

Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2016-17

April 2018



Jobs, homes, prosperity for local people

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Annual Monitoring Report
2016—2017
April 2018



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1. Executive Summary

1.1 This Annual Monitoring Report (AMR) assesses how the Greater Norwich area performed for 2016/17 against the objectives set out in the Joint Core Strategy.

1.2 There are many indicators that are currently being met or where clear improvements have been made:

- The number of new employee jobs have increased this year;
- The number of Lower Super Output areas among the most deprived 20% nationally has shown a relative reduction since 2009/10;
- Net housing completions have increased from last year and are at the highest level since 2009/10;
- The number of affordable housing completions has more than doubled from the previous year;
- The proportion of workers employed in higher occupations have increased;
- The level of 16-18 year olds who are not in education, employment or training has reduced from last monitoring year;
- The proportion of population aged 16-64 qualified to NVQ level 4 has increased year on year;
- The rate of active new businesses has increased;
- Norwich has maintained its 13th position in the national retail ranking;
- No listed buildings have been lost or demolished;
- CO₂ emissions per capita have decreased; and
- The proportion of household waste that is recycled and composted has remained stable from last monitoring year.

1.3 There are several indicators where targets are not currently being met, some of which have been adversely affected by the global economic downturn. There are however some indicators which are perhaps less influenced by external factors and these are the areas where the overall focus of action should be placed:

- Although housing delivery has improved in recent years, the number of completions remain below target;
- Affordable housing completions are below target in both percentage and absolute terms;
- Some of the economic indicators are not on target – particularly the office floorspace, and city centre retail floorspace are not growing as envisaged;
- The continued loss of office space in Norwich City, and the growth of office space in Broadland and South Norfolk is noteworthy, continuing previous years' trends;
- The total crime level has increased this year;

- The number of people who were killed or seriously injured on roads has increased in the Greater Norwich Area;

- 1.4 Even though a five-year housing land supply cannot be demonstrated, throughout the monitoring period there is a significant stock of unimplemented planning permissions for housing. The consistent under delivery of dwellings across the period reflects tough market conditions and housing industry business models that seek to maintain margins rather than necessarily increase supply. The low levels of affordable housing delivery are partly due to developers being able to demonstrate that planning obligation requirements challenge viability.
- 1.5 Similarly, the underperforming economic indicators reflect wider economic conditions. However, there is a strong argument that the ambitious JCS targets for office and retail development reflect older business models and less efficient use of space.
- 1.6 Crime rates and road accidents are among several “contextual” indicators in the AMR. The JCS has, a limited impact on these indicators.

Conclusion and next steps

- 1.7 A range of activities are underway that will have a positive impact on stimulating growth and help deliver against targets over the coming years.
- 1.8 A number of local plan site allocation documents were progressed during the monitoring year in Broadland and South Norfolk and these have since been adopted. These will provide more certainty to developers and investors.
- 1.9 The local planning authorities, working with the County Council and the LEP through the Greater Norwich Growth Board, progressed implementation of the Greater Norwich City Deal agreed with Government in 2013. Working together, the partners support the private sector to deliver in numerous ways, including:
- making a Local Infrastructure Fund available to developers to unlock site constraints;
 - direct investment in infrastructure such as the NDR and other transport measures; and
 - engagement in skills initiatives to improve the match between labour supply and demand.
- 1.10 The authorities are working with colleagues across Norfolk and Suffolk to negotiate a devolution deal with Government that includes options to stimulate growth, covering areas including housebuilding, economic growth, infrastructure and skills. The LPAs have recently begun to review and roll forward the JCS to produce the Greater Norwich Local Plan (GNLP),

scheduled to be adopted in 2020. The AMR will inform and be informed by this process.

2. Introduction

Context

- 2.1 The Joint Core Strategy (JCS) for the three districts of Broadland District Council, Norwich City Council and South Norfolk Council (excluding the Broads Authority) sets out the long-term vision and objectives for the area and was adopted on 24 March 2011.
- 2.2 Following a legal challenge, parts of the JCS concerning the North-East Growth Triangle (NEGT) were remitted for further consideration including the preparation of a new Sustainability Appraisal. The additional work demonstrated that the original policy approach remained the preferred option and this was submitted and examined during 2013. With some modifications, including new policies (Policies 21 and 22) to ensure an adequate supply of land for housing, the amendments to the JCS were adopted on 10 January 2014.
- 2.3 For more information on the adoption of the Joint Core Strategy please see the Greater Norwich Growth Board's website:
www.greaternorwichgrowth.org.uk/planning/joint-core-strategy/

Purpose

- 2.4 The Annual Monitoring Report (AMR) measures the implementation of the JCS policies and outlines the five-year land supply position (Appendix A).
- 2.5 It also updates the Sustainability Appraisal (SA) baseline (Appendix D) and includes a section on the implementation of each local authority's policies (Appendices E, F and G) from their respective local plans (not covered by the JCS).
- 2.6 The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. This can be found at Appendix C.
- 2.7 Community Infrastructure Levy (CIL) regulations require this report to include details of CIL receipts received over the monitoring period. These details can be found in Appendix B.

3. Joint Core Strategy Monitoring

- 3.1 The spatial planning objectives in the JCS provide the framework to monitor the success of the plan. They are derived from the districts' Sustainable Community Strategies:
- **To minimise the contributors to climate change and address its impact**
 - **To allocate enough land for housing, and affordable housing, in the most sustainable settlements**
 - **To promote economic growth and diversity and provide a wide range of jobs**
 - **To promote regeneration and reduce deprivation**
 - **To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population**
 - **To make sure people have ready access to services**
 - **To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact**
 - **To positively protect and enhance the individual character and culture of the area**
 - **To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value**
 - **To be a place where people feel safe in their communities**
 - **To encourage the development of healthy and active lifestyles**
 - **To involve as many people as possible in new planning policy**
- 3.2 The sections that follow show how each of the objectives and indicators highlighted in the monitoring framework of the JCS have progressed since the 2008 base date of the plan.
- 3.3 In some instances, relevant data will be released after the publication of this report and as such some indicators do not have complete time series information. In addition, information from across the area is not always consistent. Where this is the case the reasons for these inconsistencies are stated.
- 3.4 Some data is collected from sample surveys such as the Annual Population Survey. Given the nature of sample surveys there can be some fluctuation in results. Indicators which use the Annual Population Survey are: employment and unemployment rates, occupational structure and highest-level qualifications.
- 3.5 Since the Joint Core Strategy's monitoring framework was drawn up various datasets have been withdrawn or altered. Again, where this is the case reasons for incomplete data will be given and where possible proxies used instead.

- 3.6 To ensure the monitoring stays effective and relevant, a full review of framework has been carried out. As a result, a number of indicators have been updated or revised for the 2015/16 monitoring year.
- 3.7 Datasets for the indicators monitored are set out in detail in tables on following pages.

This Annual Monitoring Report (AMR) is based upon the objectives and targets set out in the Joint Core Strategy (JCS) and covers the period between **1st April 2016 and 31st March 2017**.

In addition to the objectives and targets in the JCS Broadland, South Norfolk and Norwich have a number of indicators that they monitor locally. These can be found in the appendices.

Objective 1: to minimise the contributors to climate change and address its impact

The following table sets out indicators measured by the Joint Core Strategy monitoring framework

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	16/17	RAG status ¹
Total CO2 emissions per capita	Decrease	DECC	Broadland	7.5	7.3	7.2	6.6	6.4	Data not yet released	
			Norwich	5.1	5.4	5.2	4.5	4.3		
			South Norfolk	8.0	8.1	7.8	7.2	6.9		
Total CO2 emissions per capita for each sector	Decrease	DECC	See Table 3.9							
Sustainable and Renewable energy capacity permitted by type	Year-on-year mega watts capacity permitted increase	LPA	See Table 3.10							
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Zero	LPA	Greater Norwich area	0	0	No data	0	0	1	
			Broadland	0	0	No data	0	0	0	
			Norwich	0	0	0	0	0	0	
			South Norfolk	0	0	0	0	0	1	
All new housing schemes to achieve water efficiency standard of 110L/Person/Day	All new housing schemes to achieve water efficiency of 110LPD	LPA	Broadland Norwich South Norfolk	All housing developments have to show they will meet this standard therefore 100% compliance will be assumed as permission will not be granted without this assurance.						
Percentage of household waste that is a) recycled and b) composted	No Reduction	LPA	Greater Norwich area	47%	49%	45%	48%	51%	51%	
			Broadland	a) 27%	a) 23%	a) 23%	a) 25%	a)26%	a)25%	
				b) 22%	b) 21%	b) 22%	b) 22%	b)25%	b)26%	
			Norwich	38%	a) 38%	a) 23%	a) 29%	a)32%	a)27%	
				b) 8%	b) 11%	b) 9%	b)7%	b)13%		
			South Norfolk	a) 42%	a) 41%	a) 40%	a) 42%	a)44%	a)44%	
b) 13%	b) 15%	b) 15%		b) 18%	b)18%	b)19%				

¹ RAG = Red, Amber and Green status

3.8 Total CO² emissions per capita

CO² emissions per capita decreased in each of the local authority areas in the Greater Norwich area between 2015 and 2016.

3.9 Total CO² emissions per capita for each sector

Location	Sector	11/12	12/13	13/14	14/15	15/16	RAG status
Broadland	Ind & Com	3.2	2.9	2.9	2.6	2.5	Green
	Domestic	2.1	2.2	2.2	1.8	1.8	Yellow
	Transport	2.0	1.9	1.9	1.9	1.9	Yellow
Norwich	Ind & Com	2.3	2.5	2.4	2.0	1.8	Green
	Domestic	1.8	1.9	1.8	1.5	1.4	Green
	Transport	1.0	1.0	1.0	1.0	1.0	Yellow
South Norfolk	Ind & Com	2.2	2.4	2.2	2.0	2.8	Red
	Domestic	2.2	2.3	2.2	1.9	1.7	Green
	Transport	3.3	3.2	3.2	3.1	3.2	Red

CO² emissions per capita across the three sectors in the Greater Norwich area have generally decreased between 2015 and 2016, except for Transport and Industrial and Commercial sector in South Norfolk.

3.10 Sustainable and Renewable energy capacity permitted by type

Location	Type	11/12	12/13	13/14	14/15	15/16	16/17	RAG status
Broadland	TOTAL	6.4 MW	59 MW	18MW	13.36MW	13.94MW	17.5kW	Red
	Wind	3.6 MW	9 MW	0.1MW	0.01MW	0MW	0MW	Yellow
	Solar PV	0.8 MW	49 MW	10MW	10.17MW	11.14MW	2.5kW	Red
	Hydro	0 MW	0 MW	0MW	0MW	0MW	0MW	Yellow
	Biomass	2 MW	1 MW	8MW	3.18MW	2.8MW	15kW	Red
Norwich		No data	No schemes submitted	No schemes submitted	No schemes submitted	Solar PV - 355.03 kW (0.36MW) (six schemes)	Solar PV 1.9MW (1750 mW per year)	Green
South Norfolk	TOTAL	142 kW	37kW	140kW	8.0MW	39.45MW	0MW	Red
	Wind	13 kW	11 kW	110 kW	0MW	0MW	0MW	Yellow
	Solar PV	121 kW	25 kW	30 kW	7.5MW	37MW	0MW	Red
	Sewerage	0 MW	0 MW	0 MW	0MW	0MW	0MW	Yellow
	Biomass	-	-	0 MW	0.5MW	2.45MW	2.0MW	Red
	Air	8 kW	8 kW	0 MW	0MW	0MW	0MW	Yellow

- 3.11 In many cases micro generation of renewable energy on existing buildings does not require planning permission therefore precise information on the amount of renewable energy capacity is not systematically recorded or available.
- 3.12 Solar energy capacity approved has increased from 2015/16, although results have fluctuated considerably over the plan period so far. Permitted development rights have been extended to allow a wide range of renewable energy schemes (especially solar panels) to be installed without requiring planning permission, therefore this indicator can only now capture a sample of larger schemes. Results are thus made up of relatively few sites and therefore might be expected to fluctuate somewhat from one year to the next, making it difficult to assess this indicator with certainty. Additionally, funding for solar energy projects has diminished in recent years, leading to reduced take up and impetus to bring schemes forward.
- 3.13 **Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality**
One planning permission has been granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality this year.
- 3.14 **Water efficiency**
All New housing to meet the optional higher Building Regulations water efficiency requirement of 110 Litres per person per day, other development to maximise water efficiency.
All developments of 10+ dwellings have to show they will meet this standard therefore 100% compliance is assumed as permission will not be granted without this assurance.
- 3.15 The government's national housing standards review means the part of the adopted JCS policy 3, which encouraged a design led approach to water efficiency on large scale sites, can no longer be applied. This is because there is no equivalent new national standard as demanding as the requirement set in the JCS.
- 3.16 The remainder of the policy can and is still being applied. The optional water efficiency standard set out in new Building Regulations part is directly equivalent to the JCS policy 3 for housing developments of less than 500 dwellings. This level of water efficiency can be easily achieved at very little extra cost through water efficient fixtures and fittings.
- 3.17 Non-housing development is unaffected by these changes and must continue to show how it will maximise water efficiency. An advice note provides information to enable this standard to be implemented through JCS policy 3.
- 3.18 **Percentage of household waste that is a) recycled and b) composted**

The indicator for this year has changed slightly to monitor the percentage of household waste that is recycled and composted only. The percentage has remained the same from last year and has therefore has achieved its target.

- 3.19 Within the City of Norwich, the composting has increased and the recycling rate has decreased. This is set against a backdrop of rising waste streams in part due to the upturn in the economy. Increasing recycling rates remains difficult as the amount of newspapers and magazines continues to decline with people switching to digital means and recyclable items being increasingly made using less material (the effect known as "light weighting"). The council is working with all other Norfolk councils to improve services and increase the amount of waste diverted from landfill.

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

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	16/17	RAG status	
Net housing completions	NPA – 1,825 per annum	LPA	NPA	915	882	992	1140	1164	1810		
	Greater Norwich area – 2,046 pa		Greater Norwich area	1,182	1,214	1,241	1,681	1,728	2251		
	Broadland NPA – 617 pa		Broadland - NPA	157	56	217	217	340	410		
	Broadland RPA – 89 pa		Broadland - RPA	70	111	139	188	258	234		
	Norwich – 477 pa		Norwich	280	377	210	249	365	445		
	South Norfolk NPA – 731pa		South Norfolk - NPA	478	419	565	674	459	955		
	South Norfolk RPA – 132 pa		South Norfolk - RPA	197	251	110	353	306	207		
Affordable housing completions	Affordable housing target of 561 per year (just number, no % required for 15/16)	LPA	Greater Norwich area	394	407	245	243	222	456		
				33%	34%	20%	14%				
			Broadland	44	67	74	98	107	237		
				19%	41%	23%	24%				
			Norwich	171	145	32	50	25	44		
				61%	38%	15%	20%				
	179	195	139	95	90	175					
	27%	24%	21%	9%							
(Gross)New house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	New Target 1 bedroom – 7% 2 bedrooms – 23% 3 bedrooms – 52% 4+ bedrooms – 18%	LPA		see table in Para 3.34							
Provision of Gypsy and Traveller pitches to meet local plan requirements	To meet GT Norwich GTAA targets:18 pitches in total (8 from 2015-18, further 10 to 2026)	LPA	Greater Norwich area	7	7	8	3	4	4		
			Broadland	2	1	2	1	1	4		
			Norwich	3	0	0	0	0	0		
			South Norfolk	2	6	6	2	3	0		
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	No decrease	Norfolk County Council	Greater Norwich area	96.9%	96.2%	96.6%	94.6%	92.5%	58.7%		

3.20 **Net housing completions**

2016/17 saw the highest level of housing completion across the Greater Norwich Area since 2009, delivery has exceeded the annual housing target. Housing delivery in the Norwich Policy Area (NPA) part of South Norfolk has been particularly high. Rates of delivery in rural areas overall remain significantly above target levels.

3.21 Housing delivery overall is below target due to the under delivery over the past years. The level of shortfall is particularly acute in the Broadland part of the NPA. This is largely due on the dependence of the Broadland part of the NPA on bringing forward large strategic scale allocations in order to deliver the JCS. Its progress was inhibited by the legal challenge to the JCS as well as challenging market conditions. However, it should be noted that delivery in the Broadland part of the NPA in 2016/17 is the highest since 2008/9 and bearing in mind planning permissions and site allocations this has the potential to be just the start of a long term sustained and significant increase in delivery in the area. The completion of the NDR due in Spring 2018 is likely to further stimulate the release of development sites and allocations in North East Norwich, leading to a steep increase in housing delivery in future years.

3.22 For further information on housing delivery, please refer to the Greater Norwich area Housing Land Supply Assessment 2017.

3.23 **Affordable housing completions**

Although affordable housing completions remains below the current target of 561 completions per year, delivery this year, where 80% of the target has been achieved, has been a significant improvement from previous year where just 40% of the target completions has been achieved. The under delivery partly reflects the fact that overall completions are below target. Another reason for this under-delivery is because flexibility in housing policy allows developers and the councils to negotiate on affordable housing numbers if it can be proved development would not otherwise be viable. Several developers have demonstrated this to be the case on a number of schemes, therefore reducing overall delivery of affordable housing. However, many of section 106 agreements have a "claw back" provision which may mean that additional affordable housing will be delivered at a later date if viability improves.

3.24 **Provision of Gypsy and Traveller pitches**

The Greater Norwich area has a target provision of eight Gypsy and Traveller pitches between 2015 and 2018. The area has already achieved this target as 11 pitches have already been provided since 2014/15. Additional sites for gypsy and traveller pitches will be delivered through the grant of further planning permissions or through the GNLP in emerging local plans, as appropriate.

3.25 Norwich City Council has secured funding from the Homes and Communities Agency's Affordable Homes Programme 2015-18 for 13 additional pitches for the city and has recently entered a joint venture with Broadland Housing to deliver the project. The pitches must be completed by 31st March 2018. A site at Swanton Road has been identified to accommodate the new pitches and planning permission was granted.

- 3.26 Section 124 of the Housing and Planning Act 2016 deleted the requirement for Housing Authorities to prepare Gypsy and Traveller Accommodation Assessments, and replaced it with a duty to assess the needs for caravan sites and mooring locations for houseboats. Six authorities (the three Greater Norwich authorities of Broadland, Norwich and South Norfolk; the Broads Authority; Great Yarmouth Borough Council; and North Norfolk District Council) jointly commissioned a Caravans and Houseboats Accommodation Needs Assessment for their respective areas.
- 3.27 The Needs Assessment was completed in October 2017 and assesses the needs for the period 2017-2036. The study concluded the most appropriate geography for assessing need for the three Greater Norwich authorities was across the whole of the three districts together (as a single figure).
- 3.28 The Greater Norwich authorities agreed, that they would prepare a joint Greater Norwich Local Plan (GNLP), to cover both strategic planning policies and the allocation of land. Given this agreement, the conclusion in the report of single Greater Norwich figures for caravans and houseboats has been accepted by the authorities, and has been expressed in the GNLP Regulation 18 consultation documents and material.
- 3.29 The Needs Assessment identifies need levels four categories to 2036:
- Travelling Showpeople;
 - Residential Caravan Dwellers (essentially, those who are not classed as "Gypsies and Travellers" under the definition given in Appendix 1 of *PPfTS*);
 - permanent residential boat dwellers; and,
 - Gypsies and Traveller
- 3.30 Two different needs figures are given for the Gypsies and Travellers: Category: households who have not ceased to travel permanently (Option 1); and, those who only travel for work purposes (Option 2).
- 3.31 The Greater Norwich authorities agreed to use "tighter" (Option 2) figures, considering them to be more appropriate in the light of current case law. The figures for Gypsy and Traveller needs, and assuming the needs arising from those with "psychological aversion" to living in bricks-and-mortar accommodation are addressed within the first five-year period, are:

3.32

	2017-2022	2022-2027	2027-2032	2032-2036	Total
Gypsies and Travellers	-2	11	11	11	31
Travelling Showpeople	25	6	7	8	46
Residential boat dwellers	0	0	0	0	0
Residential caravan dwellers	91	5	5	5	106

There is no requirement for local authorities to demonstrate a five-year supply of sites for Travelling Show people, residential boat dwellers or residential caravan dwellers. There is, however, a requirement to demonstrate a five-year supply of pitches for Gypsies and Travellers (paragraph 10a of *PPfTS*). The table above shows that, for Greater Norwich, there is a total need for the period 2017-2022 of minus two pitches – in other words, the total current (and expected) supply exceeds need by two pitches, and there is therefore more than a five-year land supply. Pitches for the years 2022-2027 and beyond are not currently identified, but these will be expected to be made up through a combination of “windfall” sites and allocated pitches in the GNLP. It can be seen from the table above that an average of about two additional pitches per year across Greater Norwich will need to be allocated and/or permitted to retain a five-year land supply.

3.33 **Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)²**

This indicator has shown a significant reduction in accessibility during the 2016/17 monitoring year. The dramatic fall in percentage term is mainly the result by the change in the way data is provided to the modelling software that produces the calculation. The bus service provision in the County has remained relatively unaffected since the last review.

² Results from September: 2015/16 figures from September 2016

3.34 **(Gross) new house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment**

Since we do not have data for Norwich, it is not clear whether this indicator has achieved its target this year (see objective 2 on page 13).

Location	11/12	12/13	13/14	14/15	15/16	16/17
Greater Norwich area	1 bed - 137 2 bed - 428 3 bed - 402 4+ bed - 213 Unknown - 41	1 bed - 111 2 bed - 253 3 bed - 399 4+ bed - 307	1 bed - 138 2 bed - 356 3 bed - 400 4+ bed - 296 Unknown - 12	No data	No data	No data
Broadland ³	1 bed - 53 2 bed - 73 3 bed - 71 4+ bed - 53	1 bed - 38 2 bed - 34 3 bed - 42 4+ bed - 67	1 bed - 20 2 bed - 92 3 bed - 95 4+ bed - 107	1 bed - 50 2 bed - 115 3 bed - 174 4+ bed - 112 Unknown - 3	1 bed - 26 2 bed - 133 3 bed - 221 4+ bed - 241	1 bed - 57 2 bed - 146 3 bed - 217 4+ bed - 233
Norwich ⁴	1 bed - 54 2 bed - 191 3 bed - 46 4+ bed - 53	1 bed - 51 2 bed - 113 3 bed - 33 4+ bed - 20	1 bed - 58 2 bed - 106 3 bed - 27 4+ bed - 19	No data collected	No data collected	No data collected
South Norfolk	1 bed - 30 2 bed - 164 3 bed - 285 4+ bed - 155 Unknown - 41	1 bed - 22 2 bed - 106 3 bed - 324 4+ bed - 218	1 bed - 58 2 bed - 158 3 bed - 278 4+ bed - 169 Unknown - 12	1 bed - 56 2 bed - 257 3 bed - 461 4+ bed - 240 Unknown - 13	1 bed - 70 2 bed - 173 3 bed - 263 4+ bed - 248 Unknown - 11	1 bed - 94 2 bed - 251 3 bed - 435 4+ bed - 375 Unknown - 7

³ Gross completions

⁴ Includes conversions, data updated from Aug 2015 information from Norwich City Council and different from previous years

Objective 3: to promote economic growth and diversity and provide a wide range of jobs

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	16/17	RAG status
Permitted amount of floorspace and land by employment type	B1 – 118 hectares/ 295,000m2 B2/8 – 111 hectares 2008 – 2026	LPA	Greater Norwich area Broadland Norwich South Norfolk	See Table at Para 3.35						
Amount of permitted floor space	100,000m ² Norwich City Centre 100,000m ² Norwich Research Park (NRP) 50,000m ² Broadland Business Park (BBP)	LPA	Norwich City Centre	-115 m ²	-3188m ²	-2024m ²	-29122m ²	-7774m ²	-24370m ²	
			NRP	0m ²	892 m ²	2504m ²	1797m ²	1512m ²	0m ²	
			BBP	0m ²	No data	No data	0	No data	No data	
			Elsewhere	1,701m ²	S. Norfolk 2,072 m ²	S.Norfolk 3866m ²	S.Norfolk - 78m ²	S.Norfolk 1288m ²	S.Norfolk 443m ²	
Annual count of employee jobs by BRES across plan area	2222 per annum increase	ABI/BRES (nomis)	Greater Norwich area	171,700	172,800	175,500	177,100	183,000	187,000	
			Broadland	44,200	43,300	44,100	43,700	45,000	46,000	
			Norwich	81,600	83,100	84,700	85,300	88,000	90,000	
			South Norfolk	45,800	46,400	46,700	48,100	50,000	51,000	
Employment rate of economically active population	Increase	Annual Population Survey (nomis)	Greater Norwich area	75.70%	78.80%	74.10%	72.90%	79.20%	80.50%	
			Broadland	80.20%	81.60%	75.60%	78.10%	80.90%	80.50%	
			Norwich	69.50%	70.40%	70.10%	69.10%	77.10%	78.30%	
			South Norfolk	78.60%	86.60%	77.60%	72.40%	80.30%	83.20%	
Percentage of workforce employed in higher occupations	Annual increase of 1%	Nomis	Greater Norwich area	39%	46%	47%	41%	41%	43%	
			Broadland	38%	38%	46%	36%	43%	50%	
			Norwich	37%	50%	49%	44%	37%	37%	
			South Norfolk	43%	49%	46%	46%	44%	45%	
National retail ranking	Maintain top 20 ranking	Venuescore	Norwich	9 th	13 th	14 th	13 th	13 th	13 th	
Net change in retail floorspace in city centre	No decrease in retail floor space	LPA	Norwich	-188sqm	-3268sqm	+544sqm	-859sqm	+225 sqm	No data	
Percentage of permitted town centre uses in defined centres and strategic growth locations	100%	LPA	Broadland	A1 = 99% A2 = 94% B1a=43% D2 = 0%	No data	A1 = 94% A2 = 0% B1a = 76% D2 = 0%	A1 = 0% A2 = 0% B1a = 15% D2 = 13%	A1 = 18% A2 = 0% B1a = 19% D2 = 0%	A1 = 23% A2 = 100% B1a = 28% D2 = 15%	
			Norwich	No data	No data	No data	No data	A1 = 28% A2 = 100% B1a = 100% D2 = 73%	A1=38.9% A2 =43.1% B1a = 0% D2 = 0%	
			South Norfolk	A1 = 40% A2 = 0% B1a = 0% D2 = 97%	A1 = 36% A2 = 33% B1a = 39% D2 = 62%	A1=81% A2=0% B1a = 63% D2 = 40%	A1=63% A2=50% B1a = 41% D2 = 0%	A1=100% B1a = 100% D2 =73% D2=56%	A1= 21.7% A2 = 25% B1a =50% D2=67%	

3.35 Permitted amount of floor space and land by employment type⁵

In recent years, it has only been practical to collect data on planning permissions granted. Consequently, as the data presented here is incomplete, it is not clear whether we have achieved our target. What is clear is there has been a sustained loss of employment floor space in Norwich across all use classes.

