersett	Car park	0.30	50 dph	15	15
Low Bungay Road, Loddon	EMP	6.50	40 dph	260	0
Beccles Road/A146 Bypass, Loddon	Motel/ Restaurant	1.00	40 dph	40	0
Ipswich Road, Long Stratton	EMP	5.00	40 dph	200	0
Spirketts Lane, Harleston	EMP	3.60	40 dph	144	0
Eastern End of former Howard Rotavator Yard, Harleston	EMP	1.00	40 dph	40	0
Cemetery Lane, Wymondham	EMP	1.21	40 dph	48	48
Totals				3073	63

Appendix 10

Potential density increases in outline planning permissions

Site	Planning Ref	Area (Ha)	Permitted units	Matrix Density	Potential no of units at matrix density	Potential increase from outline permission
Large sites (20+ units)						
Land north of the River Tud, Costessey	01/1435/O	45.50	1440	40 dph	1820	380
Land north of A11, Cringleford	01/1852/O	25.00	750	40 dph	1000	250
Land at Myrtle Road, Hethersett *	03/1065/O	2.92	96	40 dph	117	21
Greenland Avenue, Wymondham *	02/1493/O	10.75	375	40 dph	430	55
Land at Mission Road/Sandy Lane, Diss	02/0603/O	4.72	165	40 dph	189	24
Hurst Road, Chedgrave	02/2074/O	1.00	22	40 dph	40	18
Former Harleston Foods Site, Redenhall Rd, Harleston	04/0187/O	0.99	50	40 dph	40	0
Total from large sites			2898		3636	748
Small sites (Less than 20 units)						
Lavenda, Folgate Lane, Costessey	04/1030/O	0.07	1	40 dph	3	2
Stratton, The Croft, Costessey	04/0471/O	0.05	1	40 dph	2	1
Land adj 35 Windmill Lane, Costessey	02/1931/O	0.06	1	40 dph	2	1
Land adj to 70 Olive Road, Costessey	04/2181/O	0.03	1	40 dph	1	0
Land off Harmer Crescent, Cringleford	01/1686/O	0.06	1	40 dph	2	1
Land adj 4 St Lawrence Drive, Cringleford	04/0814/O	0.15	1	40 dph	6	5
Land adj to 70 Dereham Road, Easton	03/2079/O	0.18	5	35 dph	6	1
Adj The Brambles, Great Melton Rd, Little Melton	01/1972/O	0.07	1	35 dph	2	1
Land adj to 25 Long Lane, Mulbarton	03/0802/O	0.03	1	35 dph	1	0
Porchways, Bungay Road, Poringland	02/1978/O	0.10	2	40 dph	4	2
Adj 12 Colman Avenue, Stoke Holy Cross	04/2015/O	0.03	1	30 dph	1	0
Orchard Cottage, The Green, Surlingham	02/0689/O	0.11	1	30 dph	3	2
Chamusca, Low Road, Tasburgh	02/0643/O	0.06	1	30 dph	2	1
147 Norwich Road, Wymondham	04/2018/O	0.10	1	40 dph	4	3
Land to r/o 2-10 Middleton Street, Wymondham	02/0917/O	0.04	1	40 dph	2	1
Land adj Park Lane, Wymondham	04/0463/O	0.21	2	40 dph	8	6
Land adj 38 Back Lane, Wymondham	04/1383/O	0.10	1	40 dph	4	3
Land to rear of 50 Barnham Broom Road, Wymondham	04/1586/O	0.03	1	40 dph	1	0