		11/12	12/13	13/14	14/15	15/16	16/17	RAG status
B1	Greater Norwich area (floorspace in sqm)	8,525	Incomplete	46,639	-30,694	26,617	34,284	
B2		10,907		33,243	724	2035	2453	
B8		7,482		35,021	819	13,194	20,781	
B1	Greater Norwich area (hectares)	3.4	Incomplete	18.7	-12.2	10.6	13.7	
B2		2.7		8.2	0.2	0.5	0.6	
B8		5.0		23.5	0.5	8.8	13.9	
B2/B8		7.7		-	0.7	9.3	14.5	
B1	Broadland (sqm)	2,406	3,576	3,576	2,861	28,923	53,451	
B2		7,802	760	2,989	2389	1,364	6,197	
B8		3,238	8,277	1,704	552	105	376	
B1	Norwich (sqm) ⁶	-115	-3,188	B1a -2024 B1b 16,926 B1c 19,129	B1a -31063 B1b -785 B1c -3940	B1a -8881 (net loss) B1b -None B1c -8562 (net loss)	B1a-24449 (net loss) B1b-None B1c -1119 (net loss)	
B2		0	No data	23,648	-3051	B2 +1498 (net gain)	-5003 (net loss)	
B8		0	No data	21,780	-214	B8 -1968 (net loss)	3254 (net gain)	
B1	South Norfolk (sqm)	6,234	11,828	21,704	2233	15,157	7401	
B2		3,105	3,453	6,606	1386	-827	1259	
B8		4,244	6,675	11,537	481	15,057	17,151	

⁵ Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

⁶ Data updated from 2015 information from Norwich City Council and different from previous years

3.36 Office space developed

There was a net loss of 24,449 sqm of office floor space (use class B1a) in Norwich this monitoring year, predominantly in the city centre. There is currently very limited commercial impetus to develop new office space in the city centre due to relatively low rental values making speculative development unviable. Most of the spaces lost are being developed into residential properties and schools. There remains no planning control over the loss of office space when converted to these uses.

- 3.37 Data published by the VOA (Business Floorspace (Experimental Statistics), Valuation Office Agency, May 2012) shows that the office stock in the Norwich local authority area stood at 362,000sqm in 2006 and that this had grown to 378,000sqm in 2012. The office floorspace total is likely to include a proportion of floorspace which for planning purposes is actually in use class A2 – financial and professional services, or D1 – for example offices associated with police stations and surgeries, rather than just B1(a). However, in the absence of any more accurate and up to date national or local datasets, the VOA figure of 378,000sqm is used as a baseline Norwich stock figure for 2012.
- 3.38 Annual monitoring since the base date of the JCS (April 2008) shows the following change in the stock of B1(a) office floorspace in Norwich from 2008 to 2015, derived from planning permissions and completions records. In 2016/17, the city has experienced an increase net loss of office space, in comparison to 2015/16.

2008/09	13,205sqm net gain
2009/10	657sqm net gain
2010/11	2,404sqm net gain
2011/12	-115sqm net loss
2012/13	-3187sqm net loss
2013/14	-2024sqm net loss
2014/15	-31063 sqm net loss
2015/16	-8881 sqm net loss
2016/17	-24449 sqm net loss

3.39 Annual count of employee jobs⁷⁸

4000 new jobs were created according to this dataset in the last year. This means the annual target for this monitoring year has been achieved. The biggest sectors that have contributed to the job growth in Greater Norwich area are Business administration and Support services, Financial and Insurance and Motor trades. In particular, in Business administration and Support services, there has been 20 percent increase in job numbers from the previous year, most of the increase is concentrated in the city of Norwich.

⁷ Data gathered in September

⁸ Although this dataset is not recommended for monitoring purposes it is nonetheless the only dataset available for measuring jobs at lower level geographies.

3.40 Employment rate of economically active population

Employment rates have increased in all local authority areas over the past year. However, it is important to note that this dataset is based on sample surveys and fluctuates between surveys.

3.41 Percentage of workforce employed in higher occupations

The percentage of workforce employed in higher occupations across the Greater Norwich area has increased in this monitoring year.

3.42 National Retail Ranking for Norwich

There were changes to the Venuescore evaluation criteria between 2011/12 and 2012/13 which affected Norwich's position resulting in a fall to the position of 13th from 9th. This year, the target for the city centre has been achieved by maintaining 13th position.

3.43 Overall, Norwich continues to compete well against larger cities in the Venuescore ranking nationally. It has the largest proportion of its retailing in the city centre of any major city nationally and is the only centre in the East of England that ranks in the top twenty.

3.44 Net change in retail floor space in the city centre

It has not been possible to report on this indicator in the absence of the annual shop survey normally carried out by Norwich City Council, which has been postponed to early 2018. However, in terms of permissions granted for non-retail floor space, the expectation is that there will have been some further net loss of retail floor space to other uses.

3.45 In recent years, retail investment in the city centre has concentrated on improvements and enhancements to existing stock, for example the ongoing programme of refurbishment to Castle Mall, the emerging new proposals for Anglia Square, and the approved extension of Primark.

3.46 Previous Years

The trend evident since April 2008 is for a continued slow reduction in retail floor space at the expense of other uses. Recent changes in policy have allowed more flexibility of uses in the city centre to encourage the development of uses such as cafes and restaurants. These complementary uses support retail strength and the early evening economy. In addition, ongoing planning deregulation at a national level has extended the scope of permitted development rights. These have introduced more flexibility in the use of retail and commercial floor space; in many cases allowing former shops to change their use without the need for planning permission.

3.47 Although a reduction in retail floor space runs counter to the aim of Policy 11 of the JCS to increase the amount of retailing in the city centre, it is in support of the aim to increase other uses such as the early evening economy, employment

and cultural and visitor functions. Such diversification of uses has helped strengthen the city centre's function during the recession and in times of increased internet shopping.

3.48 **Percentage of completed town centre uses in defined centres and strategic growth locations**

Proportions vary depending on use class and location. In Broadland, the use of Financial and professional services (A2) has achieved the set target of 100%, however, overall targets for town centre uses have not been met.

Objective 4: to promote regeneration and reduce deprivation

Indicator	Target	SOURCE	Location	10/11	14/15	15/16	16/17	RAG
Number of Lower ⁹ Super Output Areas in national most deprived 20%	Reduction by 50% in plan period (28 out of 242 in 2007)	IMD (DCLG)	Greater Norwich area	23	17	No data	No data	
			Broadland	0	0			
			Norwich	23	17			
			South Norfolk	0	0			
The amount of land on brownfield register that has been developed	Increase the amount of completions for housing on land identified in brown field register in % form	LPA	Broadland Norwich South Norfolk	Data not yet collected				

3.49 Number of Lower Super Output Areas in national most deprived 20%

The Index of Multiple Deprivation allows each Lower Super Output Area (LSOA) in England to be ranked relative to one another according to their level of deprivation. It must be noted that just because the rank of deprivation has improved it does not mean that deprivation itself has improved in any given area, but rather that deprivation has decreased relative to other parts of the country. Index of Multiple Deprivation this year has shown a relative¹⁰ improvement from previous results. Across the districts, all the deprived LSOAs in this regard are in Norwich.

3.50 By 2026 the target is for half as many LSOAs in the national most deprived 20%. Given that a relative reduction of 11 LSOAs has been observed since 2007, despite an increase in the total number of LSOAs in the Greater Norwich Area, it is

⁹ The number of Lower Super Output Areas (LSOAs) in Greater Norwich area has increased to 248 for 2014/15 data

¹⁰ Relative to all other LSOAs in England

reasonable to say this indicator is currently on track to meet its target as a pro rata reduction of 0.8 LSOAs per annum is required.

3.51 **The amount of land on the brownfield register that has been developed**

This is a new indicator introduced in this year's monitoring report. Its purpose is to aim for 90% of suitable brownfield sites have planning permission for housing by 2020. The first results are likely to be available in 2017/18. The three Greater Norwich districts have just produced and published a joint brown field register.

Objective 5: to allow people to develop to their full potential by providing educational facilities to meet the needs of existing and future populations

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	16/17	RAG status
School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English	Year-on-year increase from 2007 value of 53%	Norfolk County Council	Greater Norwich area	59.89%	57.48%	56.54%	57.14%	65.00%	Data not yet released	
			Broadland	63.55%	62.16%	61.08%	59.41%	68.80%		
			Norwich	51.66%	45.04%	43.79%	45.52%	54.30%		
			South Norfolk	63.04%	62.57%	62.48%	64.47%	69.30%		
16 to 18 year olds who are not in education, employment or training	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Central	No data						
			Greater Norwich area	7.20%	5.60%	5.30%	5.10%	5.30%	3.40%	
			Broadland	5.20%	3.80%	3.30%	3.60%	3.50%	2.30%	
			Norwich	11.60%	8.90%	9.20%	9.50%	8.20%	6.10%	
			South Norfolk	5.40%	4.50%	3.90%	2.80%	2.80%	2.80%	
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Population Survey	Greater Norwich area	31.00%	34.70%	34.80%	33.80%	34.20%	36.80%	
			Broadland	25.30%	29.30%	32.50%	29.30%	31.40%	28.60%	
			Norwich	37.40%	40.00%	39.00%	35.90%	39.30%	38.80%	
			South Norfolk	29.30%	33.90%	31.80%	35.70%	30.80%	42.00%	

- 3.52 **School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English**
The proportion of school leavers achieving 5 or more GCSEs at A* to C including Maths and English increased from 2014/15.
- 3.53 **16 to 18 year olds who are not in education, employment or training**
The proportion of 16 to 18 year olds not in education, employment and training has decreased significantly from 2015/16.
- 3.54 **Proportion of population aged 16-64 qualified to NVQ level 4 or higher**
The proportion of population aged 16-64 qualified to at least NVQ level 4 increased in the Greater Norwich as a whole over the monitoring year.

Objective 6: to make sure people have ready access to services

Indicator	Target	Source	Location	2010 - 2013	14/15	15/16	16/17	RAG status
IMD access to service	Increase the number of LSOAs in the least deprived 50% on the IMD for access to housing and service	IMD	Greater Norwich	131	127	No data	No data	
			Broadland	43	40			
			Norwich	54	58			
			South Norfolk	34	29			

3.55 IMD access to Service

This is a new indicator introduced for the 2015/16 Annual Monitoring Report. The most recent data available is from 2014/15. Compared to the 2010 data, the number has decreased slightly. The progress of this indicator will be monitored when future data becomes available.

Objective 7: to enhance transport provision to meet the needs of existing and future populations while reducing the need to travel

Indicator	Target	Source	Location	2001	2011	RAG status
Percentage of residents who travel to work: a) By private motor vehicles b) by public transport c) By foot or cycle d) work at or mainly at home	Decrease in a), increase in b), c) and d)	Census (taken every 10 years)	Greater Norwich	a) 64% b) 8% c) 17% d) 9%	a) 67% b) 7% c) 18% d) 6%	
			Broadland	a) 70% b) 8% c) 9% d) 10%	a) 75% b) 6% c) 10% d) 6%	
			Norwich	a) 50% b) 9% c) 32% d) 7%	a) 52% b) 9% c) 33% d) 4%	
			South Norfolk	a) 71% b) 5% c) 10% d) 12%	a) 73% b) 6% c) 10% d) 7%	

3.56 Percentage of residents who travel to work

The data is derived from Census 2011. No new data has been released for this year. In comparison with the 2001 census, the overall target has not been met. The percentage of residents who travel to work by private motor vehicles has increased; the percentage of residents who travel to work by public transport and work at home has decreased. However, there has been improvement in increasing the percentage of residents travelling to work by foot or cycling. More recent data from monitoring showed that cycling levels increased overall in Norwich between 2014 and 2015, with the proportion of adult residents cycling more than 3 days a week for utility purposes almost doubled. The number of people passing automatic counter sites increased by 5%.

Objective 8: to positively protect and enhance the individual character and culture

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	16/17	RAG status
Percentage of Conservation Areas with appraisals adopted in the last 10 years	Year-on-year increase	LPA	Broadland	74%	76%	76%	76%	76%	76%	
			Norwich	71%	71%	76%	76%	76%	76%	
			South Norfolk	10%	33%	12%	12%	12%	12%	

3.57 Percentage of Conservation Areas with appraisals adopted in the last 10 years

The percentage of conservation areas with appraisals remains the same as 2015/16.

Objective 9: to protect, manage and enhance the natural, built, and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	16/17	RAG status				
Net change in local sites in "Positive Conservation Management"	Year-on-year improvements	Norfolk Wildlife Trust	Greater Norwich	60%	63%	67%	73%	No data	73%					
			Broadland	64%	69%	69%	75%		75%					
			Norwich	79%	88%	88%	93%		90%					
			South Norfolk	56%	59%	64%	70%		71%					
% of river assessed as good or better: a. Overall Status; b. Ecological Status; c. Biological Status; d. General Physio Chem Status; e. Chemical class	To increase the proportion of Broadland rivers classified as 'good or better'.	Environment Agency	Broadland Rivers	26.0%	No data	No data	No data	4%	4%					
				0.1%				4%	4%					
				8.0%				17%	17%					
				79.0%				23%	23%					
				17.6%				100%	100%					
Concentration of selected air pollutants a)NO2 b)PM10 (particulate matter) ¹¹	Decrease	LPA	Broadland	a)11	a)No data	a)No data	a)No data	2015	2016					
				b)16	B)No data	b)No data	b)No data	a)below 40ug	a)below 40ug					
			Norwich	a)13	a)14	a)15	a) 14 (LF); 66 (CM)	a) 12(LF); 55 (CM)	a) 14 (LF); 56 (CM)					
				b)19	b)14	b)15	b) 16 (LF); 21 (CM)	b)15(LF); 21(CM)	b) 16 (LF); 20 (CM)					
			South Norfolk	a)No data	a)28	a)11	a)29	a)18.6µg	a)26µg					
				b)No data	b)no data	b)17	b)No data	b)No data	b)No data					
			Percentage of SSSIs in favourable condition or unfavourable recovering condition ¹²	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland	83%	94%	94%		94%	94%	94%	
						Norwich	60%	75%	75%		100%	100%	100%	
South Norfolk	86%	86%				78%	93%	93%	93%					
Number of listed buildings lost/demolished	None	LPA	Greater Norwich area	1	0	1	0	0	0					
			Broadland	0	0	0	0	0	0					
			Norwich	0	0	1	0	0	0					
			South Norfolk	1	0	0	0	0	0					
Percentage of new and converted dwellings on Previously Developed Land	25%	LPA	Broadland	57%	51%	46%	54%	44%	46%					
			Norwich	90%	76%	96%	88%	69%	93%					
			South Norfolk	25%	23%	15%	28%	27%	9%					

¹¹ 2014/15 figures corrected

¹² 2014/15 figures corrected

3.58 **Net change in local sites in “Positive Conservation Management”**

Although the data for 2015/16 was unavailable, however, comparing the latest data to 2014/15, the result remains broadly the same.

3.59 **% of river assessed as good or better**

The percentage of Broadland rivers assessed as good or better has remained the same from the previous monitoring year.

3.60 **Concentration of selected air pollutants**

The pollution level in most areas of Greater Norwich are well below the recommended maximum. However, some specific locations form hotspots within Norwich. These include Castle Meadow and St Stephens where concentration of nitrogen dioxide has been high. Buses and Taxis are the main causes of these emissions. The City Council is aware of this situation and is working on measures including traffic management and enforcement of Castle Meadow’s Low Emission Zone to address this issue. It is also important to view this in the context of there has recently been significant improvement in air quality in St Stephens; and Castle Meadow is not an area that pose relevant exposure to residents.

3.61 **Percentage of SSSIs in favourable condition or unfavourable recovering condition**

The percentage of SSSIs in favourable or unfavourable recovering condition, apart from Norwich, remains below target across the area.

3.62 **Number of listed buildings lost/demolished**

Target is being achieved as there is no listed building lost or demolished this year.

3.63 **Percentage of new and converted dwellings on Previously Developed Land**

Target is being achieved across Norwich and Broadland.

Objective 10: to be a place where people feel safe in their communities

Indicator	Target	Source	Location	11/12	12/13	13/14	14/15	15/16	16/17	RAG Status
Reduction in overall crime	12/13 (pro rata)		Greater Norwich	20,247	18,435	18,769	20,363	22,403	24,431	
	BDC 3,871	Norfolk Police	Broadland	3,227	2,950	3,106	3,619	3,985	4,089	
	Norwich 14,409		Norwich	12,985	11,812	11,881	12,562	13,919	15,513	
	South Norfolk 4,033		South Norfolk	4,035	3,673	3,782	4,182	4,499	4,829	
Number of people killed or seriously injured in road traffic accidents	Year-on-year reduction in those KSI	Norfolk County Council	Greater Norwich area	158	148	193	196	173	194	
			Broadland	39	55	70	68	45	61	
			Norwich	42	49	61	65	58	63	
			South Norfolk	77	44	62	63	70	70	

3.64 Reduction in overall crime

There has been an increase in total crime between 2015/16 and 2016/17. However, rates of total crime are considerably lower now than they were in 2008/09 which was 24,159. The Crime Survey of England and Wales (CSEW) continues to cite the impact of improvements in crime recording processes as a reason for increases in police recorded crime.

3.65 Number of people killed or seriously injured in road traffic accidents

The Police and Crime Plan for Norfolk (2013-17) requires a year-on-year reduction in the number of people who are killed or seriously injured in road traffic accidents in Norfolk. This year saw an increase in the number of people who were killed or seriously injured on roads in the Greater Norwich area.

Objective 11: to encourage the development of healthy and active lifestyles

Indicator	Target	Source	Location	11/12	12/13	13/14	14/15	15/16	16/17	RAG status
Percentage of working age population receiving Employment Support Allowance and incapacity benefits	In line with annual national average	DWP benefits claimants (NOMIS)	Greater Norwich	5.70%	5.60%	5.50%	5.50%	5.70%	Data discontinued	
			Broadland	4.50%	4.50%	4.50%	4.40%	4.60%		
			Norwich	7.80%	7.50%	7.40%	7.50%	7.80%		
			South Norfolk	4.40%	4.40%	4.30%	4.10%	4.20%		
Life expectancy at birth of a) males and b) females	Increase at each survey	ONS	Broadland	No data		a)80.6 b)84.5	a) 80.8 b)84.3	No data	No data	
			Norwich			a)79.7 b)83.2	a)79.6 b)82.9			
			South Norfolk			a)81.5 b)84.5	a)81.7 b)84.3			
Percentage of physically active adults	Increase percentage annually	Public Health England	Broadland	No data		57.30%	59.60%	62.10%	No data	
			Norwich			59.40%	61.10%	59.50%		
			South Norfolk			57.00%	58.70%	63.40%		
Percentage of obese/overweight adults	Decrease percentage	Public Health England	Broadland	No data	21.74%	25.60%		No data	No data	
			Norwich		18.52%	19.60%				
			South Norfolk		21.78%	23%				
Percentage of obese children (yr 6)	Decrease percentage	Public Health England	Broadland	No data		13.40%	14.80%	13.40%	No data	
			Norwich			16.40%	18.60%	18.60%		
			South Norfolk			15.30%	16.30%	15.80%		
Health Impact Assessment	All development of 500+ dwellings to have health impact assessment	LPA	Broadland Norwich South Norfolk	Assume all relevant planning applications comply						
Accessibility of leisure and recreation facilities based on Sport England Active Places Power website	Trajectory to reduce by half the percentage of wards with less than the EoE average personal share of access to sports halls (2009 base = 67%), swimming pools (65%) and indoor bowls (12%)	LPA/Sport England		See Table in Para 3.72						

3.66 Percentage of working age population receiving Employment Support Allowance and incapacity benefits

The data for this indicator has been discontinued.

3.67 Life expectancy at birth

This is a new indicator introduced for the 2015/16 monitoring year. The most recent data available is 2014/15. The life expectancy remains broadly same to the previous year.

3.68 Percentage of physically active adults

This is a new indicator introduced for the 2015/16 monitoring year. The latest available data is for 2015/16. Previous years' data have been included for reference purposes. The trend from past years seem to suggest the percentage of physically active adults is generally on the increase.

3.69 Percentage of obese/overweight adults

This is a new indicator introduced for the 2015/16 monitoring year. The most recent available data is for the year between 2013 and 2015. It is recorded in this report for reference purposes and to be used as a comparison when future data set is released.

3.70 Percentage of obese children

This is a new indicator introduced for the 2015/16 monitoring year. The most recent available data is 2015/16. Previous years data have been included for reference purpose. Comparing to the 2014/15 data, there seems to be a slight improvement in the percentage of obese children.

3.71 Health Impact Assessment

All relevant planning applications will require health impact assessments in order to be validated/approved, so it is assumed that compliance with this indicator had to be achieved.

3.72 **Accessibility of leisure and recreation facilities**

Data is not available for this monitoring year.

		11/12	12/13	13/14	14/15	15/16	16/17	RAG status
Greater Norwich area	Sports Halls	60%	No data					
	Swimming Pool	61%	No data					
	Indoor Bowls	22%	No data					
Broadland	Sports Halls	86%	88%	88%	No data	No data	No data	
	Swimming Pool	93%	89%	89%	No data	No data	No data	
	Indoor Bowls	21%	21%	21%	No data	No data	No data	
Norwich	Sports Halls	62%	No data					
	Swimming Pool	46%	No data					
	Indoor Bowls	46%	No data					
South Norfolk	Sports Halls	33%	No data					
	Swimming Pool	44%	No data					
	Indoor Bowls	0%	No data					

Objective 12: to involve as many people as possible in new planning policy

Indicator	Target	Source	District	2011/12 – 2016/17	RAG status
Statement of Community Involvement	Statement of community involvement Less than 5 years old	LPA	Broadland	Adopted 2016	
			Norwich	Adopted 2016	
			South Norfolk	Adopted 2017	

3.73 Statement of Community Involvement/ Engagement

The SCIs for all three districts have since been reviewed and revised in 2016 to standardise the approach to public involvement in plan making across the three districts and support the preparation of the new Greater Norwich Local Plan.

Appendix A – Greater Norwich area Housing Land Supply Assessment 1st April 2017

Summary

This note sets out the housing land supply position for the Greater Norwich area as at 1 April 2017. The National Planning Policy Framework (NPPF) requires the three authorities to demonstrate a five year supply of housing land. The National Planning Practice Guidance (NPPG) advises that the assessment of housing land supply should be undertaken against the requirement figures within the adopted development plan where these are up to date and no significant new evidence has come to light.

The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. It establishes a housing requirement for Greater Norwich to 2026. Significant new evidence on housing need, in the form of the Central Norfolk SHMA, was published in January 2016 and updated in July 2017. The SHMA is based on the most up-to-date evidence available and is a robust and accurate assessment of housing need. The SHMA assessment of housing need was included in the Norfolk Strategic Planning Framework (NSF). The NSF was widely consulted on in summer 2017 and was endorsed by the participating councils in February 2018.

When five year supply (plus the required 20% buffer in the NPA and 5% buffer in the RPAs) is considered against the SHMA assessment of Objectively Assessed Need (OAN) for housing, there has been a housing delivery surplus in the NPA and the residual rural area of Broadland and a relatively small housing shortfall in the residual rural area of South Norfolk. Against the SHMA OAN the authorities can demonstrate:

- 161.6% for the NPA (8.08 years / 5,368 home surplus);
- 298.8% for the Broadland rural area (14.94 years / 867 home surplus); and,
- a minimum of 87.6% for the South Norfolk rural area (4.38 years / 232 home shortfall)

When the five year land supply is calculated using the SHMA OAN, including uplift associated with the Greater Norwich City Deal, the authorities can demonstrate:

- a minimum of 136.4% for the NPA (6.82 years / 3,758 home surplus);
- 228% for the Broadland rural area (11.4 years / 728 home surplus); and,
- a minimum of 79% for the South Norfolk rural area (3.95 years / 431 home shortfall)

When the five year land supply is calculated using the JCS as its base, the authorities can demonstrate:

- 92.2% supply for the Norwich Policy Area (NPA) (4.61 years / 1,187 home shortfall);
- 963% supply for the Broadland rural area (48.15 years / 1,163 home surplus); and
- 1250% supply for the South Norfolk rural area (62.5 years / 1,496 home surplus)

There has been a significant and substantial increase in the size of housing commitment in Greater Norwich since the base date of the JCS. The JCS calculated total housing commitment to be 14,090 units at 1 April 2008; this compares to 35,687 units at 1 April 2017. This significant increase has occurred against a backdrop of 13,457 housing completions since 1 April 2008.

Between 1 April 2016 and 31 March 2017 2,251 dwellings were completed across Greater Norwich, of which 1,810 were in the NPA. The total deliverable housing land supply within the current 5 year period (1 April 2017 to 31 March 2022) is estimated to be 17,016 homes, of which 14,091 are within the NPA. In total there are currently sites with planning permission or in adopted local plans sufficient to deliver 28,480 homes by 2026, of which 24,784 are within the NPA. In combination with housing completions since 2008, the delivery of these sites would result in the JCS housing requirement being exceeded by 5,117 dwellings across Greater Norwich and 1,869 in the NPA.

Notwithstanding the existence or otherwise of a housing land supply, the Greater Norwich Authorities recognise that further housing land, above and beyond the existing commitments, needs to be identified to 2036. The authorities have committed to the production of the Greater Norwich Local Plan (GNLP) to plan for these additional needs. Ahead of the adoption of the GNLP the authorities will continue to take a positive approach to development proposals that complement, rather than detract from, the existing and emerging development strategies, reflecting the presumption in favour of sustainable development.

Introduction

1. The National Planning Policy Framework (NPPF) seeks to boost significantly the supply of housing. To achieve this local authorities are required: to meet the *'full, objectively assessed needs for market and affordable housing in the housing market area'*; and, demonstrate *'a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% ... to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%'*.
2. The National Planning Practice Guidance¹³ (NPPG) states that requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the 5 year supply and that considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light.
3. The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. It establishes a housing requirement for Greater Norwich to 2026. This housing requirement was to be monitored separately against a core Norwich Policy Area (NPA) and the two residual rural areas of Broadland and South Norfolk. Significant new evidence on housing need, in the form of the Central Norfolk SHMA, was published in January 2016 and updated in July 2017.
4. Since its adoption in 2011, housing delivery in the NPA has not kept pace with the JCS housing requirement nor has it been possible to demonstrate a 5 year housing land supply. The absence of land supply persists despite the delivery of very significant increases in housing land supply commitments (the sum of planning permission and allocations of land). Housing delivery has however significantly exceeded the JCS housing requirements in the residual rural areas of Broadland and South Norfolk and a plentiful land supply continues to be maintained.
5. If measured against the more recent SHMA assessment of OAN there has been a housing delivery surplus in the NPA and the residual rural area of Broadland and there is a plentiful housing land supply. Within the residual rural area of South Norfolk there has been a relatively small housing shortfall and it is not possible to demonstrate a 5 year housing land supply.
6. The following sections of this report set out in more detail the issues that relate to housing land supply across Greater Norwich.
7. The tables 2 to 11 and the housing trajectories and forecasts included as appendices A to D set out the housing land supply position as at 1 April 2017 for the respective parts of the Greater Norwich area based both on the JCS housing requirements and the significant new evidence of housing need as contained in the 2017 Central Norfolk SHMA.
8. Notwithstanding the existence or otherwise of a housing land supply or the fact that housing commitments are at an all-time high, the Greater Norwich Authorities recognise that there is a need for the identification of further housing land above and beyond the existing housing commitments to 2036. The authorities have committed to the joint production of the Greater Norwich Local Plan (GNLP) to plan for these additional needs. Nevertheless, ahead of the adoption of the GNLP the authorities will continue to take a

¹³ Paragraph 30, ID: 3-030-20140306

positive approach, reflecting the presumption in favour of sustainable development, to development proposals that complement, rather than detract from, the existing development strategy.

9. Additionally, the Greater Norwich Authorities will continue to working closely with partners in the development sectors and the LEP and through initiatives such as the Local Infrastructure Fund and Housing Infrastructure Fund to stimulate delivery on committed development sites.

The starting point for calculating the 5 year supply - Housing requirement

10. As set out above, the NPPG advises that the assessment of housing land supply should be undertaken against the requirement figures within the adopted development plan where these are up to date and no significant new evidence has come to light.
11. The JCS, adopted March 2011 with amendments Jan 2014, establishes a housing requirement of 36,820 homes between 2008 and 2026, of which approximately 32,847 are planned for within the Norwich Policy Area (NPA). This results in an annual requirement of 2,046 for Greater Norwich, of which 1,825 need to be provided within the NPA.
12. The JCS housing requirement was established following an assessment of local need. The range of evidence sources that were used to derive the JCS housing requirement included the 2010 and interim 2011 DCLG population projections, the 2008 based household projections and the Spring 2012 update of the EEFM.
13. This evidence of local need, and the JCS housing requirement that was derived from it, was scrutinised as part of the independent examination of the JCS in 2013. On this matter the Inspector concluded that 'I am not convinced that the adopted JCS figure is so wrong that the amounts of housing proposed in this Plan need to be reduced or increased'¹⁴.
14. Significant new evidence on housing need, in the form of the Central Norfolk SHMA, was published in January 2016 and updated in July 2017.
15. The SHMA has been completed by leading consultants ORS in accordance with accepted best practice. The SHMA is the most up-to-date evidence of the Objectively Assessed Need (OAN) for housing in Greater Norwich. The SHMA uses a range of evidence that is significantly more recent than that which was used for the JCS, including the 2012 and 2014-based CLG household projections, 2014-based sub-national population projections and January 2017 update of the EEFM (EEFM 2016).
16. The Central Norfolk SHMA, July 2017 concludes that the Objectively Assessed Need (OAN) for housing in Greater Norwich is 39,486 homes. The OAN for the NPA is 30,593. This results in an annual requirement of 1,880 across Greater Norwich and 1,457 in the NPA. If the impact of the Greater Norwich City Deal is accounted for then the housing requirement in Greater Norwich increases to 44,714 or 2,129 per annum; in the NPA the housing requirement increases to 34,746 or 1,655 per annum.
17. The planning inspectorate has previously accepted the Central Norfolk SHMA as a reliable source of evidence on which the calculation of housing land supply should be based in North Norfolk.

¹⁴ See part JCS Inspector's report para 40.

Housing Shortfall

18. Since 2008 there has been a housing delivery shortfall against the JCS housing requirement in the NPA. By contrast there has been a housing delivery surplus in the residual rural parts of Broadland and South Norfolk. Tables 1 and 2 below set out housing delivery against the JCS housing requirement.

Table 1 Housing Delivery against JCS NPA Requirement

Year	Actual/Projected Completions	Required Completions	Shortfall/Surplus
2008/09	1,193	1,825	-632
2009/10	923	1,825	-902
2010/11	910	1,825	-915
2011/12	915	1,825	-910
2012/13	882	1,825	-943
2013/14	992	1,825	-833
2014/15	1,143	1,825	-682
2015/16	1,164	1,825	-661
2016/17	1,810	1,825	-15
Total 2008-17	9,932	16,425	-6,493

Table 2 Housing Delivery against JCS RPA Requirement

Year	Broadland Rural Area			South Norfolk Rural Area		
	Actual/Projected Completions	Minimum Required Completions	Shortfall/Surplus	Actual/Projected Completions	Minimum Required Completions	Shortfall/Surplus
2008/09	198	89	+109	345	132	+214
2009/10	109	89	+20	205	132	+73
2010/11	69	89	-20	189	132	+58
2011/12	70	89	-19	197	132	+65
2012/13	106	89	+17	250	132	+119
2013/14	139	89	+49	110	132	-22
2014/15	188	89	+99	345	132	+214
2015/16	258	89	+169	306	132	+174
2016/17	234	89	+145	207	132	+75
Total 2008-15	1,371	801	+570	2,154	1,188	+966

19. As a result of the housing delivery shortfall in the NPA when measured against the JCS, table 1, the housing requirement for the purposes of calculating 5 year supply in the NPA has risen from 11,320 in 2013 to 11,839 in 2014, 13,593 in 2015, 14,835 in 2016 and 15,277 in 2017. This increase is the result of delivery remaining below the JCS annualised target, albeit only by a marginal 15 units in 2016/17.

20. By contrast, if 5 year supply is measured against the 2017 SHMA assessment of Objectively Assessed Need (OAN) for housing the NPA requirement has actually reduced from 1,457 in 2016 to 1,454 in 2017 due to a housing delivery surplus. If the SHMA OAN including the impact of the Greater Norwich City Deal is considered the requirement has increased from 1,655 in 2016 to 1,672 in 2017 due to a small housing shortfall.

Housing Backlog

21. The Planning Advisory Service Good Plan Making Guide identifies that the SHMA should “re-set the clock” and provide a new baseline assessment of all housing need.
22. The Central Norfolk SHMA, July 2017, has fully considered the unmet needs of homeless and other households living in unacceptable accommodation (such as concealed families and sharing households) that existed in 2015. Furthermore, given that the SHMA also identifies all new housing need from the baseline date of 2015, all needs arising over the 21-year period 2015-36 have been identified and there will be no additional unmet need for housing to be counted for a new Plan with this base date.

Sources of Supply

23. There is no prescribed approach to the sources of supply that can be included within the assessment of housing land supply. The Greater Norwich assessment includes sites with planning permission, sites where there is council resolution to grant planning permission and sites that have been allocated in adopted Local Plans. In all cases the authorities have only included sites which are capable of being delivered in whole or in part within the 5 year housing land supply period.
24. To inform the assessment, each local authority has undertaken a site-by-site assessment for sites of 5 or more units, in conjunction with site owners, developers or agents where possible. All known sites with planning permission for less than 5 units are assumed to be delivered within the five-year supply period as they are clearly suitable and available for delivery in accordance with NPPF paragraph 47, footnote 11. Details of the larger sites are included in Appendices C (Norwich Policy Area) and D (Rural Areas).
25. The JCS does not rely on the provision of windfall development to meet objectively assessed needs. It is however reasonable, in accordance with paragraph 48 of the NPPF, to include an allowance for future windfall development in the assessment of 5 year housing land supply. The windfall figures used are based on past trends in the respective parts of the NPA and Rural Area and exclude garden land and sites that have specifically been released to address previous shortfalls in the 5 year land supply.
26. The JCS housing figures are presented on the basis of a Norwich Policy Area (NPA), made up of the city and those parts of Broadland and South Norfolk which relate most closely to the city, plus separate residual Rural Areas figures for Broadland and South Norfolk. Figures in this paper are also presented for the constituent parts of the NPA.
27. It is notable that overall land supply in the NPA within the five year period has risen from 9,535 units in 2013, to 11,317 in 2014, 11,926 in 2015 and 13,931 in 2016. In 2017 the overall land supply within the five year period is 14,091. This increase in land supply has been achieved despite a level of completions in the NPA between 2016 and 2017 that is significantly higher than at any point since 2008.

Student Accommodation

28. Students are included in the trend-based analysis that was used in establishing OAN in the Central Norfolk SHMA. Full time student numbers have grown by around 4,200 over the period 2005 to 2015. Consequently demographic projections assume that student numbers will continue to rise by 420 per annum for the 21 years from 2015 onwards.

29. Provided that the growth in student numbers is below 420 per annum, all student bedspaces can be counted as part of the housing land supply. The average size for a student household in the 2001 census was just over 3 students per household. Therefore, it would be reasonable to count each 3 student bedspaces as equivalent to 1 dwelling.
30. Research is ongoing into the number of bedspaces that have been delivered since 2015 and those that are likely to be delivered in the future. Therefore, at this point in time an estimate of the equivalent dwelling contribution of student bedspaces has not been included in the land supply. However, information on the provision of student bedspaces will be kept under review and if appropriate an update to this report will be issued.

Methodology for Calculating Housing Land Supply

31. Both locally and nationally there is considerable debate about the appropriate methodology for calculating housing land supply. The two main areas of contention are around how 'persistent under delivery' is defined and how previous shortfalls in delivery should be recovered.

Persistent Under Delivery

32. Up to the 2013/14 monitoring year the Greater Norwich authorities used the 5% buffer in calculating land supply, as required by the NPPF. It is clear that prior to the economic downturn, which affected completions from 2008/09 onwards, the relevant housing requirement for the NPA had been met. However it is acknowledged that since the economic downturn and the adoption of the significantly larger JCS housing requirements in 2011, there has been a persistent under-delivery of housing. As a result a 20% buffer is applied to the NPA housing requirement in accordance with NPPF paragraph 47. The 5% buffer remains appropriate for the two Rural Areas where delivery has been consistently and substantially above the JCS requirements. The 5% or 20% buffer would be applied to both the baseline requirement plus any housing delivery shortfall.

Liverpool vs Sedgfield approaches to recovering shortfall

33. The other main area of contention is how any housing delivery shortfall is dealt with; whether it should be met across the remaining plan period (the residual or 'Liverpool' approach) or met in full within the five year period (the 'Sedgfield' approach).
34. The JCS was prepared and is monitored in accordance with the Liverpool approach. This is clearly illustrated in the trajectory contained in JCS Appendix 6 and is made explicit in the definition of indicators in Appendix 815. Current government guidance allows for both methodologies to be used and the issue was the subject of debate at the part 2013 JCS Examination. On this issue the Inspector agreed with the Greater Norwich authorities that 'the shortfall should be added to the housing delivery target over the plan period' 16.
35. Since the adoption of the JCS the NPPG has been published (March 2014) which favours the use of the Sedgfield methodology. However, it does not require it; instead stating that Local Authorities should 'aim to deal with any undersupply within the first 5 years of the plan period where possible' (emphasis added).

¹⁵ Adopted JCS (January 2014), page 149, where the housing supply indicator is defined as 'CLG Core Output indicators H.2 a-d' which uses the residual approach.

¹⁶ 2013 JCS Inspector's Report, para 66

36. Subsequent to the publication of the PPG various site specific documents for South Norfolk and Broadland¹⁷ have been examined and found sound based on the Liverpool approach. The Inspector for the South Norfolk Site Specific Allocations noting that 'this is a reasonable, realistic and pragmatic approach, particularly given the reliance on larger strategic sites'¹⁸, similarly the Inspector for the Broadland documents concluded in both reports that 'I find that in this case the Liverpool approach is the most appropriate'¹⁹.
37. There is a strong logic to this approach. Having considered all reasonable alternatives in the plan preparation process it was determined that an approach involving a significant urban extension was the most appropriate option. This growth strategy is built around delivering significant new infrastructure, including the Northern Distributor Road, Long Stratton Bypass, new High School provision in the NE Growth Triangle, new Primary School provision at various locations, Bus Rapid Transit on key corridors, significant Green Infrastructure as well as a range of local enhancements.
38. It is very important that these major growth locations in Broadland and South Norfolk are not undermined by the release of a significant volume of smaller permissions that make little or no direct contribution to, and undermine the efficient and timely delivery of this key infrastructure. This issue is particularly significant in view of the extent of the backlog resulting from the prolonged downturn in the property market since 2008, which coincided with the base year of the JCS, which if the Sedgefield approach were applied could lead to a significant volume of permissions diverting investment away from the sites necessary to deliver the strategy.
39. Moreover, the approach to the application of the Liverpool approach in Greater Norwich is fully consistent with the national ambition to significantly boosting the supply of housing land. Meeting the revised JCS annual housing requirement already results in the need to identify a deliverable supply that is 60% above the baseline JCS housing requirement and doesn't leave a significant proportion of delivery to the last years of the Plan.
40. Therefore it remains appropriate to use the Liverpool methodology to monitor housing land supply where the JCS housing requirement is used as the starting point for the 5-year housing land supply calculation.
41. If the SHMA is used as the starting point for the 5-year housing land supply calculation in the NPA then there is only a housing shortfall, that needs to be recovered, in the SHMA OAN, including City Deals scenario. However, as there is an ample housing land supply across NPA under any SHMA scenario the question of the appropriate method to recover the shortfall is wholly academic.
42. There is also a housing shortfall identified in the South Norfolk RPA if the SHMA is used as the starting point for the 5-year housing land supply calculation. The appropriate method to recover will be considered separately, at this point in time a housing land supply cannot be demonstrated whichever method is used.

¹⁷ South Norfolk Site Specific Policies and Allocations Document; Wymondham AAP; Long Stratton AAP; Broadland Site Allocations DPD; and Growth Triangle AAP

¹⁸ Report on the Examination into the South Norfolk Local Plan (Site Specific Allocations and Policies Document, Development management Policies Document and Wymondham Area Action Plan), 28 September 2015

¹⁹ Report on the Examination into the Broadland Site Allocation DPD, 30 March 2016 & Report on the Examination into the Broadland District Growth Triangle Area Action Plan, 17 May 2016

Housing Land Supply in the Norwich Policy Area (NPA)

43. It has now been accepted at a number of appeals that under the JCS it is the whole NPA that is the relevant area over which the calculation of housing land supply should be made. Separate figures for constituent parts of the NPA will nonetheless continue to be published for monitoring purposes. Trajectories showing the deliverable housing land supply to 2026 is included as Appendix A2 to A5. The 5 year housing land supply of the NPA against the JCS requirement, SHMA OAN and SHMA OAN including the impact of the City Deals are in the tables below.

Table 3 NPA Housing Land Supply - JCS Based

Liverpool	5 Year Housing Land Supply Assessment, April 2017			Sedgefield
32,847	JCS Plan Requirement 2008 - 2026			32,847
1,825	JCS Annual Requirement			1,825
16,425	Requirement 1 April 2008 to 31 March 2017			16,425
9,932	Completions 1 April 2008 to 31 March 2017			9,932
- 6,493	Housing Shortfall since 1 st April 2008			- 6,493
9,125	JCS 5 year requirement 2017/18 to 2021/22			9,125
3,607	6,493 / 9 years x 5 years	Adjustment for Shortfall/Surplus	All in 5 years	6,493
12,732	9,125 + 3,607	Revised 5 Year Requirement	9,125 + 6,493	15,618
2,546	20%	Plus NPPF Buffer	20%	3,124
15,278	12,732 + 2,546	Total 5 year requirement 2017/18 to 2021/22	15,618 + 3,124	18,742
3,056	15,278 / 5 years	Revised Annual Requirement	18,742 / 5 Years	3,748
14,091	Supply of Housing			14,091
-1,187	15,278 – 14,091	Shortfall/Surplus of Supply	18,742 – 14,091	-4,651
4.61	14,091 / 3,056	Supply in Years	14,091 / 3,748	3.76

Table 4 NPA Housing Land Supply - SHMA OAN Based

Liverpool	5 Year Housing Land Supply Assessment, April 2017			Sedgefield
30,593	SHMA OAN 2015 - 2036			30,593
1,457	SHMA OAN Annual Requirement			1,457
2,914	Requirement 1 April 2015 to 31 March 2017			2,914
2,974	Completions 1 April 2015 to 31 March 2017			2,974
+60	Housing Shortfall/Surplus since 1 st April 2015			+60
7,285	SHMA OAN 5 year requirement 2017/18 to 2021/22			7,285
-16	60 / 19 years x 5 years	Adjustment for Shortfall/Surplus	All in 5 years	-60
7,269	7,285 - 16	Revised 5 Year Requirement	7,285 - 60	7,225
1,454	20%	Plus NPPF Buffer	20%	1,445
8,723	7,269 + 1,454	Total 5 year requirement 2017/18 to 2021/22	7,225 + 1,445	8,670
1,745	8,723 / 5 years	Revised Annual Requirement	8,670 / 5 Years	1,734
14,091	Supply of Housing			14,091
+5,368	14,091 - 8,723	Shortfall/Surplus of Supply	14,091 - 8,670	+5,421

8.08	14,091 / 1,745	Supply in Years	14,091 / 1,734	8.13
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Table 5 NPA Housing Land Supply - SHMA OAN, inc. City Deal Uplift Based

Liverpool	5 Year Housing Land Supply Assessment, April 2017			Sedgefield
34,746	SHMA OAN 2015 - 2036			34,746
1,655	SHMA OAN Annual Requirement			1,655
3,310	Requirement 1 April 2015 to 31 March 2017			3,310
2,974	Completions 1 April 2015 to 31 March 2017			2,974
- 336	Housing Shortfall/Surplus since 1 st April 2015			- 336
8,275	SHMA 5 year requirement 2017/18 to 2021/22			8,275
88	336 / 19 years x 5 years	Adjustment for Shortfall/Surplus	All in 5 years	336
8,363	8,275 + 88	Revised 5 Year Requirement	8,275 + 336	8,611
1,673	20%	Plus NPPF Buffer	20%	1,722
10,036	8,363 + 1,673	Total 5 year requirement 2017/18 to 2021/22	8,611 + 1,722	10,333
2,007	10,036 / 5 years	Revised Annual Requirement	10,333 / 5 Years	2,066
14,091	Supply of Housing			14,091
+4,055	14,091 - 10,036	Shortfall/Surplus of Supply	14,091 - 10,333	+3,758
7.02	14,091 / 2,007	Supply in Years	14,091 / 2,066	6.82

44. Table 3 above clearly shows that across the NPA the supply of deliverable land at 1st April 2017 continues to fall below what would be required under the JCS. By contrast, tables 4 and 5 clearly show that against the more recent SHMA assessment of housing need there is an ample supply of deliverable housing land in the NPA at 1st April 2017.
45. It should be noted that the supply of housing of 14,091 identified above represents only a part of the total housing commitment of 33,038 that existed in the NPA as of 1 April 2017. These sites within the larger housing commitment will continue to deliver beyond the 5 year supply period in order to meet overall requirement that are now being planned to 2026, and beyond.

Broadland and South Norfolk Rural Areas

46. Separate assessments of housing land supply are produced for the residual rural areas of Broadland and South Norfolk. Trajectories for these area are included as Appendices B1 and B2.
47. The 5 year housing land supply in the residual rural areas against the JCS requirement, SHMA OAN and SHMA OAN including the impact of the City Deals are shown in the tables below.