Site	Planning Ref	Area (Ha)	Permitted units	Matrix Density	Potential no of units at matrix density	Potential increase from outline permission
Land adj to Koosti-Bok, Mill Common Ashby St Mary	04/0149/O	0.09	1	35 dph	3	2
Ashwellthorpe Garage, 79-85 The Street, Ashwellthorpe	02/0326/O	0.08	3	30 dph	2	0
Barford Garage, Watton Road, Barford	02/2271/O	0.39	13	30 dph	12	0
Land at Bunwell Street, Carleton Rode (Bunwell boundary)	03/1645/O	0.45	5	30 dph	14	9
Rectory Lane, Chedgrave	02/0990/O	0.49	1	40 dph	20	19
Plot A, Catchpole Walk, Dickleburgh	02/1096/O	0.08	1	30 dph	2	1
Waveney Road, adj Old Windmill, Diss	03/1177/O	0.24	3	40 dph	10	7
Land at Stuston Road, Diss	01/2090/O	0.09	4	40 dph	4	0
Land r/o 2 Church Street, Diss	00/1724/O	0.05	1	40 dph	2	1
Land adj 28 Wandsworth Road, Diss	03/2301/O	0.03	1	40 dph	1	0
Land adj 10 Tavern Close, Diss	03/0400/O	0.06	1	40 dph	2	1
Adj 62 Mill Road, Ellingham	02/1734/O	0.04	1	30 dph	1	0
Land adj 80 The Street, Geldeston	02/2303/O	0.11	1	30 dph	3	2
Mayes Farm, 11 Station Road, Great Moulton	03/1789/O	0.09	1	30 dph	3	2
Land r/o Buckland, Kittens Lane, Loddon	02/1585/O	0.07	1	40 dph	3	2
Land adj to Mendham Road & Parklands Way, Harleston	04/1574/O	0.64	18	40 dph	26	8
Land adj 53 Mendham Lane, Harleston	02/1455/O	0.04	1	40 dph	2	1
Land adj to 42 Redenhall Road, Harleston	02/1280/O	0.06	1	40 dph	2	1
The Old Telephone Exchange, Low Road, Scole	02/1035/O	0.02	1	30 dph	1	0
N. of Post Office Stores, Seething Street, Seething	02/1075/O	0.14	2	30 dph	4	2
Land adj to New Road, Tacolneston	02/0861/O	0.80	5	30 dph	24	19
Plot at Low Road, Thurlton	01/0730/O	0.18	1	30 dph	5	4
Land off Hempnall Road, Woodton	02/1756/O	0.16	1	30 dph	5	4
Land adj Garage, Norwich Road, Woodton	02/1767/O	0.09	2	30 dph	3	1
Glebe Lane at Church Road, Wrenningham	03/2363/O	0.35	4	30 dph	11	7
Total from smaller sites			98		219	123
Totals			2996		3855	871

* Technically these sites are not within an existing Development Limit or Village Boundary but they have been included as they are large housing sites permitted adjacent to an existing Development Limit

Appendix 11**Comparison study of reserved matters applications (2001 – 2003) – small sites less than 20 units**

Site	Area (Ha)	No permitted In outline	No permitted @ reserved matters	Actual increase	Matrix Density	No of units @ matrix density	Potential increase
69/71 Gurney Road, Costessey	0.33	6 (net gain)	6 (net gain)	0	40 dph	12 (net gain)	6
Bridge Farm, 161 Norwich Road, Costessey	0.81	18 (Estimate)	11	0	40 dph	32	21
113 Norwich Road, Costessey	0.40	4 (net gain)	4 (net gain)	0	40 dph	15 (net gain)	11
Land r/o 58 Intwood Road, Cringleford	0.04	1	1	0	40 dph	2	1
Land r/o 45 Intwood Road, Cringleford	0.03	1	1	0	40 dph	1	0
Benbow, 42 Dereham Road, Easton	0.15	1	1	0	35 dph	5	4
Land off Marlingford Road, Easton	0.22	3 (net gain)	3 (net gain)	0	35 dph	7 (net gain)	4
Rear of 15 Mill Road, Hethersett	0.08	1	1	0	40 dph	3	2
Part garden 68 Mill Road, Hethersett	0.03	1	1	0	40 dph	1	0
Land off Norwich Road, Mulbarton	0.12	2	2	0	35 dph	4	2
Land at 2 Greenacres Drive, Poringland	0.04	1	1	0	40 dph	2	1
Land at 46 Stoke Road, Poringland	0.09	1	1	0	40 dph	4	3
Land at Brickle Loke, Stoke Holy Cross	0.11	1	1	0	30 dph	3	2
Hays Chemicals, Main Road, Swardeston	0.22	11	10	0	30 dph	7	-3
59 Melton Road, Wymondham	0.06	1	1	0	40 dph	2	1
3 Stile Lane, Wymondham	0.13	2	2	0	40 dph	5	3
Plot 18 Choseley Court, Wymondham	0.05	1	1	0	40 dph	2	1
Adj Beech House, Honingham Road, Barnham Broom	0.09	1	1	0	30 dph	3	2
Land adj 9 The Grove, Barnham Broom	0.08	1	2	1	30 dph	2	0
Homelands, 20 High Green, Brooke	0.08	1	1	0	35 dph	3	2
Primrose Farm, The Street, Bunwell	0.08	1	3	2	30 dph	2	-1