Table 6 BDC RPA Housing Land Supply - JCS Based

Liverpool	5 Year Housing Land Supply Assessment, April 2017			Sedgefield
1,605	JCS Plan Requirement 2008 - 2026			1,605
89	JCS Annual Requirement			89
803	Requirement 1 April 2008 to 31 March 2017			803
1,371	Completions 1 April 2008 to 31 March 2017			1,371
+ 568	Housing Surplus / Shortfall since 1 st April 2008			+ 568
445	JCS 5 year requirement 2017/18 to 2021/22			445
-316	568 / 9 years x 5 years	Adjustment for Shortfall/Surplus	All in 5 years	568
129	445 - 316	Revised 5 Year Requirement	445 – 568	- 123
6	5%	Plus NPPF Buffer	5%	6
135	129 + 6	Total 5 year requirement 2017/18 to 2021/22	- 123 + 6	-117
27	135 / 5 years	Revised Annual Requirement	-117 / 5 Years	-23
1,300	Supply of Housing			1,300
1,164	1,300 - 136	Shortfall/Surplus of Supply	1,300 – -117	1,417
48.15	1,300 / 27	Supply in Years	1,300 / -23	~

Table 7 BDC RPA - SHMA OAN Based

Liverpool	5 Year Housing Land Supply Assessment, April 2017			Sedgefield
2,051	SHMA OAN 2015 - 2036			2,051
98	SHMA OAN Annual Requirement			98
196	Requirement 1 April 2015 to 31 March 2017			196
492	Completions 1 April 2015 to 31 March 2017			492
+296	Housing Shortfall/Surplus since 1 st April 2015			+296
490	SHMA 5 year requirement 2017/18 to 2021/22			490
78	296 / 19 years x 5 years	Adjustment for Shortfall/Surplus	All in 5 years	296
412	490 - 78	Revised 5 Year Requirement	490 - 296	194
21	5%	Plus NPPF Buffer	5%	10
433	412 + 21	Total 5 year requirement 2017/18 to 2021/22	194 + 10	204
87	433 / 5 years	Revised Annual Requirement	204 / 5 Years	41
1,300	Supply of Housing			1,300
+867	1,300 - 433	Shortfall/Surplus of Supply	1,300 - 204	+1,096
14.94	1,300 / 87	Supply in Years	1,300 / 41	31.71

Table 8 BDC RPA - SHMA OAN, inc. City Deals Uplift Based

Liverpool	5 Year Housing Land Supply Assessment, April 2017			Sedgefield
2,554	SHMA OAN 2015 - 2036			2,554
122	SHMA OAN Annual Requirement			122
244	Requirement 1 April 2015 to 31 March 2017			244
492	Completions 1 April 2015 to 31 March 2017			492
+248	Housing Shortfall/Surplus since 1 st April 2015			+248
610	SHMA 5 year requirement 2017/18 to 2021/22			610
65	248 / 19 years x 5 years	Adjustment for Shortfall/Surplus	All in 5 years	248
545	610 - 65	Revised 5 Year Requirement	610 - 248	362
27	5%	Plus NPPF Buffer	5%	18
572	545 + 27	Total 5 year requirement 2017/18 to 2021/22	362 + 18	380
114	572 / 5 years	Revised Annual Requirement	380 / 5 Years	76
1,300	Supply of Housing			1,300
+728	1,300 - 572	Shortfall/Surplus of Supply	1,300 - 380	+920
11.40	1,300 / 114	Supply in Years	1,300 / 76	17.11

Table 9 SNDC RPA - JCS Based

Liverpool	5 Year Housing Land Supply Assessment, April 2017			Sedgefield
2,368	JCS Plan Requirement 2008 - 2026			2,368
132	JCS Annual Requirement			132
1,188	Requirement 1 April 2008 to 31 March 2017			1,188
2,154	Completions 1 April 2008 to 31 March 2017			2,154
+ 966	Housing Surplus / Shortfall since 1 st April 2008			+ 966
660	JCS 5 year requirement 2017/18 to 2021/22			660
537	966 / 9 years x 5 years	Adjustment for Shortfall/Surplus	All in 5 years	+966
123	660 - 537	Revised 5 Year Requirement	660 - 966	-306
6	5%	Plus NPPF Buffer	5%	15
129	123 + 6	Total 5 year requirement 2017/18 to 2021/22	-306+15	-291
26	129 / 5 Years	Revised Annual Requirement	-291 / 5 Years	-58
1,625	Supply of Housing			1,625
+1,496	1,625 - 129	Shortfall/Surplus of Supply	1,625 - -291	+1,916
62.50	1,625 / 26	Supply in Years	1,625 / -58	~

Table 10 SNDC RPA - SHMA OAN Based

Liverpool	5 Year Housing Land Supply Assessment, April 2017			Sedgefield
6,844	SHMA OAN 2015 - 2036			6,844
326	SHMA OAN Annual Requirement			326
652	Requirement 1 April 2015 to 31 March 2017			652
513	Completions 1 April 2015 to 31 March 2017			513
-139	Housing Shortfall/Surplus since 1 st April 2015			-139
1,630	SHMA 5 year requirement 2017/18 to 2021/22			1,630
37	139 / 19 years x 5 years	Adjustment for Shortfall/Surplus	All in 5 years	139
1,667	1,630 + 37	Revised 5 Year Requirement	1,630 + 139	1,769
83	5%	Plus NPPF Buffer	5%	88
1,750	1,667 + 83	Total 5 year requirement 2017/18 to 2021/22	1,769 + 88	1,857
350	1,750 / 5 years	Revised Annual Requirement	1,857 / 5 Years	371
1,625	Supply of Housing			1,625
-125	1,750 – 1,625	Shortfall/Surplus of Supply	1,857 – 1,625	-232
4.64	1,625 / 350	Supply in Years	1,625 / 371	4.38

Table 11 SNDC RPA - SHMA OAN, inc. City Deals Uplift Based

Liverpool	5 Year Housing Land Supply Assessment, April 2017			Sedgefield
7,416	SHMA OAN 2015 - 2036			7,416
353	SHMA OAN Annual Requirement			353
706	Requirement 1 April 2015 to 31 March 2017			706
513	Completions 1 April 2015 to 31 March 2017			513
-193	Housing Shortfall/Surplus since 1 st April 2015			-193
1,765	SHMA 5 year requirement 2017/18 to 2021/22			1,765
51	193 / 19 years x 5 years	Adjustment for Shortfall/Surplus	All in 5 years	193
1,816	1,765 + 51	Revised 5 Year Requirement	1,765 + 193	1,958
91	5%	Plus NPPF Buffer	5%	98
1,907	1,816 + 91	Total 5 year requirement 2017/18 to 2021/22	1,958 + 98	2,056
381	1,907 / 5 years	Revised Annual Requirement	2,056 / 5 years	411
1,625	Supply of Housing			1,625
-282	1,907 – 1,625	Shortfall/Surplus of Supply	2,056 – 1,625	-431
4.27	1,625 / 381	Supply in Years	1,625 / 411	3.95

48. Tables 6 and 9 above clearly shows that across the RPAs the supply of deliverable land at 1st April 2017 continues to significantly exceed what would be required under the JCS. Tables 7 and 8 also show that against the more recent SHMA assessment of housing need there is an ample supply of deliverable housing land in the BDC RPA at 1st April 2017. Tables 10 and 11 show that in the SNDC RPA there be a relatively small housing land supply deficit against both SHMA scenarios.

March 2018

Appendix A1 – Whole Greater Norwich Area Trajectory

	Greater Norwich, all sites - 2008/09 to 2025/26	Completions									Projections											
		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
Past Completions	Actual Completions - Previous Years	1,736	1,237	1,168	1,182	1,238	1,241	1,676	1,728													
	Actual Completions - Reporting Year									2,251												
Future Supply	Projected Completions - Current Year										2,401											
	Projected Completions - Future Years Existing Sites											3,243	3,476	3,953	3,943	3,353	2,846	2,451	2,814			
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	2,046	2,064	2,115	2,179	2,250	2,328	2,418	2,486	2,561	2,596	2,620	2,531	2,374	2,058	1,587	998	74	-2,303	41,937	Total Delivered	
	JCS allocation annualised over 18 years (2008 - 2026)	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	36,820	Total Required

Five Year Supply	2,401	3,243	3,476	3,953	3,943	17,016	Units
Liverpool Five Year Requirement plus 20% (6 yrs)	3,115	3,115	3,115	3,115	3,115	15,575	Units
						1,441	Unit Surplus
						5.46	Yrs Land Supply

Appendix A2 – Whole Norwich Policy Area Trajectory

	Whole NPA, all sites - 2008/09 to 2025/26	Completions									Projections												
		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26				
Past Completions	Actual Completions - Previous Years	1,193	923	910	915	882	992	1,143	1,164														
	Actual Completions - Reporting Year									1,810													
Future Supply	Projected Completions - Current Year										1,923												
	Projected Completions - Future Years Existing Sites											2,570	2,746	3,334	3,518	3,101	2,644	2,280	2,668				
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	1,825	1,862	1,921	1,988	2,065	2,156	2,253	2,354	2,473	2,546	2,624	2,632	2,613	2,468	2,206	1,908	1,540	799				
	JCS allocation annualised over 18 years (2008 - 2026)	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825				
																				34,716	Total Delivered		
																						32,847	Total Required

Five Year Supply	1,923	2,570	2,746	3,334	3,518	14,091	Units
JCS Five Year Requirement plus 20% (6 yrs)	3,056	3,056	3,056	3,056	3,056	15,278	Units
						-1,187	Unit Surplus
						4.61	Yrs Land Supply

Appendix A3 – Broadland Norwich Policy Area Trajectory

	Broadland NPA, all sites - 2008/09 to 2025/26	Completions									Projections											
		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
	13 December 2017 Draft																					
Past Completions	Actual Completions - Previous Years	104	84	81	157	56	217	217	340													
	Actual Completions - Reporting Year									410												
Future Supply	Projected Completions - Current Year										463											
	Projected Completions - Future Years Existing Sites											564	879	1,448	1,630	1,556	1,297	1,037	1,181	11,721	Total Delivered	
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	617	647	682	722	762	817	867	926	984	1,048	1,121	1,201	1,255	1,216	1,112	964	798	559			
	JCS allocation annualised over 18 years (2008 - 2026)	617	617	617	617	617	617	617	617	617	617	617	617	617	617	617	617	617	617	11,099	Total Required	

Five Year Supply	463	564	879	1,448	1,630	4,984	Units
JCS Five Year Requirement plus 20% (6 yrs)	1,258	1,258	1,258	1,258	1,258	6,289	Units
						-1,305	Unit Surplus
						3.96	Yrs Land Supply

Appendix A4 – Norwich Trajectory

Norwich, all sites - 2008/09 to 2025/26		Completions									Projections								
13 December 2017 Draft		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions	Actual Completions - Previous Years	527	399	377	280	407	210	252	365										
	Actual Completions - Reporting Year									445									
Future Supply	Projected Completions - Current Year										428								
	Projected Completions - Future Years Existing Sites											902	675	797	914	495	462	488	832
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	477	474	479	486	501	508	533	558	578	592	613	571	554	506	404	373	329	169
	JCS allocation annualised over 18 years (2008 - 2026)	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477
											9,255	Total Delivered							
											8,592	Total Required							

Five Year Supply							428	902	675	797	914	3,716	Units
JCS Five Year Requirement plus 20% (6 yrs)							711	711	711	711	711	3,553	Units
												163	Unit Surplus
												5.23	Yrs Land Supply

Appendix A5 – South Norfolk Norwich Policy Area Trajectory

South Norfolk NPA, all sites - 2008/09 to 2025/26		Completions									Projections										
13 December 2017 Draft		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual Completions - Previous Years	562	440	452	478	419	565	674	459												
	Actual Completions - Reporting Year								955												
Future Supply	Projected Completions - Current Year									1,032											
	Projected Completions - Future Years Existing Sites										1,104	1,192	1,089	974	1,050	885	755	655	13,740	Total Delivered	
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	731	741	760	780	802	831	853	870	911	906	890	859	804	747	690	570	413	71		
	JCS allocation annualised over 18 years (2008 - 2026)	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	13,156	Total Required

Five Year Supply	1,032	1,104	1,192	1,089	974	5,391	Units
JCS Five Year Requirement plus 20% (6 yrs)	1,087	1,087	1,087	1,087	1,087	5,435	Units
						-44	Unit Surplus
						4.96	Yrs Land Supply

Appendix B1 – Broadland Rural Area Trajectory

Broadland RPA, all sites - 2008/09 to 2025/26		Completions									Projections											
13 December 2017 Draft		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
Past Completions	Actual Completions - Previous Years	198	109	69	70	106	139	188	258													
	Actual Completions - Reporting Year									234												
Future Supply	Projected Completions - Current Year										223											
	Projected Completions - Future Years Existing Sites											281	304	301	191	48	48	48	48			
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	89	83	81	82	83	81	76	66	47	26	1	-39	-96	-175	-267	-371	-581	-1,210			
	JCS allocation annualised over 18 years (2008 - 2026)	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89			
												2,863	Total Delivered									
												1,605	Total Required									

Five Year Supply							223	281	304	301	191	1,300	Units
JCS Five Year Requirement plus 5% (5.25 yrs)							27	27	27	27	27	135	Units
												1,164	Unit Surplus Yrs
												48.15	Land Supply

Appendix B2 – South Norfolk Rural Area Trajectory

South Norfolk RPA, all sites - 2008/09 to 2025/26		Completions									Projections								
13 December 2017 Draft		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions	Actual Completions - Previous Years	345	205	189	197	250	110	345	306										
	Actual Completions - Reporting Year									207									
Future Supply	Projected Completions - Current Year										255								
	Projected Completions - Future Years Existing Sites											392	426	318	234	204	154	123	98
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	132	119	114	109	102	91	89	66	42	24	-5	-62	-143	-235	-353	-538	-885	-1,892
	JCS allocation annualised over 18 years (2008 - 2026)	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132
												4,358	Total Delivered						
												2,368	Total Required						

Five Year Supply	255	392	426	318	234	1,625	Units
JCS Five Year Requirement plus 5% (5.25 yrs)	26	26	26	26	26	129	Units
						1,496	Unit Surplus Yrs
						62.50	Land Supply

APPENDIX C – NPA SITES INFORMATION

Broadland

Address	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
Blofield: Land off Wyngates	25	24								
Blofield: Land Off Woodbastwick Road										
Blofield: Land off Blofield Corner Road			18	18						
Blofield: Land East of Plantation Road			7	7						
Blofield: Land Adj. 20 Yarmouth Road	20	10								
Blofield: Land South of Yarmouth Road and North of Lingwood Road	45	28								
Blofield: Land South of Yarmouth Road and North of Lingwood Road, Phase II		22	8							
Blofield: Former Piggeries, Manor Farm, Yarmouth Road										
Blofield: Land at Yarmouth Road			50	50	50	12				
Brundall: Vauxhall Mallards & Land Rear of Hillside	21									
Drayton: Land Adj. Hall Lane			25	50	50	50	50	25		
Drayton: Land East of School Road										
Gt & Lt Plum: Land to the North East Side of Church Road		11								
Gt & Lt Plum: Land at Former Little Plumstead Hospital	35	35	35	4						
Hellesdon: C T D Tile House, Eversley Road	25	40								
Hellesdon: Land at Hospital Grounds, Drayton Road				50	50	50	50	50	50	
Hellesdon: Royal Norwich Golf Course		40	75	100	100	125	125	125	125	185
Horsford: Land at Sharps Hall Farm	7									
Horsford: Land to the East of Holt Road		20	75	54	54	56				

Horsham & Newton St Faiths: Land East of Manor Road				36	24					
Old Catton: 11 Dixons Fold	15									
Old Catton: Repton House		7								
Salhouse: Land Adj. 24 Norwich Road	2									
Thorpe St Andrew: Pinebanks			25	50	50	50	56			
Thorpe St Andrew: Land at Griffin Lane			12	25	25	9				
Thorpe St Andrew: Oasis Sport and Leisure Centre		5	11	11						
Thorpe St Andrew: 27 Yarmouth Road		25								
Thorpe St Andrew: The Oaks, 16 Harvey Lane		8								
Growth Triangle: Land off Green Lane West				25	25					
Growth Triangle: Land off Salhouse Road Phase 1	45	34								
Growth Triangle: Land off Salhouse Road Phase 2			15							
Growth Triangle: Land East of Buxton Road		20	40	40	40	40	40	5		
Growth Triangle: Land South of Moorsticks, Buxton Road				10	9					
Growth Triangle: Beeston Park			75	150	203	243	311	252	141	2145
Growth Triangle: White House Farm	160	160	160	160	160	160	33			
Growth Triangle: Home Farm Phase 5	25	25	3							
Growth Triangle: Home Farm Phase 4			22	25	25	3				
Growth Triangle: Land at Brook Farm & Laurel Farm				25	50	50	50	50	375	
Growth Triangle: Land South of Salhouse Road (Lanpro)			25	50	50	50	50	50	50	478

Growth Triangle: Land South of Salhouse Road (UB&L)						25	50	50	50	205
Growth Triangle: Land North of Plumstead Road				22	23					
Growth Triangle: Land East of Broadland Business Park (Landform)				25	50	50	50	50	50	25
Growth Triangle: Land East of Broadland Business Park (I-field)				25	50	50	50	50	50	275
Growth Triangle: Norwich RFU			20	45	45	45	45	45	5	
Growth Triangle: Land North of Repton Avenue	5	5	25	50	50	50	50	50	50	5
Growth Triangle: North Rackheath			50	100	100	100	100	100	100	2350
Growth Triangle: Land South of Green Lane West			20	45	45	45	45	45	45	32
Growth Triangle: Land South of Green Lane East			24	48	48	33				
Growth Triangle: White House Farm (North East)				80	160	160	60			
Growth Triangle: Land East of Broadland Business Park (North)					25	50	50	50	50	75
Sites of 5 Homes or Fewer	33	33	33	33	34					
Windfall Assumptions		12	28	40	40	40	40	40	40	
BDC NPA Total	463	564	879	1,448	1,630	1,556	1,297	1,037	1,181	

Bishop Bridge Road, land east of excl 29-31 Bishop Bridge Road										31
Bluebell Road, Bartram Mowers site Phase 1	62									
Bluebell Road, Bartram Mowers site Phase 2				41						
Bluebell Road, Bartram Mowers site Phase 3						20				
Bowers Avenue, Garages Adjacent To No's 245, 247, 269 & 271	8									
Bowthorpe Road, Norwich Community Hospital Site				73						7
Bracondale, Deal Ground excludes May Gurney/Carrow Yacht Club site (SNDC)										550
Carshalton Road, Former Lakenham Sports and Social Club	9									
Cattle Market Street, 23, St Peters House					53					
Cattle Market Street, 24			8							
City Road, 24, John Youngs Ltd					40	5				
City Road, Corton House	15									
Cremorne Lane, Utilities Site parts within Norwich										100
Dereham Road, land & buildings adjacent to & Including 349A & 349B								24		
Dereham Road, Site of former Earl of Leicester PH, 238a					12					
Dereham Road, adjacent to 420 (former Scout Hut)										8
Dibden Road, Van Dal Shoes and car park						10	10	5		
Drayton Road, 81-93										30
Drayton Road, adjoining Lime Kiln Mews		29								

Magdalen Road, 118 (site of former Elm Tavern)					11					
Magdalen Street, 150-152	3									
Magpie Road, 34					6					
Mile Cross Depot				100	100					
Mousehold Lane, Start Rite Factory site			40							
Northumberland Street, 120-130		36								
Oak Street / Sussex Street commercial sites, 160-162 Oak Street										15
Muspole Street, Seymour Hse & The Guildyard, Colegate Consented part of St Georges Works scheme								60		
Oak Street, 161 consented northern part of allocation			27							
Oak Street, 140-154						10				
Oxford Street, garages opposite no2	5									
Penn Grove, site of former 18	9									
Plumstead Road, 119	9									
Pottergate car park									20	
Prince of Wales Road, 112-114, Grosvenor House		78								
Princes Street, 11-13 Paston Hse			62							
Queens Road and Surrey Street			40							
Raynham Street, north of					20	20				
Rosary Road, 66		6								
Rose Lane and Mountergate, land at			70							230
Rose Lane, 26-36		26								
Rye Avenue, 48-54, garages to rear of	9									
St Georges Street, Merchants Court										20
Silver Road, Baptist Church						10				

Sprowston Road, 395-397	4	4								
Sprowston Road, 463-503		9								
Starling Road, Industrial sites; remainder of allocation										9
Surrey Street, 25-27				8						
Surrey Street, Sentinel Hse 37-43		199								29
Sussex Street, 70-72		19								
Thorpe Road, 58					5					
Thorpe Road, Eastgate House, 122	49									
Thorpe Road/Lower Clarence Road, Busseys Garage										25
Thorpe Road: 13-17 Norwich Mail Centre						37	37	38	38	
Three Score	14	65	50	43	75	75	75	75	75	361
Thurling Plain, 40, garages adjacent to	9									
Unthank Road, 3&5	9									
Unthank Road, Flordon Hse, 195		5								
Upper King Street, 19, second and third floors										10
Wall Road, part Sewell Park Academy	24	12								
Waterworks Road, Heigham Water Treatment Works									150	
Westwick Street Car Park										30
Windmill Road, land north of		17								
Sites of 5 Homes or Fewer	34	33	34	33	34					
NRW Windfall Assumption		10	20	50	50	50	50	50	50	
Norwich Total	428	902	675	797	914	495	462	488	832	

		34	95	95	95	95	95	95	95	279
Hethersett: Great Melton Road	40	33								
Hethersett: North of Grove Road						40				
Little Melton: Ringwood Close	10	9								
Little Melton: Mill Road	15	5								
Little Melton: Gibbs Close		13	14							
Long Stratton:LNGS1 allocation				35	35	35	35	35	35	390
					75	100	100	100	100	725
Long Stratton: Former Cygnet House care home site	48									
Long Stratton: 39 Swan Lane	6									
Mulbarton: The Rosery/Long Lane	50	50	14							
Newton Flotman: Flordon Road/Church Road				15	15					
Newton Flotman: 38 Olive Avenue			8							
Poringland: The Street	30	30	30	11						
			15	30	30	30	30	10		
	28	8								
	27									
Poringland: Heath Farm allocation	40	81	50							
Poringland: The Ridings				20						
Poringland: Mill Close	1									
Stoke Holy Cross: South of Long Lane	3	25	25							
Stoke Holy Cross: North of Long Lane	15	8								
Stoke Holy Cross, Chandler Road		7	5							
Surlingham: The Street			2	3						
Surlingham: New Road		2	2	1						
Swardeston: Bobbins Way			14	25						
Swardeston: Main Road				15	15					

Tasburgh: Church Road				10	10					
Tasburgh: Low Road		6								
Tharston: Chequers Road	30	35	30							
Trowse: May Gurney/Keir site & Carrow Yacht Club						20	50			20
Trowse: White Horse Lane	8	30	20	20	20					
		37	38							
Wymondham: South Wymondham	40	40	40	24						
				20	40	30				
	37	52	32							
			20	45	45	11				
		38	53	30	32					
			20	20	100	100	100	100	100	137
Wymondham: RFC			25	75	75	75	75	65		
Wymondham: London Road			25	50	50	50	50	50	50	50
Wymondham: Carpenter's Barn	75	75	75	39						
Wymondham: Norwich Common/Beckett's Grove	1									
Wymondham: Norwich Road/Spinks Lane	50	50	50	50	6					
Wymondham: Former sale ground				25	25	14				
Wymondham: Chapel Lane/Bunwell Road, Spooner Row	8	15	10							
Wymondham: between Burdock Close and Blackthorn Road	15									
Wymondham: Friarscroft Lane				20						
Wymondham: BOCM Paul, Rightup Lane		14								
Wymondham: 1 Cantley Villas, Spooner Row	7									
Wymondham: 93 Silfield Road			7							

Wymondham: SE 9 Spinks Lane		5								
Wymondham: The Bungalow, Station Road, Spooner Row						5				
Wymondham: School Lane, Spooner Row			7							
Sites of 5 Homes or Fewer	36	36	37	36	36					
NPA Windfall Assumptions		12	28	40	40	40	40	40	40	
SNDC NPA Total	1,032	1,104	1,192	1,089	974	1,050	885	755	655	1,966

Appendix D - RURAL AREA SITES INFORMATION

Broadland

Address	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
Acle: Land to North of Springfield	6	0	6							
Acle: Land to North of Springfield	11	0	13							
Acle: Land North of Norwich Road		25	50	50	15					
Acle: Hillside Farm, Reedham Road				15	15					
Aylsham: Land Adj. Woodgate Farm	60	50								
Aylsham: Aegel House, Burgh Road	10	12								
Aylsham: Land North of Sir William's Lane	50	50	50	31						
Aylsham: The Old Mill, Dunkirk	2		2		2					
Aylsham: Hungate Lodge, Hungate Street		2	3	2	2					
Buxton: Land East off Lion Road/Land North off Mead Close		12	8							
Cawston: Land East of Gayford Road				8	12					
Coltishall: Land off Rectory Road			10	20						
Coltishall: Land at Jordon's Scrapyard		10	20							
Crostwick: Land adj St Marys Care Home, North Walsham Road			8	10						
Freethorpe: Land Adj. 139 The Common	3									
Freethorpe: Land North of Palmer's Lane				5	5					
Hainford: Land off Stratton Road										
Haveringland: Charmbeck Park			5	5						
Lingwood: Lingwood Primary School, Chapel Road		7	8	7						
Lingwood: Land at Lodge Road	2	2	2	1						

Marsham: Land to Rear of 42-46 High Street			4	4					
Lenwade: Offices, Atlas Works, Norwich Road, Lenwade		5	5	5	7				
Reedham: Land at Station Road	12	12							
Reepham: New Road	4	5							
Reepham: The Dial House, Market Place	4								
Reepham: Abb's Garage, 32 School Road		8							
Reepham: Land off Broomhill Lane			25	50	45				
Reepham: Land at Former Station Yard				10	10				
South Walsham: Land to Rear Burlingham Road and St Mary's Close		12	8						
Strumpshaw: Former Hamper People, Norwich Road		5	5						
Strumpshaw: Land at Mill Road		10							
Swannington: 1-4, Station Road			6						
Wroxham: Land West of Salhouse Road	29								
Sites of 5 Homes or Fewer	30	30	30	30	30				
RPA Windfall Assumptions		24	36	48	48	48	48	48	48
Broadland RPA Total	223	281	304	301	191	48	48	48	48

South Norfolk

Address	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
Ashwellthorpe: r/o Wood Farm, The Street	8	23								
Aslacton: Coopers Scrap Yard					15					
Barford: west of The Hall, off Church Lane				10						
Barnham Broom: Rush Green Road, Bell Road		12	12							
Bergh Apton: off Cookes Road	11									
Bergh Apton: west of St Martin's Church, The Street		2	3							
Brooke: High Green Farm		5	8							
Broome: Yarmouth Road						5				
Broome: adj Broome Heath			5							
Bunwell: Bunwell Street		8								
Bunwell: The Turnpike		4	4							
Carleton Rode: Cooks Garage	2									
Carleton Rode: west of Rode Lane				5						
Carleton Rode: Flaxlands Road				5						
Dickleburgh: Mount Pleasant, Norwich Road	15									
Dickleburgh: Langmere Road		17	5							
Diss: North of Vinces Road (DIS1)			6	6	6	6	6	5		
Diss: Frenze Hall Lane (DIS4)	25	50	50	11						
Diss: South of Park Road (DIS2)						15				
Diss: Former Haulage Depot, Park Road (DIS5)			6	9						
Diss: Former Hamlins Factory Site (DIS6)						13				
Diss: Feather Factory Site (DIS7)						17				
Diss: 38-39 Victoria Road	2									
Diss: Rackham's Builders Yard		6								
Ditchingham: Tunney's Lane field				10	10					
Earsham: Lodge Field		10	10							

Forncett: Old Station Yard, Station Road	1									
Geldeston: west of The Kells		13								
Gillingham: Norwich Road		10								
Great Moulton: High Green	3	2	2	2	1					
Hales: former workshop, Yarmouth Road		10								
Hales: North of Yarmouth Road				10						
Harleston: Spirkett's Lane/Limes Close						25	50	20		
Harleston: Former Howard Rotavator Works, Mendham		7	28							
Harleston: Cranes Meadow						9				
Harleston: West of Station Road			6							
Harleston: Maltings at Tudor Rose Way		5								
Hempnall: off Bungay Road, west of Roland Drive			10	10						
Hingham: land at Seamere Road	40	3								
Loddon: land north of George Lane	52	37	37	37	37					
Pulham Market: Sycamore Farm, Tattlepot Road			10							
Pulham St Mary: South of Chestnut Road			6							
Rockland St Mary: off Bee Orchid Way		20								
Roydon: Denmark Lane (DIS3)		15	15	12						
Scole: Old Norwich Road						15				
Scole: West of Norwich Road			9	9						
Seething: land on Seething Street			5							
Tacolneston: Land adj. The Fields			20							
Thurlton: Beccles Road, west of College Road		12	15							
Thurlton: rear of Norman Close	7									
Thurlton: South of Holly Cottage, Beccles Road		1	1	1	1	1				
Wicklewood: fronting High Street	11	3								
Wicklewood: High Oaks Works	2	2								
Wicklewood: Hackford Road				6						
Woodton: rear of Georges House, The Street			10	11						

Wortwell: Land at The Bell Field			5							
Wreningham: adj. builder's yard, Church Road	10									
Small sites (1-4 units) with planning permission at 31 March 2017	66	66	65	66	66					
NPA Windfall Assumptions		49	73	98	98	98	98	98	98	98
SNDC RPA Total	255	392	426	318	234	204	154	123	98	98

Appendix B – CIL receipts

Greater Norwich Infrastructure Investment Fund Reporting Year 2016-17

- Under the Greater Norwich City Deal, signed in December 2013, Broadland District Council, Norwich City Council and South Norfolk Council (hereafter referred to as ‘the Councils’) committed to pooling the majority of their Community Infrastructure Levy (CIL) income to create a Greater Norwich Infrastructure Investment Fund.
- In accordance with the CIL legislation, the Councils may deduct up to a maximum of 5% of the CIL to cover administration costs, such as invoicing and collection of CIL. A further 15% or 25% neighbourhood contribution (dependent upon whether there is a Neighbourhood plan in place and subject to “capping” arrangements where not) is deducted by the Councils and in the case of Broadland and South Norfolk is required to be paid over to the relevant Parish/Town Council. As Norwich is un-parished the community element of CIL (15%) is retained and managed by Norwich City Council.
- The majority of the remaining balance (eg excluding amounts arising from “capping” and surcharges) of CIL revenues from each of the Councils is paid into the Infrastructure Investment Fund to be used for infrastructure investment, identified in the long-term capital programme to 2026.
- The Infrastructure Investment Fund is administered by the Greater Norwich Growth Board (GNGB) – a partnership of the three District Authorities working with Norfolk County Council and New Anglia Local Enterprise Partnership (the LEP). Norfolk County Council has been appointed as the Accountable Body.
- The GNGB has responsibility for overseeing the delivery of the strategic infrastructure identified as being required to support the planned growth of the Greater Norwich area. The Board agrees an annual programme of infrastructure projects to be delivered by the GNGB via a Greater Norwich Growth Programme which will be funded either wholly or in part from the Infrastructure Investment Fund.

Reporting information as required by the Community Infrastructure Levy Regulation 62 (4) for the year 2016 to 2017, for the element of CIL which is pooled across the authorities of Broadland District Council, Norwich City Council and South Norfolk Council.

Through the City Deals it was agreed that the Councils, in their reporting requirements for the use of CIL, do not have to comply with the requirement to report at individual project level the amount of CIL which they have individually utilised. Instead the authorities can jointly state the amount of CIL they have used as a total and list those projects which CIL has funded. This information is set out below for the element of CIL pooled into the Greater Norwich Infrastructure Investment Fund (IIF) and utilised for the delivery of strategic infrastructure across the Greater Norwich area.

	2013/14	2014/15	2015/16	2016/17
Broadland	£43,489.23	£629,847.55	£1,703,170.60	£1,288,938.55
Norwich	£12,210.00	£128,572.48	£332,441.45	£914,964.52
South Norfolk		£92,397.28	£454,782.37	£1,010,675.47
Total CIL pooled into IIF	£55,699.23	£850,817.31	£2,490,400.42	£3,214,578.54

The Total CIL receipts transferred to the Infrastructure Investment Fund to 31 March 2017: **£6,611,495.50**

The Infrastructure Investment Fund is used to support the delivery of a capital programme of projects which is approved annually by the Greater Norwich Growth Board. The list of projects approved by the Board to receive funding from the IIF is called the Growth Programme. The latest Growth Programme is available to view here:

<http://www.greaternorwichgrowth.org.uk/delivery/growth-programme/>

The total CIL expenditure and the items of infrastructure to which CIL has been applied to date is **£1,327,487.52** as shown in the table below:

Project	CIL Drawdown 15/16	CIL Drawdown 16/17
Harrisons' Plantation	£9,900.00	£21,069.82
Danby Wood	£25,861.85	
Marston Marsh	£23,805.33	£639.83
Earlham Millennium Green Phase	£3,159.83	
Riverside Walk	£17,360.76	£31,000.00
Marriott's Way Phase	£60,000.00	
Hospital Health Walk	£37,852.00	
Earlham Millennium Green - Phase 2		£52,121.04
Marriott's Way - Phase 2		£236,451.52
NATS Programme 2015/16 - 2019/20		£85,265.54
Pink Pedalway		£150,000.00
NDR Loan repayments		£573,000.00
TOTAL	£177,939.77	£1,149,547.75

As at the end of the reported year (2016/17) the total amount of CIL receipts held in the

Infrastructure Investment Fund was £5,284,007.98

The full programme of infrastructure projects which have been approved through the Greater Norwich Growth Programme to receive funding from the Infrastructure Investment Fund is included below.

GREATER NORWICH GROWTH PROGRAMME

* Projects supported by borrowing (also highlighted in grey)

Ref	Expenditure	Original Budget	Actual spend	Other funding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Agreed 2014/15 Growth Programme																	
GP1	Harrisons' Wood	(45)					(15)	(16)	(13)	(1)							
	Harrisons' Wood secured funding (S106)	45									45						
GP2	Danby Wood	(35)	(26)				(26)										
GP3	Marston Marsh	(30)	(25)				(24)	(1)									
GP4	Earlham Millennium Green - Phase 1	(15)	(3)				(3)										
GP5	Riverside Walk	(70)	(48)	(19)			(17)	(31)									
GP6	Marritt's Way - Phase 1	(60)	(60)				(60)										
GP7	Norwich Health Walks	(40)	(38)				(38)										
Agreed 2015/16 Growth Programme																	
GP8	Earlham Millennium Green - Phase 2	(66)						(12)	(54)								
GP9	Marritt's Way - Phase 2	(250)	(236)				(236)										
GP10 - 17	NATS Programme 2015/16 - 2019/20	(30,855)	(3,570)	(27,285)					(1,520)	(1,600)	(450)						
Agreed 2016/17 Growth Programme																	
GP19	St Faiths to Airport Transport Link	(1,000)							(150)	(425)	(425)						
GP21	Golden Ball Street public realm additional allocation	(500)							(500)								
GP22	Pink Pedalway - Heathgate	(250)	(150)	(100)			(150)										
GP23	Carrow Bridge to Deal Ground riverside path	(350)		(250)					(100)								
GP24	Colney River Crossing (NRP to Threescore)	(401)		(251)						(150)							
GP25*	NDR	(178,450)		(138,450)				(40,000)									
GP26*	Long Stratton Bypass	(20,000)		(10,000)						(5,000)	(5,000)						
Agreed 2017/18 Growth Programme																	
GP27	Lizard and Siffield Nature Reserves	(40)							(40)								
GP28	Costessey Circular Walks	(6)							(6)								
GP29	Bam Road Gateway	(40)							(20)	(20)							
GP30	Sloughbottom Park - Andersons Meadow	(250)							(150)	(100)							
GP31	Riverside Walk accessibility improvements	(200)							(20)	(180)							
GP32	Broadland Way - Green Lane North to Plumstead Road	(150)								(150)							
GP33	Strumpshaw Pit Circular Walk	(60)	(25)							(35)							
GP34	Cringleford N&N strategic connections	(68)	(10)							(58)							
GP35	Riverside Walk: Fye Bridge to Whitefriars	(160)									(160)						
GP36	Castle Gardens	(1,472)	(1,072)						(75)	(75)							
GP37	Long Stratton Sports Hub	(2,545)	(2,045)						(500)								
GP38	Football pitch improvements	(100)							(25)	(25)	(25)	(25)					
GP39	Hales cricket and bowls clubhouse improvements	(160)	(130)						(30)								
GP40	Wymondham: new sports improvements	(800)	(550)						(250)								
GP41	Wroxham Library: self service improvements	(43)								(120)							
GP42	Plumstead Road Library: self service improvements	(85)	(33)														
GP43	Diss library: self service improvements	(25)															
GP44	Education								(2,000)								
	Cash reserve								(860)								
	Borrowing costs							(405)	(1,997)	(2,065)	(2,323)	(2,581)	(2,581)	(2,581)	(2,581)	(2,581)	(2,581)
TOTAL																	
	Pooled funding requirement of Growth Programmes excluding borrowing	(10,921)				(183)	(446)	(6,433)	(2,819)	(1,015)	(25)	-	-	-	-	-	-
	Pooled Funding Requirement including borrowing					(183)	(851)	(8,431)	(4,884)	(3,338)	(2,606)	(2,581)	(2,581)	(2,581)	(2,581)	(2,581)	(2,581)
Actual CIL Income																	
	Pooled CIL Projection				56	851	2,490	3,215	4,720	7,271	9,587	10,956	10,179	8,854	7,660	7,393	5,509
Yearly Pooled CIL Surplus / (Deficit)																	
					56	851	2,308	2,364	(3,711)	2,387	6,249	8,350	7,598	6,273	5,079	4,812	2,928
Cumulative Pooled CIL Surplus / (Deficit)																	
					56	907	3,214	5,578	1,866	4,254	10,503	18,853	26,451	32,724	37,803	42,615	45,543



Broadland District Council: CIL report for 1st April 2016 to 31st March 2017

Regulation 62 of The Community Infrastructure Regulations 2010 (as amended) requires a "charging authority" (Broadland) to prepare a report for any financial year for which it collects CIL.

*** See Greater Norwich Infrastructure Investment Fund below for CIL expenditure in the Greater Norwich Area**

Regulation 62	Description	Amount
4(a)	Total CIL receipts	£1,648,176.62
(b)	Total CIL expenditure	£1,646,722.93 * Also see GNIIF
(c)(i)	The items of infrastructure to which CIL has been applied	* See GNIIF
(ii)	Amount of CIL expenditure on each item	* See GNIIF
(iii)	Amount of CIL applied to repay money borrowed	Nil
(iv)	Amount of CIL applied to administrative expenses	£82,335.79 (5%)
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 16 & Apr 17)	£275,448.59
(ii)	Amount of CIL passed to any individual (reg 59(4))	Nil
4(cb)	Summary details of the receipt and expenditure of CIL to which regulations 59A or 59B applied.	See Parish Tables
(i)	The total CIL receipts that regulations 59A or 59B applied to	£275,448.59
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	N/A
(iii)	The amount of expenditure on each item	See Parish Table
4(cc)	Summary details of any notices served in accordance with regulation 59E	N/A
4(d)(i)	The total amount of CIL receipts retained at the end of the reported year, other than those to which reg 59E or 59F applied	£1,453.69
(ii)	CIL receipts from previous years retained at the end of 2015/16 other than those to which regulation 59E or 59F applied	£47,379.48
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	N/A
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	N/A
4(e)	Infrastructure payments	None



CIL funds collected and distributed by BDC for Financial Year 1 April 2016 to 31 March 2017

Parish	Gross amount	Parish / Town		Retained/ surcharge
		15%	25%	
Acle	38,577.12		9,644.28	
Aylsham	25,871.01	3,879.63		
Blofield	767,078.03	115,061.67		
Brundall	28,898.44	4,334.77		
Buxton	11,259.55	1,688.99		
Frettenham	131.25	19.68		
Great Plumstead	3,006.70		751.67	
Hainford	42,502.48	6,375.37		
Hellesdon	75,708.05	11,358.19		
Hevingham	28,626.78	4,294.00		
Horsford	30,999.35	4,649.90		
Horstead	16,777.00	2,516.54		
Lingwood	3,288.00	493.20		
Little Plumstead	131,323.10		32,830.76	
Marsham	13,754.55	2,063.18		
Old Catton	27,048.16		6,762.03	
Postwick	21,518.79	3,227.81		
Rackheath	1,662.88	219.42		200.00
Reedham	24,002.83	3,600.41		
Reepham	63,773.44	9,566.00		
Ringland	21,741.96	3,108.78		1,016.70
Salhouse	117,248.28	17,587.23		
Spixworth	21,241.94	3,186.29		
Sprowston	84,432.59		21,108.13	
Taverham	11,278.04	1,692.29		
Thorpe St Andrew	13,790.96	2,033.09		236.99
Upton	3,523.58	528.53		
Weston Longville	8,960.04	1,344.00		
Wroxham	10,151.72	1,522.75		
	1,648,176.62	204,351.72	71,096.87	1,453.69

Total CIL receipts received by Broadland District Council	£1,648,176.62
Total amount distributed to Parish/Town Councils	£275,448.59
Total passed to Greater Norwich Investment Fund	£1,288,938.55
Total kept by BDC for administration	£82,335.79
Total retained by Broadland District Council	£1,453.69

Funds were distributed to parishes in October 2016 and April 2017

Funds were passed to the Greater Norwich Infrastructure Investment Fund in April 2017

Broadland District Council Parish CIL Expenditure 1 Apr 16 to 31 Mar 17

Parish/Town	Project	Date Paid	Expenditure
Felthorpe	Road safety improvements: road narrowing's	2016	849.83
Hevingham	Solar Lighting for car park – Edmundson Electrical (Actual total cost £4365.48 net VAT)	10.01.17	2,268.07
Honingham	Defibrillator	27.05.16	1,140.00
Honingham	Defibrillator Cabinet	25.05.16	485.00
Honingham	Total expenditure for Honingham		1,625.00
Horsford	Perch Seat at bus stop	04.04.16	295.00
Horsford	Two new bus shelters	06.06.16	4,244.60
Horsford	New play equipment (1 st instalment)	06.03.17	24,266.30
Horsford	Total expenditure for Horsford		28,805.90
Postwick with Witton	Sam Speed Sign	13.10.16	50.00
Postwick with Witton	Sam Speed Sign	01.12.16	139.00
Postwick with Witton	Total expenditure for Postwick with Witton		189.00
Reepham	Road Signs	24.10.16	451.00
Ringland	Village Hall Development - part of program for replacement windows and fire exit door	30.08.16	300.00
Ringland	Village Hall Development - part of program for replacement windows and fire exit door	03.01.17	2,416.67
Ringland	Village Hall Development - part of program for replacement windows and fire exit door	20.03.17	100.00
Ringland	Total expenditure for Ringland		2,816.67
Salhouse	TROD on Bell Lane	09.05.16	20,000.00
Sprowston	Re-development of Sprowston Diamond Centre	24.11.16	2,140.62
Sprowston	Re-development of Sprowston Diamond Centre	01.09.16	2,232.42
Sprowston	Total expenditure for Sprowston		4,373.04
Thorpe St Andrew	Concrete base for new bus shelter; Winstanley Avenue (Queensbury Bus Shelters)	01.08.16	1,177.00
Wood Dalling	Noticeboard	2016/17	439.00
Wood Dalling	Repairs to village bench	2016/17	85.00
Wood Dalling	Total expenditure for Wood Dalling		524.00
	Total reported parish/town council CIL expenditure		£63,079.51

NB - Based on information supplied by town and parish council's at time of production of this report



Norwich City Council Community Infrastructure Levy (CIL)

Regulation 62
Monitoring Report 2016/2017

1 Introduction

- 1.1. The Norwich City Council Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 25th June 2013 and came into effect on the 15th July 2013. Planning applications determined on or after the 15th July 2013 may therefore be subject to CIL.
- 1.2. The City Council is party to a Joint Working Agreement entered into with the Local Authorities and the LEP participating in the Greater Norwich Development Board (GNGB). (Broadland District Council, Norwich City Council, South Norfolk Council and Norfolk County Council are the Local Authorities for the Greater Norwich area. New Anglia LEP is the Local Enterprise Partnership for Norfolk and Suffolk)
- 1.3. The GNGB is the body responsible for delivering the strategic infrastructure identified as being required to support the planned growth in the Greater Norwich area. In accordance with the Community Infrastructure Regulations 2010 (as amended) regulation 123 a list of infrastructure identified has been published and can be viewed at https://www.norwich.gov.uk/downloads/file/1539/13_regulation_123_listpdf
- 1.4. The Joint Working Agreement agreed between the participating members of the GNGB confirms that Norwich City Council have agreed to transfer 80% of the CIL revenues collected by the authority to an Infrastructure Investment Fund to be administered by the Greater Norwich Growth Board. Norfolk County Council has been appointed as the Accountable Body.
- 1.5. The parties to the Joint Working Agreement will agree an annual programme of infrastructure projects to be delivered by the GNGB via a Greater Norwich Growth Programme which will be funded via the Infrastructure Investment Fund. Further details about the delivery of Greater Norwich Growth Programme are available via the following link <http://www.greaternorwichgrowth.org.uk/growth-board/>
- 1.6. The CIL regulations require that 15% of CIL revenues received by the City Council (or 25% where there is a neighbourhood plan) are retained as neighbourhood funding to be spent on local infrastructure projects or anything else that is concerned with addressing the demands that development places on an area. The City Council will be obliged to use existing community consultation and engagement processes in deciding how the neighbourhood funding element will be spent. This is to help communities to accommodate the impact of new development and encourage local people to support development by providing direct financial incentives to be spent on local priorities.
- 1.7. The Community Infrastructure Regulations 2010 (as amended) require a Charging Authority to prepare a report for any financial year in which-:
 - a) It collects CIL, or CIL is collected on its behalf; or
 - b) An amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent.

The financial year to which this document relates is 2016/17

2 Reporting

Table 1 below sets out the CIL Reporting information as required by CIL Regulation 62 (4).

Regulation 62 reference	Description	Amount
4.(a)	Total value of CIL Demand Notices raised in 2016/17	£713,319
	Total CIL receipts for 2016/17	£1,120,148
	Total CIL payable in 2017/18 from Demand Notices issued in 2016/17.	£232,235
4.(b)	Total CIL expenditure in 2016/17 (From CIL receipts retained for neighbourhood funding)	£8,684
4.(c) (i) & (ii)	The items of infrastructure to which CIL receipts retained for neighbourhood funding have been applied and amount of CIL funded expenditure on each item -:	
	1 Community Infrastructure	£1,416
	2 Transportation	£1,065
	3 Green Infrastructure	£6,203
4.(c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	Not Applicable
4.(c) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of the CIL Demand Notices issued in that year in accordance with regulation 61.	£35,666 (5%)
4.(ca) (i)	Amount of CIL paid to any local council under regulation 59A or 59B	Not Applicable
4.(ca) (ii)	Amount of CIL paid to the Greater Norwich Growth Board Infrastructure Investment Fund under regulation 59(4) (See Note 1)	£914,965
4.(d) (i)	Total amount of CIL receipts retained at the end of the reported year.	£189,456

Note 1-: Details of the Greater Norwich Growth Programme approved for 2016/17 and the infrastructure expenditure funded from the Greater Norwich Growth Board's Infrastructure Investment Fund can be accessed via the following link-:

<http://www.greaternorwichgrowth.org.uk/growth-board/meetings/>

Note 2-: Details of expenditure funded by the Greater Norwich Growth Board's Infrastructure Investment Fund in Norwich City Council statutory area-:

Project	Expenditure 2015/16	Expenditure 2016/17
Danby Wood – Access Improvements.	£525	£0
Marston Marsh – Access Improvements.	£640	£0
Earlham Millennium Green – Access Improvements.	£11,924	£38,876
Riverside Walk – Public Realm Improvements adj. Fye Bridge.	£31,030	£0
Marriott’s Way – Path resurfacing, lighting, landscaping works.	£244,020	£828
Heathgate –Valley Drive Cycle Route – Installation of cycle path.	£150,000	£0
Riverside Walk – Extension of riverside walk by NCFC.	£0	£29,424
Bowthorpe Crossing – Construction of new footbridge over River Yare.	£0	£47,593
Total	£438,139	£116,721

I. Further Information

- a. For further information about the Norwich City Council Community Infrastructure Levy including the Charging Schedule, Instalment Policy, and Regulation 123 list can be obtained from:-

https://www.norwich.gov.uk/downloads/20075/community_infrastructure_levy

- b. Further general information about the Community Infrastructure Levy can be obtained from the following sources:-

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

<http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>



South Norfolk Community Infrastructure Levy (CIL) report for 1st April 2016 to 31st March 2017

Regulation 62 of The Community Infrastructure Regulations 2010 (as amended) requires a “charging authority” (South Norfolk) to prepare a report for any financial year for which it collects CIL.