Site	Area (Ha)	No permitted In outline	No permitted @ reserved matters	Actual increase	Matrix Density	No of units @ matrix density	Potential increase
Land r/o 97 Bunwell Street, Bunwell	0.07	3	3	0	30 dph	2	-1
44b Victoria Road, Diss	0.07	2	3	1	40 dph	3	0
Part garden Waveney Place, Waveney View, Diss	0.22	1	1	0	40 dph	9	8
Land at the Old Woolpack, Morley	0.09	1	1	0	30 dph	3	2
Land adj Cherrytree House, Morley	0.07	1	1	0	30 dph	2	1
32 Briar Road, Harleston	0.05	1	2	1	30 dph	2	0
Pt OS8277, Norwich Road, Saxlingham	0.27	3	3	0	30 dph	8	5
Land at Church Lane, Wicklewood	0.19	1	1	0	30 dph	6	5
Adj The Hollies, The Street, Woodton	0.11	2	2	0	30 dph	3	1
Land adj to Steetley House, Wreningham	0.07	1	1	0	30 dph	2	1
Land adj to Threeways, Wreningham	0.19	1 (net gain)	1 (net gain)	0	30 dph	5 (net gain)	4
TOTAL				5			88

Appendix 12
Site schedules for sites in appendix 5 with a constrained capacity
of 10+ units

(see attached maps for site location)

Site Ref:	2
Address:	Former cinema & land behind, 146 Victoria Road, Diss
Area (Ha):	0.27 ha
Source of capacity:	Previously developed vacant and derelict land and buildings
Existing use:	Vacant buildings
Density multiplier:	40 dph
Unconstrained capacity:	11
Constrained capacity:	14
Comments:	Urban brownfield site, adjacent to Conservation Area, close to Diss town centre. Withdrawn planning application in 2004 for residential development. Constrained capacity assumed at 50 dph, but actual density could be even higher

Site Ref:	6
Address:	Dowdeswell Site, Mendham Lane, Harleston
Area (Ha):	5.96
Source of capacity:	Previously developed vacant and derelict land and buildings
Existing use:	Vacant factory building
Density multiplier:	40dph
Unconstrained capacity:	238
Constrained capacity:	120
Comments:	Large vacant factory site, significant demolition would be needed to redevelop the site. A lower constrained capacity figure assumed because of ongoing negotiations to retain some element of mixed use on the site. Undetermined application for 120 units at base date of study, which has subsequently been approved.

Site Ref:	15
Address:	Plot between 23 & 27 Caistor Lane, Poringland
Area (Ha):	0.57 ha
Source of capacity:	Vacant land, not previously developed
Existing use:	Vacant plot within Development Limit
Density multiplier:	40 dph
Unconstrained capacity:	23
Constrained capacity:	12
Comments:	A constrained figure of 12 units has been assumed to be in keeping with surrounding residential development. Frontage style of plot may limit number of dwellings as would belt of mature trees running through the site

Site Ref:	16
Address:	Plot adjacent 55 Stoke Road, Poringland
Area (Ha):	0.46 ha
Source of capacity:	Vacant land, not previously developed
Existing use:	Vacant plot within Development Limit
Density multiplier:	40 dph
Unconstrained capacity:	18
Constrained capacity:	10
Comments:	Edge of settlement location, existing development pattern should be maintained which will significantly reduce numbers, problems with achieving adequate visibility from site for access

Site Ref:	19
Address:	Plot on corner of Hall Road & Long Road, Framingham Earl
Area (Ha):	0.50 ha
Source of capacity:	Vacant land, not previously developed
Existing use:	Meadow/paddock
Density multiplier:	40 dph
Unconstrained capacity:	20
Constrained capacity:	15
Comments:	Well screened site, development should be far enough away from boundaries so as not to harm mature trees on site. Constrained capacity reduced to 15 units to reflect this. Access should be from Long Road, need for footways and improvement to Hall Road junction