*** See Greater Norwich Infrastructure Investment Fund for the whole Greater Norwich Area**

Reporting Information as required by the Community Infrastructure Levy Regulation 62(4) for the year 2016 to 2017 for South Norfolk Council

Regulation 62	Description	Amount
4(a)	Total CIL receipts	£1,276,350.84
(b)	Total CIL expenditure	*
(c)(i)	The items of infrastructure to which CIL has been applied	*
(ii)	Amount of CIL expenditure on each item	*
(iii)	Amount of CIL applied to repay money borrowed	*
(iv)	Amount of CIL applied to administrative expenses	£63,817.57 (5%)
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 16 & Apr 17)	£201,857.80
(ii)	Amount of CIL passed to any individual (reg 59(4))	NONE
4(cb)	Summary details of the receipt and expenditure of CIL to which regulations 59A or 59B applied.	See Parish Table
(i)	The total CIL receipts that regulations 59A or 59B applied to	£201,857.80
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	None
(iii)	The amount of expenditure on each item	See Parish Table
4(cc)	Summary details of any notices served in accordance with regulation 59E	None
4(d)(i)	The total amount of CIL receipts retained at the end of the reported year, other than those to which reg 59E or 59F applied	*
(ii)	CIL receipts from previous years retained at the end of 2016/17 other than those to which regulation 59E or 59F applied	*
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	NIL
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	£762.00

4(e)	Infrastructure payments	None
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*Please note that the reporting information as required by the Community Infrastructure Levy Regulation 62(4) for the year 2015 to 2016 for South Norfolk Council has been amended from that published in the 2015-16 Annual Monitoring Report. The most up to date information for 2015-16 can be found on the South Norfolk Council website at <https://www.south-norfolk.gov.uk/community-infrastructure-levy>

CIL Payments made to Parishes for Financial Year 2016/2017

Parish	Planning Application No	Development	Gross Amount	15%	25%	Retained
Aldeby	2016/0072	Land At Priory Farm St Marys Road Aldeby	£3,283.38	£492.51		
Alpington	2015/0707	Land South Of Wheel Road Alpington	£101,900.16	£15,285.02		
Ashwellthorpe	2015/1413	Land South Of Blacksmiths Lane Ashwellthorpe	£852.03	£127.80		
Aslacton	2015/0750	Land North Of Low Common Road Aslacton	£797.97	£119.70		
Barford	ENQ/2016/0764	Unit 3 Industrial Estate Watton Road Barford	£780.38	£117.06		
Bawburgh	2016/2303	Barn Adj To Lower Hall Farm Stocks Hill Bawburgh	£3,433.67	£515.05		
Bergh Apton	2015/2836	Land South of Cookes Road, Bergh Apton	£40,904.91	£6,135.74		
Bracon Ash	2016/1749	Team Lotus International Hethel Industrial Estate Potash Lane Hethel	£6,271.94	£940.79		
Bressingham	2015/2912	Land To The East Of Algar Road Fersfield	£692.80	£103.92		
Bressingham	2017/0016	Land to South of Streneth, Airfield Road, Fersfield	£1,454.14	£218.12		
Bressingham	2016/1564	Subdivision of Garden of 72 Common Road, Bressingham	£8,000.00	£1,200.00		
Bunwell	2016/2971	Land at Corner of Bunwell Street, Rectory Lane, Bunwell	£16,800.00	£2,520.00		
Bunwell	2014/2625	The Piggery North Of Persehall Manor Farm Hall Road Bunwell	£14,307.59	£2,146.14		
Caistor St Edmund	2015/2933	Land East Of Field House Caistor Lane Caistor St Edmund	£33,816.46	£5,072.47		
Carleton Rode	2015/2518	Folly Farm Ugate Street Carleton Rode	£1,125.32	£168.80		
Costessey	2015/2740	34 Oval Road Costessey	£6,156.33	£923.45		
Costessey	2016/0436	Land East Of 9 Kabin Road Costessey	£7,543.67	£1,131.55		
Costessey	2016/2766	Land North of 46 Stafford Avenue Costessey	£8,779.11	£1,316.87		
Cringleford	2015/0346	Cringleford First And Middle Schools Cantley Lane Cringleford	£58,596.83		£14,649.21	
Cringleford	2015/0846	Land North West Of Newfound Farm Colney Lane Cringleford	£45,454.75		£11,363.69	
Dickleburgh	2015/1691	Land South Of Burston Road Dickleburgh	£16,416.88	£2,462.53		
Dickleburgh	2016/0148	White House Farm Burston Road Dickleburgh	£3,884.56	£582.68		
Diss	2016/1991	Desira Motor Company, Victoria Road	£13,796.82	£2,069.52		
Diss	2014/1793	Land North Of 2 Tavern Lane Diss	£4,310.00	£646.50		

Diss	2015/2866	Land South Of 4A Rose Lane Diss	£2,312.24	£346.84		
Diss	2016/2050	Rear of 15 Market Hill, Diss	£2,070.36	£310.55		
Earsham	2016/0977	Land West Of Kingsbridge Church Road Earsham	£7,909.58	£1,186.44		
Forncett	2014/1105	Mill Cottage Bentley Road Forncett St. Peter	£12,312.50	£1,846.88		
Forncett	2015/1536	Tasway House Aslacton Road Forncett St Peter	£981.28	£147.19		
Framingham Earl	2014/1684	Bella Vista Burgate Lane Framingham Earl	£1,455.00	£218.25		
Gissing	2016/0604	Malthouse Farm Malthouse Lane Gissing	£612.74	£91.91		
Gissing	2016/1742	Wood Cottage Farm, Burston Road, Gissing	£2,687.97	£403.20		
Great Moulton	2016/1710	Land North Of High Green Great Moulton	£10,260.55	£1,539.08		
Great Moulton	2016/1710	Land North Of High Green Great Moulton	£5,867.30	£880.10		
Hetherset	2015/0555	Land North of 7 Great Melton Road, Hetherset	£25,220.75	£3,783.11		
Hingham	2014/2322	Land South Of Norwich Road Hingham	£300,097.78	£45,014.67		
Hingham	2016/1296	Land South Of Norwich Road Hingham	£7,803.80	£1,170.57		
Keswick	2016/1139	Land East Of Intwood Road Cringelford	£3,901.90	£585.29		
Kirby Bedon	2014/2304	Hill Farm Barns, Crown Point Farms, Kirby Road, Kirby Bedon	£555.00	£83.25		
Little Melton	2016/1063	The Gardens, Mill Road, Little Melton	£2,713.99	£407.10		
Little Melton	2015/2630	Land South East Of The Gardens Mill Road Little Melton	£77,578.42	£11,636.76		
Loddon	2016/2100	Units K1-K2 Little Money Road Loddon	£901.77	£135.27		
Loddon	2016/0574	Bush Farm Stubbs Green Loddon	£2,237.09	£335.56		
Loddon	2016/0549	Land South Of 15 Norton Road Loddon	£10,205.63	£1,530.84		
Long Stratton	2014/1177	Maple Lodge The Street Long Stratton	£10,531.00	£1,579.65		
Long Stratton	2016/1115	Oakside Farm, Ipswich Road Long Stratton	£716.79	£107.52		
Long Stratton	2016/2319	Wild Rose Farm Ipswich Road Long Stratton	£14,001.86	£2,100.28		
Morningthorpe	2016/0160	Morningthorpe Farm, Ansons Lane, Morningthorpe	£1,540.53	£231.08		
Needham	2015/0365	Land South Of Whitehouse Farm High Road Needham	£7,969.38	£1,195.41		
Norton Subcourse	2016/0626	Church Farm, The Street, Norton Subcourse	£2,148.07	£322.21		
Poringland	2016/2692	Land At Mill Close Poringland	£8,326.58	£1,248.99		
Pulham Market	2016/0964	Wakefield Semere Lane Pulham Market	£4,797.89	£719.68		
Pulham Market	2016/1751	White House Farm Coles Common Pulham Market	£2,552.71	£382.91		
Pulham St Mary	2014/0831	Land At Glebe Farm The Street Pulham St Mary	£7,950.00	£1,192.50		
Pulham St Mary	2016/0330	North Farm House North Green Road Pulham St Mary	£2,497.22	£374.58		
Redenhall with Harleston	2015/0712	Hill Farm Cottage Redenhall Road Harleston	£3,697.47	£554.62		

Redenhall with Harleston	2016/0824	Hill Farm Cottage Redenhall Road Harleston	£346.84	£52.03		
Runhall	2014/1725	Claypit Farm Pound Lane Welborne	£1,575.00	£236.25		
Saxlingham Nethergate	2016/1038	Plot 3 The Bungalow Site Norwich Road Saxlingham Nethergate	£2,196.62	£329.49		
Saxlingham Nethergate	2016/1518	Swanland Foxhole Saxlingham Thorpe	£2,930.76	£439.61		
Shelfanger	2015/2833	Whitegate Lodge Farm High London Lane Shelfanger	£5,156.29	£773.44		
Starston	2015/0315	Streamlet Farm Pulham Road Starston	£4,685.07	£702.76		
Stoke Holy Cross	2016/0213	Subdivision Of Garden Of 32 Poringland Road Stoke Holy Cross	£2,621.34	£393.20		
Swardeston	2015/1295	Land East Of Intwood Lane Swardeston	£9,685.76	£1,452.86		
Tacolneston	2015/2361	Land South Of 24A Bentley Road Tacolneston	£15,200.00	£2,280.00		
Tharston	2016/1213	The Ice Block Salamanca Road Tharston	£4,907.72	£736.16		
Thurlton	2016/2904	Land South Of Holly Cottage Beccles Road Thurlton	£2,588.48	£388.27		
Thurlton	2014/2077	Land Rear Of Norman Close Thurlton	£24,419.37	£3,662.91		
Tibenham	2016/0539	Dysons Farm Long Row Tibenham	£625.17	£93.78		
Tibenham	2016/0090	Norfolk Gliding Club Woodstock Lane Tibenham	£3,919.24	£587.89		
Tivetshall St Margaret	2015/2344	The Maltings Moulton Road Tivetshall St Margaret	£1,664.81	£249.72		
Tivetshall St Margaret	2016/2370	Thistledown Farm Station Road Tivetshall St Margaret	£1,609.20	£241.38		
Tivetshall St Mary	2016/0982	Land South East Of Shangri-la The Street Tivetshall St Mary	£6,763.29	£1,014.49		
Tivetshall St Mary	2016/1474	Telephone Exchange Ipswich Road Tivetshall St Mary	£5,527.40	£829.11		
Toft Monks	2016/1334	Clinks Farm, Church Road, Toft Monks	£843.39	£126.51		
Topcroft	2015/2524	Barford Farm, Barford Road, Topcroft	£2,890.30	£433.55		
Wacton	2016/0491	Blyth Green House Stratton Road Wacton	£289.03	£43.35		
Winfarthing	2015/1304	Green Oak Farm Goose Green Lane Winfarthing	£668.06	£100.21		
Wreningham	2015/2449	Land Off Church Road Wreningham	£54,974.29	£8,246.14		
Wreningham	2015/2449	Land Off Church Road Wreningham	£18,324.76	£2,748.71		
Wreningham	2016/1569	Land South Of The Homestead Church Road Wreningham	£8,251.79	£1,237.77		
Wymondham	2016/2176	9 - 11 Town Green Wymondham	£3,511.71	£526.76		
Wymondham	2015/1550	Barn At Brick Kiln Farm Browick Road Wymondham	£16,558.23	£2,483.73		
Wymondham	2015/2582	Hall Farm Stanfield Road Wymondham	£3,995.54	£599.33		
Wymondham	2016/0255	Land Behind 1 Cantley Villas Station Road Spooner Row	£95,549.59	£14,332.44		
Wymondham	2016/0550	Subdivision Of Garden Of 86 Silfield Road Park Close Wymondham	£6,759.82	£1,013.97		
Wymondham	2016/0493	The Windmill 3 Norwich Road Wymondham	£12,512.09	£1,876.81		

Wymondham	2016/0512	Wymondham Garden Centre Tuttles Lane East Wymondham	£11,025.03	£1,653.75		
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Total retained by SNC	£NIL
Total amount to parish/town Councils	£201,857.80
Total for administration	£63,817.57
Total passed to GNIIF	£1,010,675.47
Total CIL Receipts	£1,276,350.84

South Norfolk Council Parish CIL Expenditure 1 Apr 16 to 31 Mar 17

Parish	Project	Expenditure
Bressingham	Roadworks and Access to burial ground	£1600
Bressingham	Speed Signs	£356.39
Ditchingham	Bench	£428.45
Hempnall	Construction of Multi Use Games Area	£272.25
Shelfanger	Village sign refurbishment, warning signs and posts for signs	£715.73
Starston	Electrical work for Jubilee Hall	£101.50
Starston	Community Bench	£230.00
Surlingham	Playground Equipment	£173.62

Nb. Based on information supplied by Town and Parish Council's at time of production of report

Appendix C – Duty to Cooperate

Please see document SDJCS 16 at the following link:

<http://www.greaternorwichgrowth.org.uk/planning/joint-core-strategy/>

2016/17 Duty to Cooperate Update

The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. All local authorities have a statutory duty to cooperate with neighbouring local planning authorities and other bodies on planning issues which have a strategic impact across local authority boundaries. This duty is being achieved through the establishment of various organisations to oversee County wide delivery and planning related concerns; the preparation of Norfolk wide Strategic Framework to guide and inform the preparation of individual/Joint Local Plans and ensure that strategic land use issues of cross boundary significance are properly addressed; and the production of Joint up evidence bases for strategic issues. All of these are detailed in the following sections.

Organisation

The formal establishment of the **Greater Norwich Growth Broad (GNGB)**, with a stronger focus on delivery is led by Member level board including the Chair of the New Anglia LEP. The Board is supported by a Director's group, dedicated staff and officer level groupings including planning policy officers. It over sees the implementation of the infrastructure investment programme across Norwich. Through the provision of the Greater Norwich **City Deal** and efforts from the GNGB programme delivery has been successful. Infrastructure Constraints on future development have eased considerably in recent years. The Greater Norwich Growth Programme is developed and approved by Broadland Council, Norwich City Council, South Norfolk Council, Norfolk County Council and the New Anglia Local Enterprise Partnership, working as the Greater Norwich Growth Board. The programme is drawn together from the Joint five year Infrastructure Investment Plan and identifies schemes to be prioritised for delivery and development within each financial year.

The Growth Programme is assessed annually and sets out the financial implications for income and expenditure for the forthcoming year and the cumulative financial impact of funding decisions. The Council will approve the Greater Norwich Growth Programme at least annually. The Annual Growth Programme for 17/18 was approved by the GNGB at its meeting on 25 May, 2017.

This arrangement replaced the **Greater Norwich Development Partnership (GNDP)** which oversaw the development of the JCS (Adopted) (2011) (2014). However, the GNDP has been re-established to provide political guidance to the joint planning team during the plan-making process. The partnership consists of representatives from the three Greater Norwich Authorities, Norfolk County Council and the Broads Authority. At senior officer level, the **Greater Norwich Infrastructure Delivery and Planning Board (GNIDPB)** serves both the GNDP and GNDB. Membership of this Director's Board consist of representatives of all four Councils, the LEP and the Broads Authority.

Norfolk Authorities have a strong record of working together through a range of formal and less formal mechanisms. A Strategic Officer Group has been established for many years and in January 2014 a **Members Forum** was established with the overall purpose of ensuring that the requirements of Duty were met. This comprised Members from each of the Norfolk District Councils and the Broads Authority together with Norfolk County Council (the 'Core Group') supported by the **Norfolk Strategic Planning Officer Group (NSPG)**

and meet on a quarterly basis to progress work under the duty. Its Terms of Reference were reviewed in January 2015.

The Forum's overall purpose is to ensure that the requirements of Duty to Cooperate when preparing Development Plans is discharged in a way which enhances the planning and strategic matters and minimises the risk of unsound plans. It will provide the political input and steerage necessary to discharge the duty.

The Forum has agreed to meet for the purposes set out in the terms of reference to provide a vehicle for cooperation and joint working between local authorities and other parties within Norfolk and across any other area over which the duty may be applied. The Forum will act together in accordance with their powers under sections 13,14 and 33A of the Planning and Compulsory Purchase Act and Section 1 of the Localism Act 2011 for this purpose. The Forum is not a decision making body and will recommend actions to partner Authorities. It will aim to reach a consensus where possible. Its recommendations are not binding on the actions of any of the partners.

The Forum is currently overseeing the preparation of the Norfolk Strategic Framework which considers and seeks agreement in relation to the strategically important cross boundary issues affecting the delivery of growth in Norfolk. This framework is intended to inform the preparation of statutory development plans.

The Norfolk Strategic Planning Officers Group (NSPG) is a monthly meeting of senior planning policy officers from all the local planning authorities in Norfolk plus the County Council and Environment Agency. Representatives of other disciplines and agencies attend as appropriate. The NSPG supports the Member Forum. A representative of the NSPG sits on the regional Strategic Spatial Planning Officer Liaison Group (SSPOLG) which supports Planning Cooperation across the wider South East (East of England, Greater London and South of East of England).

The Norfolk Planning Officers Group (NPOG) is the meeting of the most senior planning managers from all the planning authorities in Norfolk.

The Strategic Services Coordinating Group (SSCG) brings together the local planning authorities with key infrastructure and service providers. It meets quarterly and provides the opportunity for mutual understanding, updating and intelligence sharing. Prescribed bodies under the Duty to Cooperate who are invited are the Environment Agency, the Highways Agency, the Highway Authority (Norfolk County Council) and the National Health Service. The New LEP is also a member.

In addition, members have agreed to take forward work on a non-statutory strategic planning framework (now called the Norfolk Strategic Framework) which aims to inform local plans and future local plan reviews for each of the districts within Norfolk, including Broadland, Norwich and South Norfolk about strategic planning issues.

The Norfolk Strategic Framework

Working together as part of the duty to co-operate all of the Norfolk Planning Authorities, together with others, have prepared a strategic framework document. The first draft of the framework has been published for consultation. Feedback is expected in December 2017.

The production of the framework is scheduled to be completed in 2018. It will relate to the period from 2012 to 2036.

The Framework document is not a statutory development plan and will not include development plan policies or be subject to independent examination. The content of the Framework and the process for its preparation are matters for the Councils to collectively decide. The Framework is intended to guide and inform the preparation of individual/ Joint Local Plans and ensure that strategic land use issues of cross boundary significance are properly addressed.

It is not necessary for all cross boundary issues to be addressed in a strategic framework document; for example, depending on the issue it might be equally appropriate for authorities to produce bi lateral agreements (memorandums of understanding or similar) or to separately evidence how a co-operative approach has been taken. Whilst the Framework is initially intended to be prepared on behalf of the Norfolk planning authorities it will need to demonstrate how issues of cross boundary significance beyond Norfolk are being considered.

Joint Evidence Base

Furthermore, as part of joint working a number of Joint Evidence Base documents have been produced covering a wider area for a more strategic purpose and these include the following:

Strategic Housing Market Assessment (SHMA) (2017)

The updated SHMA (2017) builds on the work of the Central Norfolk SHMA 2015 to produce new estimates for OAN and affordable housing need across Central Norfolk. In summary the new SHMA provides new OAN for Central Norfolk to consider, taking account of the impact of 2014 based GLG household projections, 2015 ONS mid-year population estimates and more general updates to best practice in relation to the calculation of OAN. This study also produces new estimates for affordable housing need across Central Norfolk. The purpose of the study is to support the local authorities in objectively assessing and evidencing the need for housing (both market and affordable) and to provide other evidence to inform local policies, plans and decision making.

The SHMA produced in 2015 by Opinion Research Services (ORS) was jointly commissioned by the Central Norfolk local authorities (Norwich City, Broadland, Breckland, North Norfolk, together with the Broads Authority Executive Area) to identify the functional Housing Market Areas (HMAs) covered by five local authorities, in particular to establish the extent of the Central Norfolk HMA. Subsequently, ORS prepared a Strategic Housing Market Assessment (SHMA) to establish the Objectively Assessed Need (OAN) for housing across the Central Norfolk area. Norfolk County Council is also a non-commissioner Partner.

Norfolk Housing and Economic Land Availability Assessment (HELAA) Housing and Economic Land Availability Assessments (HELAA) are key evidence documents which support the preparation of Local Plans. Their purpose is to establish how much suitable development land there is in an area and to test if this land could be developed. They help local planning authorities to understand the level of growth they can plan for and the areas where growth can be accommodated. These assessments are not policy documents and

they do not determine if land should be allocated for development or if planning permission should be granted. As part of the Duty to Co-operate consistent methodology for producing HELAAs is being used across all of the planning authorities in Norfolk. As such The Norfolk HELAA methodology (July 2016) applies to the following authorities:

- I. Breckland District Council
- II. Broadland District Council
- III. Broads Authority
- IV. Great Yarmouth Borough Council
- V. Borough Council of King's Lynn and West Norfolk
- VI. North Norfolk District Council
- VII. Norwich City Council
- VIII. South Norfolk Council

The preparation HELAAs has been underway following consultation on the approach taken and the adoption of a consistent Norfolk-wide methodology taking account any feedback arising from the consultation.

The methodology is considered to have been prepared in accordance with national guidance but proposes that HELAAs would use an alternative size threshold for sites in certain rural locations and would seek to capture all potentially suitable sites within the Broads Authority area, where development potential is significantly constrained.

North Norfolk District Council has been responsible for hosting the consultation, collating the responses and publishing the final HELAA document on behalf of all the Norfolk authorities. The public consultation was held on a draft HELAA Methodology between 21 March and 3 May 2016. The final document was published July 2016.

East of England Forecasting Model (EEFM)

The County is working with cross regional partners, has continued to support the East of England Forecasting Model (EEFM) which provides consistent economic forecasts annually for a range of including the New Anglia LEP, Norfolk, Greater Norwich and the individual districts. It therefore provides coverage for all the areas within the surrounding Greater Norwich. The EEFM is overseen by a steering group of officers from upper tier authorities and the LEPs from the model area.

Norfolk Caravans and Houseboats Accommodation Needs Assessment Including for Gypsies, Travellers and Travelling Show people (2017)

In January 2017, five Norfolk local authorities (Broadland District Council, Great Yarmouth Borough Council, North Norfolk District Council, Norwich City Council and South Norfolk District Council), alongside the Broads Authority and Norfolk County Council, commissioned RRR Consultancy LTD to undertake a Caravans and Houseboats Needs Accommodation Assessment (ANA) for the period 2017-2036. The report was completed in October 2017.

Screening Assessment of Strategic Growth Location to Inform Habitats Regulation Assessment for GNL (2017)

The Landscape Partnership was commissioned by the Greater Norwich Development Partnership to undertake a Habitat Regulations Assessment (HRA) of the Greater Norwich Local Plan (GNLP). This screening report forms part of the overall HRA and focuses on the assessment of twenty two strategic growth locations for the emerging Greater Norwich Local Plan, encompassing Norwich City, Broadland District outside the Broads Authority area, and South Norfolk District. This report was completed in July 2017.

Sustainability Appraisal Scoping Report (2017)

As part of the preparation of the Greater Norwich Local Plan (GNLP) an appraisal of the social, environmental and economic impact of the plan must be carried out. This appraisal is known as a Sustainability Appraisal (SA). The SA will also meet the requirements for Strategic Environmental Assessment (SEA) of the GNLP.

In order to identify the scope and level of detail of the information to be included in the SA a scoping report was produced for the GNLP. Between 20 June and 15 August 2016 the authorities consulted with Historic England, Natural England, the Environment Agency and other relevant bodies on the content of the Scoping Report.

Having taken account of representations made in response to the consultation, a series of amendments were made to the Scoping Report. These amendments were agreed by Broadland District Council, Norwich City Council and South Norfolk Council between January and March 2017. An Interim SA Report for the GNLP is currently underway in preparation for the Reg. 18 Consultation.

Visitor Surveys at European Protected Sites across Norfolk during (2015) (2016)

This report provides a comprehensive analysis of current and projected visitor patterns to European protected sites across Norfolk. It sets out how these sites link to planning for new housing and increased visitor numbers at both strategic and site-specific level. It also provides recommendations for mitigation and monitoring. The work was commissioned by Norfolk County Council / the Norfolk Biodiversity Partnership (NBP) on behalf of local authorities across Norfolk. The work was carried out during 2015 and 2016 at 35 agreed sites. Analysis also drew on other data, for example planned residential growth (as allocated in current plans), provided by Norfolk County Council.

Greater Norwich Area Strategic Flood Risk Assessment (SFRA) (2017)

A consortium of Norfolk LPAs, comprising Broadland District Council, Great Yarmouth Borough Council, the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Norwich City Council, South Norfolk Council and the Broads Authority, have commissioned a new Level 1 SFRA to inform strategic planning decisions, the preparation of Local Plans and to inform development management decisions. Strategic Flood Risk Assessments (SFRA) form part of the evidence base of the Local Plan and can be used to inform the Sustainability Appraisal. This report is being produced by JBA Consulting and is expected to be completed late 2017.

Greater Norwich: Town Centres & Retail Study and Town Centre Study

GVA Consultancy have been commissioned to undertake an Employment, Retail and Town Centre Study on behalf of the three local authorities (Norwich City Council, Broadland District Council and South Norfolk Council) and Norfolk County Council that form the Greater Norwich area. This report is expected to be completed in 2017.

Greater Norwich Viability Assessment (draft)

The (draft) study assesses the viability of types of sites submitted through the Call for Sites for the GNLP. Secondly, this study assesses whether policies in the Local Plan will adversely affect the viability of development proposed through the GNLP of the delivery of other developments in the plan period. As proposed by the Harman Guidance on this issue, this is a high lever study which seeks to assess general development viability rather than site specific issues. This report is expected to be completed in 2018.

Health Protocol – An Engagement Protocol between Local Planning Authorities, Public Health Sector Organisations in Norfolk (March 2017)

The engagement protocol for planning health in Norfolk has come about in recognition of a need for greater collaboration between local planning authorities, health service organisations and public health agencies to plan for future growth and to promote health. It reflects a change in national planning policy and the need for health service organisations to deliver on the commitments within the 5 year forward view.

Neighbourhood Plans

The **Localism Act (2011)** brought a range of new powers to communities across the country to enable them to play a greater part in planning their future. One of these powers introduced was **Neighbourhood Plans** produced by Parish and Town Councils²⁰ and subsequently adopted by the respective Local Planning Authority. As a result the each respective authority support Parish, Town Councils as well as, Neighbourhood Forums such as the case for Norwich City Council that are in the process of developing a Neighbourhood Plan.

Consequently, to date a number of Neighbourhood Plans have been ‘made’ by either Broadland District Council, or South Norfolk Council in accordance with the Joint Core Strategy and in some instances, the Broads Authority Core Strategy as well as the National Planning Policy Framework. In addition, there are other Neighbourhood Plans currently in progress once made the Neighbourhood Plan becomes part of the **Development Plan**. The GNLP will eventually supersede the JCS once formally adopted.

Broadland and South Norfolk District Councils

The Councils have agreed as of September 2017 to investigate the potential for collaborative working arrangement between the two councils. A Joint Members’ Working Group and Joint Members’ Scrutiny Group to support and oversee the delivery of the project and the Cabinets of both councils will also be involved throughout the process.

²⁰ And in areas without parishes such as Norwich by appropriately constituted neighbourhood forums

Appendix D – Update on Sustainability Appraisal Baseline

Environment

Indicator	Target	SOURCE		11/12	12/13	13/14	14/15	15/16	16/17		
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly at home	decrease increase increase increase	census	Greater Norwich Broadland Norwich South Norfolk	See table in Objective 7, para 3.52							
% of river length assessed as good or better: a) overall status b) ecological status c) biological status d) general physio chem status e) chemical class	To increase the proportion of Broadland Rivers classed as 'good or better'	EA	Broadland Rivers	a) 26% b) 0.1% c) 8% d) 79% e) 17.6%	No data	No data	No data	a) 4% b)4% c)17% d)23% e)100%	a) 4% b)4% c)17% d)23% e)100%		
Development permissions granted contrary to Environment Agency advice on water quality grounds	None	LPA	Greater Norwich Broadland Norwich South Norfolk	0 0 0 0	0 0 0 0	No data No data 0 No data	0 0 0 0	0 0 0 0	0 0 0 0		
Number of designated Air Quality Management Areas (AQMA's)	Decrease	LPA	Greater Norwich Broadland Norwich South Norfolk	1 0 1 (change in designation) 0	1 0 1 0	1 0 1 0	1 0 1 0	1 0 1 0	1 0 1 0		
Concentrations of selected air pollutants (micrograms per litre) a) annual average concentrations of Nitrogen Dioxide b) annual average Particulate Matter	Decrease	LPA	Broadland Norwich South Norfolk	a) 11 b) 16 a) 13 b) 19 No data	a) No data b) No data a) 14 b) 14 a) 28 b) no data	a) No data b) No data a) 15 b) 15 a) 11 b) 17	a) No data b) No data a)14(LF); 66(CM) b)16(LF); 21(CM) a) 29 b) No data	a)below 40µg/m3 b)below 40µg/m3 a) 12(LF); 55(CM) b) 15(LF);21(CM) a)18.6µg/m3 b)No data	a)below 40µg/m3 b)below 40µg/m3 a) 14(LF); 56(CM) b) 16(LF);20(CM) a)25.9µg/m3 b)No data		
Net change in condition of SSSIs – percentage of SSSIs in favourable or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland Norwich South Norfolk	3% 60% 86%	94% 75% 86%	94% 75% 78%	94% 100% 93%	94% 100% 93%	94% 100% 93%		
Norfolk Bio-diversity Action Plan progress: a) habitats actions in progress/completed b) species actions in progress/completed	Increase		Greater Norwich Broadland Norwich South Norfolk	Options for other indicators are being explored with Norfolk Diversity Partnership							

Environment

Indicator	Target	SOURCE		11/12	12/13	13/14	14/15	15/16	16/17
Net change in Local Sites in "Positive Conservation Management" – percentage of sites	To increase	Norfolk Biodiversity Information Service	Greater Norwich	60%	63%	67%	73%	No data	
			Broadland	64%	69%	69%	75%	No data	
			Norwich	79%	88%	88%	93%	No data	
			South Norfolk	56%	59%	64%	70%	No data	
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register	To decrease	LPA	Greater Norwich	a) 110 b) 9	Data not complete	Data not complete	a)108 b)24	a)82 b)24	a)85 b)24
			Broadland	a) 39 (39%) b) 2 (9%)	a) b)	a) No data b) No data	a) 36 (3.7%) b) 22 (9%)	a) 30 (3%) b) 23 (13.6%)	a) 34 (3.4%) b) 23 (17.3%)
			Norwich	a) 31 b) 4	a) 28 b) 3	a) 28 b) 2	a)31 (2.1%) b) 2 (8.3%)	a) 28 (1.8%) b) 1 (4.1%)	a) 27 (1.0%) b) 1 (4.1%)
			South Norfolk	a) 40 b) 3	a) 42 b) 3	a) 40 b) 0	a) 41 b)0	a)24 b)0	a)24 b)0
Net change in number of Tree Preservation Orders (TPOs)	None to be lost as a results of development	LPA	Broadland	No data	No data	No data	No data	No data	No data
			Norwich	No data	0	0	+5	+ 9	No data
			South Norfolk	No data	No data	No data	No data	No data	No data
Total CO2 emissions per capita (million tonnes carbon equivalent)	To decrease	DECC	Broadland	5.6	6.1	7.3	6.6	6.4	No data
			Norwich	5.1	5.5	5.2	4.5	4.3	No data
			South Norfolk	7.3	7.8	8.1	7.2	6.9	No data
Renewable energy generating capacity permitted by type	Increase	LPA	Greater Norwich Broadland Norwich South Norfolk	See table in para 3.10					
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	Zero	LPA	Greater Norwich	0	0	Data not yet released	Data not yet released	0	1
			Broadland	0	0			0	0
			Norwich	0	0			0	0
			South Norfolk	0	0			0	1
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)	None	LPA	Broadland	0	0	0	Data not yet released	0	0
			Norwich	No data	No data	No data	No data	414	300
			South Norfolk	0	0	0	0	0	2
Daily domestic water use – per capita consumption	Decrease		Norwich and Broads Water Resource Zone	No data	No data	No data	No data	No data	No data
Percentage of dwellings built on previously developed land	60%	LPA	Broadland	57%	53%	46%	54%	44%	46%
			Norwich	90%	90%	96%	88%	68%	93%
			South Norfolk	25% new build	23%	15%	28%	27%	9%

Environment

Indicator	Target	SOURCE		11/12	12/13	13/14	14/15	15/16	16/17						
Percentage of new dwellings completed at: a) less than 30 per hectare b) 30-50 per hectare c) More than 50 per hectare	100% above 30 dwellings per hectare	LPA	Broadland	a) 61% b) 13% c) 26%	a) 100% b) 0% c) 0%	a) 100% b) 0% c) 0%	a)100% b)0% C)0%	a) 91% b) 9% c) 0%	a) 86% b)14% c) 0%						
			Norwich	a) 4% b) 13% c) 83%	a) 14% b) 9% c) 77%	a) 3% b) 15% c) 82%	a)4% b)15% c)81%	a) 2% b) 15% c) 83%	a) 3% b) 18% c) 79%						
			South Norfolk	a) 30% b) 55% c) 15%	a) 45% b) 46% c) 8%	a) 55% b) 44% c) 1%	a) 53% b)45% C)2%	a)58% b)26% c)16%	a)74% b)17% c)8%						
			Waste arising: a) kilograms of waste produced per head of population b) percentage change on previous year	Decrease	LPA	Broadland	a) 376 b) -14%	a) 368 b) -2%	a) 372 b) +1%	a) 390 b) +4%	a) 383 b) - 0.99%	a)399.01 b)4.5%			
						Norwich	a) 297 b) -6%	a) 329 b) +11%	a) 324 b) -1%	a)326 b)0%	a) 308 b) -5.8%	a) 325.8 b) 5.5%			
						South Norfolk	a) 330 b) 0%	a) 351 b) +6%	a) 348 b) -1%	a)364 b)4.6%	a)369 b)1.4%	a)378 b)2.4%			
						Recycling – percentage of household waste: a) recycled b) composted	Increase	LPA	Broadland	a) 27% b) 22%	a) b)	a) 23% b) 22%	a) 25% b) 22%	a) 26% b) 25%	a)25% b)26%
									Norwich	a) and b) 38%	a) 38% b) 8%	a) 23% b) 11%	a)29% b)9%	a) 32% b) 9%	a) 28% b) 13%
									South Norfolk	a) 42% b) 15%	a) 41% b) 15%	a) 40% b) 15%	a)42% b)18%	a)44% b)18%	a)44% b)19%

Social

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16	16/17
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score	DCLG	Decrease	Greater Norwich Broadland Norwich South Norfolk	No data	No data	No data	No data	No data	No data
Income Deprivation – average LSOA scores from IMD	DCLG	Decrease	Greater Norwich Broadland Norwich South Norfolk	No data	No data	No data	0.12 0.08 0.19 0.09	No data	No data
Index of Multiple Deprivation – average LSOA score	DCLG	Decrease	Greater Norwich Broadland Norwich South Norfolk	No data	No data	No data	17.8 11.04 29.07 13.24	No data	No data
Total benefit claimants - percentage of working age population claiming benefits	Working age client group Key benefit claimant	Decrease	Broadland Norwich South Norfolk	9.60% 17.10% 9.70%	9.60% 16.60% 9.60%	8.80% 15.30% 8.70%	8.4 14.4 8.4	8.10% 13.20% 7.80%	Data discontinued
Percentage of working age population receiving ESA and incapacity benefit	Working age client group Key benefit claimant		Broadland Norwich South Norfolk	4.50% 7.50% 4.40%	4.50% 7.40% 4.30%	4.40% 7.50% 4.10%	4.5 7.7 4.3	4.60% 7.80% 4.20%	Data discontinued
Life expectancy of residents (at birth) a) males b) females	ONS	Decrease	Broadland Norwich South Norfolk	a) 81.4 b) 84.1 a) 78.9 b) 83.9 a) 81.3 b) 84.3	a)81.3 b)84.2 a)79.5 b)83.7 a)81.8 b)84.8	a)80.6 b)84.5 a)79.7 b)83.2 a)81.5 b)84.5	a)80.8 b)84.3 a)79.6 b)82.9 a)81.7 b)84.3	No data	No data
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Annual Population Survey	Increase	Greater Norwich Broadland Norwich South Norfolk	31.50% 25.40% 37.70% 29.20%	35.30% 29.40% 40.60% 34.10%	35.20% 32.80% 39.00% 32.20%	33.80% 29.30% 35.90% 35.70%	34.00% 31.40% 39.30% 30.80%	36.80% 28.60% 38.80% 42.00%
School leaver qualifications – percentage of school leavers with 5 or more GCSEs at A* to C grades	Norfolk County Council	Increase	Greater Norwich Broadland Norwich South Norfolk	76.8% 81.2% 69.4% 78.5%	57.5% 78.1% 65.7% 75.8%	65.85% 71.34% 52.38% 71.34%	67.14% 70.56% 55.04% 73.68%	65.00% 68.80% 54.30% 69.30%	No data

Social

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16	16/17
Affordable housing stock provision: a) percentage of housing stock that is affordable b) Total affordable housing units completed in past year c) Percentage of past year's dwellings that are affordable	LPA	Increase	Broadland	a) 9% b) 44 c) 19%	a) b) c)	a) 9% b) 74 c) 23%	a) 9.9% b) 98 c) 24%	a) 10.02% b) 107 c) 18%	a)10.3% b)237 c)36.8%
			Norwich	a) No data b) 171 c) 61%	a) 32% b) 145 c) 38%	a) 33% b) 123 c) 56%	a) 33% b) 50 c)20 %	a) Data not available b) 25 c) 6.8%	a)Data not available b)44 c)10%
			South Norfolk	a) 13% b) 179 c) 27%	a) 13% b) 132 c) 20%	a) 13% b) 139 c) 21%	a)13 % b) 95 c) 9.3%	a) 13% b) 93 c) 12.2%	a) 13% b) 175 c) 15.1%
Total dwellings with Category 1 hazards: A hazard within the home which poses a significant threat to the health and safety of the occupier, for example, damp and mould, excess cold, electrical hazards etc. For more information see here	LPA	Decrease	Broadland	22% of stock	No data	No data	No data	No data	No data
			Norwich	No data	No data	10,841	No data	10246	10246
			South Norfolk	4,200	4,200	16,737	16,737	16737	16737
Incidences of total crime committed: a) domestic burglaries b) violent offences against the person (with/without injury) c) offences against a vehicle	Norfolk Constabulary	Decrease	Greater Norwich	A - 699 B - 4,364 C - 1,388	A - 678 B - 3,762 C - 1,419	A - 734 B - 4,083 C - 1,286	A - 595 B - 5457 C - 964	A-666 B- 6554 C-1137	A-667 B-7373 C-1126
			Broadland	A - 99 B - 699 C - 239	A - 119 B - 731 C - 267	A - 142 B - 849 C - 215	A - 112 B - 1218 C - 185	A - 104 B- 1425 C - 216	A-95 B-1631 C-168
			Norwich	A - 421 B - 2,907 C - 802	A - 370 B - 2,354 C - 791	A - 429 B - 2,425 C - 742	A - 322 B - 3188 C - 538	A-410 B- 3803 C-670	A-408 B-4328 C-675
			South Norfolk	A - 179 B - 758 C - 347	A - 189 B - 677 C - 361	A - 163 B - 809 C - 329	A - 161 B - 1051 C - 241	A-152 B-1326 c-251	A-144 B-1414 C-283
Percentage of the population aged 16-64 who are unemployed (Previously wrongly titled economically active)	Annual Population Survey	Decrease	Greater Norwich area	6.50%	5.40%	6.20%	4.70%	3.00%	3.50%
			Broadland	2.40%	2.60%	4.70%	3.70%	2.30%	2.80%
			Norwich	9.30%	10.20%	7.70%	4.10%	4.00%	5.00%
			South Norfolk	7.60%	2.80%	6.00%	6.40%	2.50%	2.40%
Percentage of people claiming Job Seekers Allowance (JSA) who have been doing so for: a) over 1 year; b) over 2 years	Claimant Count	Decrease	Greater Norwich	a) 0.7% b) 0.2%	a) 0.9% b) 0.4%	a) 0.6% b) 0.4%	a) 0.3% b) 0.2%	a)0.3% b)0.2%	a)0.2% b)0.1%
			Broadland	a) 0.4% b) 0.1%	a) 0.4% b) 0.2%	a) 0.3% b) 0.2%	a) 0.2% b) 0.1%	a)0.1% b)0.1%	a) 0.1% b) 0.1%
			Norwich	a) 1.3% b) 0.4%	a) 1.6% b) 0.7%	a) 1.1% b) 0.7%	a) 0.6% b) 0.4%	a)0.4% b)0.3%	a)0.3% b)0.2%
			South Norfolk	a) 0.4% b) 0.1%	a) 0.5% b) 0.2%	a) 0.4% b) 0.2%	a) 0.2% b) 0.1%	a)0.2% b)0.1%	a)0.1% b)0.1%

Social

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16	16/17
Percentage of new public housing stock built to the standard of the Code for Sustainable Homes	LPA	All new affordable homes should be built to C4SH level 4	Broadland	73% - lvl. 3 27% - lvl. 6	No data No data	No data No data	No data No data	No data No data	No data No data
			Norwich	35% - lvl. 4	33% - lvl. 4	100% - lvl. 3	76% - 3 24% - 4	76% - 3 24% - 4	92% - 3 8% - 4
			South Norfolk	33% - lvl. 4	79% - lvl. 3 14% - lvl. 4 7% - lvl. 6	80% - lvl. 3 20% - lvl. 4	No data	No data	No data
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly at home	Census	decrease increase increase increase	Greater Norwich Broadland Norwich South Norfolk	a) 67% b) 7% c) 18% d) 6% a) 75% b) 6% c) 10% d) 6% a) 52% b) 9% c) 33% d) 4% a) 73% b) 6% c) 10% d) 7%					

Economy

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16	16/17
Percentage change in total number of active enterprises	Business Demography	Increase	Greater Norwich area	-0.1%	-1.2%	1.70%	3.40%	Data not yet released	Data not yet released
			Broadland	-0.9%	-1.3%	2.30%	1.40%		
			Norwich	1.3%	-0.4%	2.10%	5.50%		
			South Norfolk	-0.7%	-1.9%	0.60%	3.00%		
Median a) hourly; b) weekly; c) annual pay for full-time employees	ASHE	Increase	Broadland	a) £12.72 b) £515 c) £26,893	a) £ 13.30 b) £ 519 c) £ 28,423	a) £ 13.17 b) £ 530 c) £ 27803	a) £12.37 b) £512 c) £ 25,697	a)£11.98 b)£489 c)25,420	a)£13.03 b)496 c)27,190
			Norwich	a) £11.05 b) £452 c) £23,539	a) £ 11.23 b) £ 439 c) £ 22,616	a)11.64 b) £ 462 c) £ 23832	a) £ 10.95 b) £ 432 c) £ 22,377	a)£11.92 b)£483.00 c)25,273	a)11.77 b)433.60 c)26,107
			South Norfolk	a) £12.60 b) £517 c) £26,665	a) £ 14.07 b) £ 554 c) £ 27,301	a) £13.42 b) £ 525 c) £ 26132	a) £ 13.09 b) £ 525 c) £ 26,817	a)£12.39 b)490 c)25,964	a)13.94 b)520.60 c)30,135
			Greater Norwich	11,395	11,445	No data	No data	No data	No data
			Broadland	3,815	3,800				
			Norwich	3,155	3,120				
Number of small businesses		Increase	Greater Norwich	11,395	11,445	No data	No data	No data	No data
			Broadland	3,815	3,800				
			Norwich	3,155	3,120				
			South Norfolk	4,425	4,525				
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly at home	Census 2011	decrease	Greater Norwich	a) 67% b) 7% c) 18% d) 6%					
		increase	Broadland	a) 75% b) 6% c) 10% d) 6%					
		increase	Norwich	a) 52% b) 9% c) 33% d) 4%					
		increase	South Norfolk	a) 52% b) 9% c) 33% d) 4%					
Percentage of people employed who travel: a) less than 2km b) 2 to 5km c) 5 to 10km d) 10 to 20km e) More than 20km	Census 2011	Decrease in distance travelled	Greater Norwich	a) 21% b) 22% c) 18% d) 15% e) 11%					
			Broadland	a) 14% b) 21% c) 24% d) 17% e) 9%					
			Norwich	a) 34% b) 33% c) 9% d) 5% e) 9%					
			South Norfolk	a) 15% b) 11% c) 21% d) 22% e) 14%					
Amount of various employment developed on previously developed land or conversions	LPA	60%	Broadland	95%	79%	73%	70%	75.30%	70.80%
			Norwich	No data	100%	100%	100%	100%	77%
			South Norfolk	No data	No data	No data	No data	51%	12%

Economy

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16	16/17
Unemployment benefit receipt: percentage of population in receipt of Job Seekers Allowance (JSA); claimants of JSA by age range: a) 16-24 years old b) 25-49 years old c) 50+ years old	Claimant Count	Decrease	Greater Norwich	a) 5.6%	a) 4.7%	a) 3.0%	a)1.9%	a)0.9%	No Data
				b) 3.3%	b) 3.4%	b) 2.3%	b)1.5%	b)1.1%	
				c) 1.8%	c) 1.8%	c) 1.4%	c)1.0%	c)0.9%	
			Broadland	a) 4.9%	a) 4.0%	a) 2.4%	a) 1.4%	a)0.8%	
				b) 2.0%	b) 2.1%	b) 1.4%	b) 0.8%	b)0.6%	
				c) 1.1%	c) 1.1%	c) 0.8%	c) 0.5%	c)0.5%	
			Norwich	a) 6.3%	a) 5.4%	a) 3.4%	a)2.3%	a)1.1%	
				b) 5.1%	b) 5.4%	b) 3.7%	b)2.4%	b)1.7%	
				c) 3.5%	c) 3.5%	c) 2.8%	c)2.1%	c)1.9%	
			South Norfolk	a) 4.9%	a) 4.1%	a) 2.7%	a)1.6%	a)0.7%	
				b) 2.2%	b) 2.1%	b) 1.5%	b)1.0%	b)0.7%	
				c) 1.1%	c) 1.2%	c) 0.9%	c)0.7%	c)0.6%	

Appendix E Broadland District Council Annual Monitoring Report 2016-17

Executive Summary

This report outlines the progress against targets set out in the monitoring framework of the adopted Broadland Local Plans: Development Management DPD; Site Allocations DPD and Growth Triangle Area Action Plan.

This report relates to the Greater Norwich Development Plan Document Annual Monitoring Report 2016/17 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.

This report should be read in conjunction with the

- GNDP AMR 2016/17;
- Five Year Housing Land Supply Statement for Broadland, Norwich and South Norfolk;
- Sustainability Appraisal Scoping Report for the Greater Norwich Joint Core Strategy 2011 (2014).

Introduction

The monitoring of development plans, as expressed in *the 2012 Town and Country Planning regulations* as part of the *Localism Act* adopted in 2011, is important in ascertaining whether a plan is achieving its overall aims, objectives and targets; and identify whether revisions are required.

The monitoring of the Local Plan will enable the relevance of local policies to be assessed, and ensure that as plans are reviewed, policies which need adjustment can be identified. Previous monitoring reports monitored the Broadland District Local Plan Replacement (2006) which has now been completely superseded and so will no longer be monitored.

The Annual Monitoring Report (AMR) published by the Greater Norwich Development Partnership (GNDP), to which this report is appended, updates the monitoring framework of the Joint Core Strategy (2011) (2014) since 2008 the base date of the plan, and provides a useful indication on how the GNDP area is currently performing in terms of its overall objectives.

The GNDP is Broadland District Council, Norwich City Council and South Norfolk Council working together with Norfolk County Council and the Broads Authority, to plan for and deliver growth in the Greater Norwich area. The Joint Core Strategy (JCS) for the three component districts (excluding the Broads Authority) sets out the long-term vision and objectives for the area.

The JCS was adopted by Broadland, Norwich and South Norfolk in March 2011. However following a legal challenge part of the JCS, relating to the Broadland part of the Norwich Policy Area was remitted. The necessary work to address the High Court Order was undertaken in 2012, resulting in the resubmission of the part JCS to the Secretary of State for independent examination in early 2013. The independent examination of the part JCS was carried out during May and July 2013. The inspectors report was published 13 November 2013, finding that, subject to a number of main modifications, the plan was sound. The plan was adopted in January 2014.

For the sake of brevity, this report directs the reader to the Greater Norwich Development Partnership Annual Monitoring Report where relevant.

This Annual Monitoring Report produced by Broadland District Council covers the period from 1 April 2016 to 31 March 2017; where appropriate, more up to date information has been included.

This report is based on the objectives and targets set out in the Broadland District Development Management DPD, Site Allocations DPD, and Growth Triangle Area Action Plan together with the Joint Core Strategy, which make up Broadland District Council's local plan. The monitoring targets apply to the

objectives and not to individual policies. The policies are seen as a tool used in achieving the plans' objectives.

Overview of Broadland District

Area and Population

Following the first release of the 2011 Census data, the population of Broadland was estimated to be 124,700. Recent data from 2016 estimates the population to be 127,500. This equates to a 2.24% increase in population in the period between 2011 and 2016.

The area of Broadland district is 55,240 hectares, and is the fifth largest district in Norfolk. Therefore, the population density is 2.3 persons per hectare.

The 2011 census shows Broadland population has a relatively elderly age profile. Compared with England and Wales, Broadland has higher proportions of people aged 45 and over, and lower proportions in the younger age groups, particularly 20-29 year olds.

As of 2015, around 49% of the district's population live in the urban fringe of Norwich. 5% of the population live in Aylsham. Of the remaining parishes around 44% percent live in parishes of over 300 people and 2% in parishes with less than 300 people.

According to the Rural and Urban Area Classification 2011, Broadland is classified as Code 3 - Urban with Significant Rural (rural including hub towns 26-49%) with 48% of the population living rural areas including hub towns.

Source: Norfolk Insight

49. Local Development Scheme

- a. The current adopted LDS is available on the Broadland District Council Website and is updated as necessary to reflect any changes to timetables. Currently it sets out the timetable for the Greater Norwich Local Plan which is being produced by Broadland, Norwich and South Norfolk councils, and which, for Broadland, is intended to supersede the Joint Core Strategy, the Site Allocations DPD and the Growth Triangle Area Action Plan DPD.

50. Adopted Local Plans

Joint Core Strategy

- a. The Joint Core Strategy for Broadland Norwich and South Norfolk is a strategic planning document prepared by the three districts. The JCS sets out the long-term vision, objectives and spatial strategy for new housing, employment and infrastructure in the area. The plan was adopted in 2008 and part in 2011, as explained in the Introduction above. Monitoring for this is included in the GNDP Annual Monitoring Report.

Development Management DPD

- b. The Development Management Policies DPD includes both general and detailed local policies used in the determination of planning applications. The plan was adopted on 3 August 2015.

Site Allocations DPD

- c. The Site Allocations DPD identifies, or "allocates" areas of land for specific types of development, such as housing, employment or community facilities. It also defines "settlement limits" for places. These settlement limits identify, in broad terms, where development will typically be deemed acceptable.

- d. The plan was adopted on 3 May 2016

Growth Triangle Area Action Plan

- e. Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan (AAP) sets out the council's policies to manage the coordinated delivery of sustainable development in north-east Norwich.
- f. The plan was adopted 04 July 2016.

51. Community Infrastructure Levy (CIL)

- a. The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on most built development.
- b. The purpose of CIL is to fund infrastructure needed to support development in the area. The Local Investment Plan and Programme (LIPP) is the document that sets out key investment packages and projects including infrastructure for Broadland, Norwich and South Norfolk.
- c. Broadland District Council resolved to adopt CIL at its meeting on 9 May 2013 with implementation on 1 July 2013.
- d. The Town and Country Planning Regulations 2012 state that reports produced in relation to regulation 62 of The Community Infrastructure Levy Regulations 2010, will need to be incorporated into the Local authorities Annual Monitoring Report. As CIL is co-ordinated across the greater Norwich area, this information is contained in the main section of the GNDP Annual Monitoring Report.