Site Ref:	23
Address:	Land r/o 33 Dereham Road, Hingham
Area (Ha):	0.90 ha
Source of capacity:	Vacant land, not previously developed
Existing use:	Vacant land within Development Limit
Density multiplier:	35 dph
Unconstrained capacity:	32
Constrained capacity:	21
Comments:	Heavily over grown site, low lying in relation to surrounding development. Previous approval for housing in 1991. Southern end of site contains a pond and mature woodland which should be retained, this would affect the number of houses that could be accommodated, constrained capacity figure reduced to reflect this.

Site Ref:	25
Address:	Land r/o Cygnet House, Swan Lane, Long Stratton
Area (Ha):	0.97 ha
Source of capacity:	Vacant land, not previously developed
Existing use:	Vacant land, within Development Limit
Density multiplier:	40 dph
Unconstrained capacity:	39
Constrained capacity:	39
Comments:	Was allocated for medical uses in the Deposit SNLP. Access could be an issue, would have to be accessed via St Michaels Road or South Norfolk Council drive.

Site Ref:	29
Address:	Former Deposit SNLP allocation, Norwich Road, Scole
Area (Ha):	0.36 ha
Source of capacity:	Vacant land, not previously developed
Existing use:	Vacant land within Development Limit
Density multiplier:	30 dph
Unconstrained capacity:	11
Constrained capacity:	11
Comments:	No obvious constraints to development at 30 dph. Site was allocated for housing in Deposit SNLP. Within a Conservation Area and in close proximity to Listed Buildings

Site Ref:	33
Address:	Former Deposit SNLP allocation, Tabernacle Lane, Forncett
Area (Ha):	0.56 ha
Source of capacity:	Vacant land, not previously developed
Existing use:	Vacant land within Development Limit
Density multiplier:	30 dph
Unconstrained capacity:	17
Constrained capacity:	10
Comments:	Owned by Saffron Housing Trust. Bungalows adjacent to the site. Local road network unable to support any further development. Off site works would require 3rd party land. Constrained capacity reduced to 10 to reflect this, although maybe 0 if highways problems cannot be sorted.

Site Ref:	38
Address:	Land at Rose Lane, Diss
Area (Ha):	0.25 ha
Source of capacity:	Sites in use with potential
Existing use:	Business
Density multiplier:	40 dph
Unconstrained capacity:	10
Constrained capacity:	10
Comments:	Northern boundary requires sensitive treatment but otherwise no obvious barriers to development. Withdrawn planning application in 2004 for residential development

Site Ref:	40
Address:	Land adj & part of Whartons Nursery, Doune Way, Redenhall with Harleston
Area (Ha):	2.37 ha
Source of capacity:	Sites in use with potential
Existing use:	Business
Density multiplier:	40 dph
Unconstrained capacity:	95
Constrained capacity:	95
Comments:	Site adjacent to and in some places part of Conservation Area. Town centre site, although access could be an issue. Constrained capacity figure has not been discounted due to sustainability of location

Site Ref:	41
Address:	Land adj Station Road (Whurrs Pullett, Redenhall with Harleston
Area (Ha):	0.72 ha
Source of capacity:	Sites in use with potential
Existing use:	Scout Hut, Storage Yard
Density multiplier:	40 dph
Unconstrained capacity:	29
Constrained capacity:	29
Comments:	No constraints to development. Withdrawn planning application in 1996 for residential development. Constrained capacity assumed at 40 dph, but actual density could be higher.

Site Ref:	42
Address:	Milestone Farm, Norwich Road, Wymondham
Area (Ha):	2.71 ha
Source of capacity:	Sites in use with potential
Existing use:	Farm
Density multiplier:	40 dph
Unconstrained capacity:	108
Constrained capacity:	81
Comments:	Well screened, self contained site, considered for allocation in SNLP. Maintaining mature woodland within the site would mean a reduction in capacity. Likely to be junction capacity issues at Waitrose roundabout. 30dph constrained capacity assumed pending issues being resolved.