52. Neighbourhood Development Plans

- a. During 2016/17 there were ten Neighbourhood Plan projects progressing in Broadland, two of which were originally designated as 'Front Runners' under DCLG's scheme which was launched in 2011. The ten projects were in Aylsham, Blofield, Drayton, Hellesdon, Horsford, Horstead with Stanninghall, Old Catton, Rackheath, Salhouse and Thorpe St. Andrew.
- b. The District Council has been supporting each of these projects in a number of ways, including provision of day-to-day advice and guidance, technical assistance, funding, attendance at meetings etc. Some of the parish/town councils have also appointed external consultants to assist them in the process.
- c. All ten of the projects have had their Neighbourhood Areas adopted. In each case, the Neighbourhood Area proposed or designated has followed the parish boundary.
- d. During 2016/2017 there were three further Neighbourhood Plans adopted in the district, taking the total number to eight. These Plans all form part of the Development Plan and they were adopted on the following dates:

Acle	- adopted 17th February 2015
Blofield	- adopted 26 th July 2016
Brundall	- adopted 22nd March 2016
Drayton	- adopted 26 th July 2016
Great & Little Plumstead	- adopted 16th July 2015
Old Catton	- adopted 26 th July 2016
Sprowston	- adopted 8th May 2014
Strumpshaw	- adopted 10th July 2014

Since the end of the monitoring year Rackheath and Salhouse Neighbourhood Plans have also been adopted.

- e. The Acle, Brundall and Strumpshaw Neighbourhood Plans have also been adopted by the Broads Authority.
- f. Broadland District Council is currently talking to a number of other parish councils regarding the potential for producing a Neighbourhood Plan in their parish.

53. Monitoring Framework

Local planning Authorities must publish information that shows how the implementation of policies in the Local Plan is progressing, and the steps taken to secure delivery of any policies not currently being implemented. This will be done through ongoing monitoring, and the results will be published yearly in the GNDP Annual Monitoring Report.

The following tables are the monitoring frameworks giving a progress update on policies within Broadland's current local plan. The frameworks are:

- Development Management DPD (DM DMP) - The Development Management DPD aims to further the objectives set out in the National Planning Policy Framework (NPPF) and the Joint Core Strategy (Broadland, Norwich and South Norfolk).
- The Site Allocations DPD (SA DPD) - This identifies areas of land in Broadland for specific types of development, for example housing, employment, community facilities, retail, recreation etc.
- The Growth Triangle Area Action Plan (GT AAP) - This plan specifically applies to the areas of Rackheath, Old Catton, Sprowston, Thorpe St Andrew and other parishes which are not covered by the Site Allocations DPD. The Joint Core Strategy identified these areas for major urban development concentrating on growth that can support local services such as transport links, secondary education, healthcare, and green infrastructure.

- Development Management DPD Monitoring Framework

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
GC1: Presumption in favour of sustainable development	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC3, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	No specific indicator	Not applicable	See indicators for JCS objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 in the main section of the GNDP Annual Monitoring Report.
GC2: Location of new development	1, 2, 3	ENV1, ENV9, SOC4, SOC7	Number of planning permissions granted contrary to GC2	None	10 new residential developments have been granted contrary to policy GC2: three of these, 20160813, 20150754 and 20151132, after appeals. All 10 sites are within the NPA and applications refer to the acknowledged shortfall in 5 year housing land supply in this policy area. Further adding that GC2 is out of date insofar as it relates to the NPA.
GC3: Conversion of buildings outside settlement limits	2, 3, 4	ENV5, ENV9, SOC 7, EC1, EC2, EC4	No specific indicator	Not applicable	See indicators for JCS objectives 2, 3, 4 in the main section of the GNDP Annual Monitoring Report.
GC4: Design	1, 7, 8, 9, 10, 11	ENV1, ENV5, ENV6, ENV9, SOC5	No specific indicator		See indicators for JCS objectives 1, 7, 8, 9, 10, 11 in the main section of the GNDP Annual Monitoring Report.

GC5: Renewable energy	1	ENV6	Renewable energy capacity installed by type per annum	Year on year increase	This indicator is monitored as part of the JCS objectives. See Objective 1 in the GNDP AMR.
EN1: Biodiversity and Habitats	9	ENV2, ENV4, ENV5	Number of planning applications granted contrary to the advice of Natural England on the grounds of recreational impact on N2K sites	None	None within monitoring year.
EN2: Landscape	8, 9	ENV2, ENV4, ENV5, ENV9	No specific indicator	N/A	See indicators for JCS objectives 8, 9 in the main section of the GNDP Annual Monitoring Report.
EN3: Green infrastructure	8, 9	ENV2, ENV4, ENV5, ENV9	No specific indicator	N/A	See indicators for JCS objectives 8, 9 in the main section of the GNDP Annual Monitoring Report. See also indicator for recreational open space (RL1).
EN4: Pollution	1, 7, 9	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV9	Number of permissions granted contrary to the advice of the Environment Agency (on pollution grounds)	None	None within monitoring year.
H1: Dwellings connected with rural enterprises	2, 3	ENV1, SOC6, SOC8, EC1, EC2, EC3, EC4	No specific indicator	N/A	See indicators for JCS objectives 2, 3 in the main section of the GNDP Annual Monitoring Report.

H2: Removal of occupancy conditions	2	ENV9, SOC4, SOC7	No specific indicator	N/A	See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.
H3: Replacement dwellings outside settlement limits	2, 9	ENV9, SOC4, SOC7	Number of units granted planning permission for replacement dwellings outside of settlement limits	No target	<p>In the monitoring year 7 units were granted planning permission for replacement dwellings outside the settlement limits. One development is a self-build within the NPA; the application refers to the lack of a five year supply of housing land in the policy area as a consideration. The remaining six have been considered acceptable as the use as a dwelling has not been abandoned or they have had previous permissions granted.</p> <p>Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.</p>
H4: Change of use of a dwelling	2	ENV1, SOC6, SOC8, EC1, EC2, EC3, EC4	Number of dwellings lost through change of use.	No target	<p>In the monitoring one dwelling was lost through change of use. However, the unit was a redundant dwelling reverting back to its previous non-residential use.</p> <p>Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.</p>

H5: Residential institutions	2	SOC1, SOC2	No specific indicator	N/A	See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.
H6: Sites for Gypsies and Travellers	2	ENV1, SOC1, SOC3, SOC8	No. of net new pitches permitted	Maintenance of at least a 5 year supply	This indicator is monitored as part of the JCS objectives. See Objective 2 in the GNDP AMR
E1: Existing strategic employment sites	3	EC1, EC2, EC3, EC4	Amount of floor space (m ²) granted planning permission for non-employment uses on strategic employment sites	None	No strategic employment sites with permission have had non-employment uses granted contrary to policy E1.
E2: Retention of employment sites	3	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E2	None	None within monitoring year.
E3: Tourist accommodation	3, 8	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E3	None	None within monitoring year.
R1: District, Commercial and Local centres		ENV9, SOC8, EC1, EC2, EC3, EC4,	% of ground floor A1 units in the defined district and commercial centres	Minimum of 50% of number of ground floor non-residential units in A1 use	In the monitoring year there have been 5 permissions granted in Reepham relating to A1 use. For those resulting in a loss of a retail unit the planning officer has concluded that more than half the non-residential units will remain in A1 use.

R2: Sprowston and Sweetbriar retail parks		ENV9, SOC8, EC1, EC2, EC3, EC4,	No. of permissions granted contrary to Policy R2	None	None within monitoring year.
RL1: Provision of formal recreational space	8, 9, 11	SOC1, SOC2, SOC8	Net gain of recreational open space delivered through developments (Ha)	Net Increase	There has been a net gain in formal recreational space of 5.72ha as a result of development.
TS1: Protection of land for transport improvements	7	ENV1, ENV3, ENV6, SOC8	No specific indicator	N/A	See indicators for JCS objective7 in the main section of the GNDP Annual Monitoring Report.
TS2: Travel Plans and Transport Assessments	1, 7	ENV1, ENV3, ENV6, SOC8	No specific indicator	N/A	See indicators for JCS objectives 1, 7 in the main section of the GNDP Annual Monitoring Report.
TS3: Highway safety	7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS3	None	Applications proposed for approval, contrary to Highway Authority comments, are referred to the planning committee for determination.
TS4: Parking guidelines	7	ENV1, ENV3, ENV6, SOC8	No specific indicator	N/A	See indicators for JCS objective7 in the main section of the GNDP Annual Monitoring Report.
TS5: Airport development	3, 7	ENV1, ENV3, ENV6, SOC8, EC1	No specific indicator	N/A	See indicators for JCS objectives 3, 7 in the main section of the GNDP Annual Monitoring Report.

TS6: Public safety zones	7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS6	None	None within monitoring year.
CSU1: Additional community facilities	6, 8	SOC1, SOC2, SOC8	No. of permissions granted in accordance with Policy CSU1	Net increase	In the monitoring year there have been 19 permissions granted relating to community facilities. Of these, 8 were for new community buildings. Although there was a loss of 2 amenities, plans for replacement facilities were included within the new proposals.
CSU2: Loss of community facilities or local services	6, 8	SOC1, SOC2, SOC8	No specific indicator	N/A	See indicators for JCS objectives 6, 8 in the main section of the GNDP Annual Monitoring Report. See also indicator for Additional community facilities (CSU1).
CSU3: Provision of community facilities or local services within large-scale residential development	6, 8	SOC1, SOC2, SOC8	No specific indicator	N/A	See indicators for JCS objectives 6, 8 in the main section of the GNDP Annual Monitoring Report. See also indicator for Additional community facilities (CSU1).
CSU4: Provision of waste collection and recycling facilities within major development	6, 8	ENV9, SOC1, SOC8	No. of waste collection and recycling facilities approved	No target	No waste collection or recycling facilities were approved in the monitoring period. Kerbside bin collection points in residential developments are generally a requirement of obtaining approval. Policy to continue to be monitored as major developments progress.

CSU5: Surface water drainage	1	ENV2, ENV7	No. of planning permissions granted contrary to the advice of the Environment Agency or Lead Local Flood Authority	None	See indicators for JCS objective 1 in the main section of the GNDP Annual Monitoring Report.
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b. Site Allocations DPD Monitoring Framework

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
ACL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2020	Outline planning approval 20141108 for 140 dwellings granted Jan 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
ACL 2	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20141392 for mixed use development granted June 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
ACL 3	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
ACL 4	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Hybrid planning application 20140787 for 24 open market dwellings (outline) and 12 affordable dwellings (full) granted May 2015. Reserved matters 20152044 for 24 market dwellings granted Mar 2016. Both phases commenced shortly after the monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
AYL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2021	Reserved matters application 20130680 granted Oct 2013. 56% of the site has been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
AYL 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2022	Reserved matters application 20140298 granted May 2014. 40% of the site has been completed.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC5, SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
AYL 3	1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year.
AYL 4	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	Site completed Dec 2013 for B1 & B8 employment use.
BLO 1	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, ENV, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix & achievement of employment uses providing jobs.	To commence by Mar 2017 To complete by Mar 2020	Reserved matters 20140757 has been superseded by Hybrid application 20160497, granted Nov 2016, consisting of full approval for 1500m2 B1 use and outline for 1000m2 B1 use. Full approval 20140758 for Supermarket & Restaurant granted July 2014. Outline planning application 20160488 for 175 dwellings granted shortly after the monitoring year.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BLO 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Full approval 20141710 granted for 20 open market and 10 affordable dwellings. Works have commenced on site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BLO 3	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2017	Reserved matters 20130296 granted for 64 dwellings granted Jan 2014. 27% of the site has been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

BLO 4	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2020	Reserved matters application 20150700 for 75 dwellings granted Oct 2015. Works have commenced on Phase I. Reserved matters 20150794 granted Oct 2015 to expand site by 30 dwellings. Works have commenced on Phase II.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BLO 5	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline permission 20140968 granted for 36 dwellings Feb 2015. Reserved matters application 2016219 was registered Jan 2017.
			Level of Open space provided in relation to Policy EN3 of DM DPD		Provision within the permission in accordance with policy.
BRU 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2018	Full planning approval 20121638 granted. Site completed Mar 2017.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

BRU 2	8, 9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Full planning approval 20140556 granted May 2014 for recreational use.
BRU 3	8, 9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Planning permission 20162126 granted Feb 2017 for recreational purposes.
BUX 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20150082 for 21 dwellings granted Oct 2016.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
CAW 1	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	N/A	N/A	Allocated for extension to burial ground.
CAW 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	There is a current call for sites proposal for an enlarged area, which includes this site, under the GNLP.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	

COL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline application 20170075 registered Jan 2017.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
COL 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
DRA 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2021	Outline planning permission 2013088 for 200 dwellings granted Aug 2014. Revised outline application 20161066 for 250 dwellings was registered Jun 2016. There is a Resolution to Grant permission subject to S106 negotiation.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

DRA 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix, job creation and or retail provision.	To commence by Mar 2017 To complete by Mar 2018	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
FOU 1	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Planning permission 20130929 granted for 14 affordable dwellings. Site completed Mar 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
FOU 2	1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year.

FRE 1	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Apr 2016 To complete by Mar 2017	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
GLP 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To complete by Mar 2015	Reserved matters 20101213 granted for 75 dwellings, which were completed March 2015
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
GWI 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Full approval 20120697 granted for 27 dwellings. Site completed Mar 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

HEL 1	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2021	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
HEL 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2025	Hybrid application 2015770 granted Dec 2016. This includes outline approval for up to 1000 dwellings; 108 of these have reserved matters granted.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
HEL 3	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Planning permission & cemetery use.	N/A	Allocated for extension to burial ground.
HEL 4	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	No progress during this monitoring year.

HEL 5	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	Outline approval 20141134 for 72 dwellings granted Oct 2015. Reserved matters 20152077 granted April 2016. Works have commenced on site.
			Level of Open space provided in relation to Policy EN3 of DM DPD		Provision within the permission in accordance with policy.
HOR 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To complete by Mar 2014	Planning application 20100774 approved. Site completed March 2014.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
HOR 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2019	Full approval 20130547 for 125 dwellings granted Apr 2014. 118 units have been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy

HNF 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
HNF 2	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year.
HNF 3	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year.
LIN 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2018	Reserved matters permission 20140241 granted. Site completed March 2016
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

RED 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Hybrid permission 20151061 for 20 dwellings (full approval) and 4 dwellings (outline) granted Feb 2017.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
REP 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
REP 2	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline approval 20071797 for 22 new dwellings, offices, veterinary surgery, and care home lapsed in 2013.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	

SAL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2017	Full planning application 20121044 for 20 units has been superseded by full approval 20141505 for 19 units. Site is nearing completion.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
SWA 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline application 20161643 registered Nov 2016.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
SPI 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2017	Full approval 20120850 for 54 dwellings including open space for the northern section was completed Aug 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy

TAV 1	1, 3, 6, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & provision of retail uses.	To commence by Mar 2021	Hybrid planning permission 20131175 granted June 2014. No works have commenced.
TSA 1	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To complete by Mar 2026	Broadland Business Park, site being developed. St Andrews and Meridian Business Parks complete. Expansion to north under Growth Triangle Area Action Plan. See section 5c below.
TSA 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2022	Outline permission 20130649 granted. Reserved matters permission 20160425 for 231 dwellings granted Sept 2016. No works have commenced on site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
TSA 3	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline permission 20130650 granted. Reserved matters permission for 71 dwellings granted Aug 2016. No works have commenced on the site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

WRO 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2018	Full approval 20130965 granted June 2014. Works commenced March 2015. 70% of the site is completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

c. Growth Triangle Area Action Plan Monitoring Framework

Policy	Target	Milestone	Progress	Comments
GT1: Form of Development	1m ² of community, retail, business floorspace for every 30m ² of residential floorspace on Mixed Use Allocations	N/A	The planning permission for North Sprowston & Old Catton includes a 1:20 ratio of employment floorspace to residential floorspace.	
GT2: Green Infrastructure	Delivery of Public Parks at Harrison's Plantation, Beeston Park and North Rackheath Buffer	Public Access to Harrison's Woodland Park by 2015/16	Public Access to Harrison's Woodland Secured in April 2016.	
		Public Access to Beeston Park by 2016/17	Milestone not achieved.	Committee resolution to grant permission on S.73 application 12/10/2016. Beeston Park now to be delivered as part of Phase II.
		Public Access to North Rackheath Buffer by 2020/21	Participative process to produce renewed masterplanning completed in accordance with Policy GT16.	Planning Application expected 2018/19. Application to include phasing plan. Milestone to be reviewed on receipt of phasing plan.
	4ha of informal open space per 1,000 population	N/A	Target achieved.	5 residential applications approved (or resolved to approve) in monitoring period (20160498, 20152035, 20160759, 20141955, 20150726) for a combined 1,181 dwellings. All included on site or off-site contributions to achieve target standard.

Policy	Target	Milestone	Progress	Comments
	Indicator: Number of Area Action Plan Allocations granted planning permission contrary to the advice of Natural England on the grounds of increased recreational impact on N2K sites. Target: Zero	N/a	Target achieved.	No planning permissions granted contrary to the advice of Natural England on the grounds of increased recreational impact on N2K sites.
GT3: Transport	Completion of Orbital Road & Cycle Links by 2026	Cranley Road to Plumstead Road 2016/17	Planning Permission Granted 28/06/2013. Milestone not achieved.	Link road has not been completed in accordance with milestone. Link Road Junction with Plumstead Road and first phase of link expected to commence 2018/19.
		Plumstead Road to Salhouse Road Cycle and Pedestrian Links 2019/2020	Committee Resolution to Grant Planning Permission for part of Road link 11/01/2017.	
		Wroxham Road to Salhouse Road 2019/20	Construction commenced May 2014.	Expected to be completed ahead of milestone in 2017/18.
		Wroxham Road to North Walsham Road 2019/20	Planning Permission Granted 17/02/2016	Expected to be completed behind milestone, in accordance with revised phasing of Beeston Park scheme.
		North Walsham Road to Spixworth/Buxton Road 2022/23	Planning Permission Granted 17/02/2016	Expected to be completed in accordance with Milestone in accordance with revised phasing of Beeston Park scheme.

Policy	Target	Milestone	Progress	Comments
		Buxton Road to St Faiths Road 2025/26	Planning Permission Granted 17/02/2016	Expected to be completed ahead of milestone in 2020/21, in accordance with revised phasing of Beeston Park scheme.
		St Faiths Road to Airport	Planning Permission Granted (for Repton Avenue to St Faiths Lane Section) 18/05/2016	Feasibility Assessment for connection to Hurricane Way completed. Pooled CIL funding for Repton Avenue to Hurricane Way Link agreed. TRO consultation expected to be undertaken 2017/18.
		Full Cycle and Pedestrian Links 2026		
	Delivery of Salhouse Road BRT and Cycle Improvements	Cycle Link to be delivered by 2019/20	Phase I Harrison Plantation Cycle Link & Connection to Norwich Cycle Network to be delivered 2015.	Salhouse Road Walking and Cycling Feasibility Study Completed October 2010.
		Phase I BRT Improvements 2019/20	Completion of Blue Boar Lane to WHF Junction Cycle Link 2021/22.	<p>Extension of Phase I link to Atlantic Way / Salhouse Road Junction, and Blue Boar Lane link expected to be completed in 2018/19. Blue Boar Lane link is ahead of milestone.</p> <p>Atlantic Way and Salhouse Road Junction re-designed from roundabout to priority junction, with capacity for future signal control, to better facilitate BRT.</p>

Policy	Target	Milestone	Progress	Comments
		Phase I BRT Improvements 2019/20		Committee Resolution to Grant Outline Planning Permission (20160498) for 803 dwellings on part of GT7 allocation 11/01/2017. Application includes provision of land for Road widening to support BRT.
	Delivery of Broadland Way Cycle and Pedestrian Links between Dussindale and Rackheath /Stonehouse Road	BBP to Rackheath 2019/20		Walking / Cycle Link Plumstead Road to Green Lane East under construction as part of NDR. Expected Delivery 2017/18. £150k of pooled CIL agreed to support construction of link Plumstead Road to Green Lane.
GT4: Home Farm	290 Homes Total.	N/A	120 Homes (Phases II & III) completed June 2014.	Reduction in number of homes on Phase 4 will mean that only 284 homes of the 290 homes target will be delivered.
	Phase 5 89 Homes	Phase 5 - Commencement 2014/15	Milestone achieved.	Phase V is 40% complete.
	Phase 4 81 Homes	Phase 4 - Commencement 2018/19	Reserved Matters Planning Permission Granted for 75 homes 04/11/2015.	Commencement is forecast behind milestone in 2019/20.

Policy	Target	Milestone	Progress	Comments
GT5: White House Farm	1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park	Phase I - Commencement 2014/15	Milestone achieved.	Cumulatively 240 dwellings of phase I (448 dwellings) completed by end of monitoring year.
		Phase II - Commencement 2019/20	Reserve Matter Permission for Phase II (785 dwelling) granted 2016/17.	Phase II is expected to commence ahead of milestone.
		Public Access to Woodland Park - 2018/19	Milestone achieved.	Public Access to Harrison's Woodland Park achieved in April 2016.
		Primary School - 2018/19		
GT6: Brook Farm	600 Homes, Road and Cycle Links, Local Centre Sports Pitches & Children's Play Space & Informal Open Space	Commencement 2017/18	Outline Planning Permission granted 28/06/2013. S.73 Planning Application (20170421) submitted 13/03/2017.	Committee Resolution to Grant Planning Permission for S.73 (20170421) 06/09/2017. S.73 permits 1st phase of housing ahead of completion of link road. It is expected to enable commencement in accordance with milestone.
GT7: Land South of Salhouse Road	1,400 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space, Community Building, Police Beat Base & Informal Open Space	Commencement 2017/18	Committee Resolution to Grant Outline Planning Permission (20160498) for 803 dwellings on part of allocation 11/01/2017. Outline application for 380 dwellings (20170104) on remainder of allocation site submitted 25/01/2017.	Allocation site is now expected to delivery 1,183 homes. This is less than the target of 1,400 homes. Commencement is now forecast behind milestone in 2019/20.

Policy	Target	Milestone	Progress	Comments
GT8: Land north of Plumstead Road	45 Homes, vehicular connection to Salhouse Road, formal recreation, and landscaping	Commencement 2016/17	Planning Permission Granted for Roundabout and Access Road to site submitted (20161873) 27/10/2016.	<p>Planning Permission Granted for Roundabout and Access Road to site (20161873) 12/07/2017.</p> <p>Commencement is now forecast behind milestone in 2019/20.</p>
GT9: Broadland Business Park (North Site)	7,800 sqm B1 Office 49,700 sqm B2 / B8	Commencement 2017/18	Outline Planning Permission granted 28/06/2013.	
GT10: Broadland Gate	42,000sqm B1/B8 4,500sqm A1, A2, A3 & A4 7,500sqm C2, C3 (excluding residential) and D1 7,000sqm Hotel 2,100sqm C1, A3, A4, D2 1,200sqm Car Showroom	Commencement 2019/20	Milestone achieved.	<p>Planning Application submitted for Car Show Room (20171352) 09/08/2017.</p> <p>Serviced Roads on northern section, adj. Poppy Way are under construction.</p>

Policy	Target	Milestone	Progress	Comments
GT11: Land East of Broadland Business Park	850 Homes, Primary School, Nursery, Community Building, Police Deployment Base, Cycle Links and Landscaping.	Commencement 2018/19	EIA scoping undertaken.	<p>Planning Application for part of the allocation is expected in 2018/19.</p> <p>Commencement is now forecast behind milestone in 2020/21</p>
GT12: North Sprowston & Old Catton	3,520 Homes & 16,000sqm of employment floorspace, Road and Cycle Links, 2 New Primary Schools, Sports Pitches & Children's Play Space, Community Building, Library and Health Facilities & Country Park - Possible Secondary School	Commencement 2016/17	Outline planning permission (20121516) granted 17/02/2016.	<p>Committee resolution to grant permission on S.73 application (20161058) 12/10/2016.</p> <p>Commencement is now forecast behind milestone in 2019/20.</p>
GT13: Norwich RFU	250 Homes	Commencement 2018/19	Permission granted for the relocation of Norwich RFU by South Norfolk Council.	Commencement is now forecast behind milestone in 2019/20.
GT14: Land East of Buxton Road	300 Homes	Commencement 2017/18	Outline Planning Permission (20141725) granted 21/05/2015.	<p>Allocation site is now expected to delivery 225 homes. This is less than the target of 300 homes.</p> <p>Commencement is now forecast behind milestone in 2018/19.</p>

Policy	Target	Milestone	Progress	Comments
GT15: Land North of Repton Avenue	300 Homes and land for employment	Commencement 2016/17	Outline Planning Permission (20141955) granted 18/05/2016.	<p>Allocation site is now expected to delivery 340 homes. This is more than the target of 300 homes.</p> <p>12 plots are identified for self-build. Reserve Matters consent granted for 1 one plot in monitoring period (5 total to date). To date two plots commenced, one is complete construction. Both outside monitoring period.</p> <p>Commencement of main site is now forecast behind milestone in 2019/20.</p>
GT16: North Rackheath	3,000 Homes & 25ha land for employment, Road and Cycle Links, 2 New Primary Schools, Local Centre Sports Pitches & Children's Play Space, Community Building, Home Waste Recycling Centre & Significant Informal Open Space - Possible Secondary School	Commencement 2019/20	Participative process to produce renewed masterplanning commenced in Monitoring Period.	<p>Participative process to produce renewed masterplan now complete.</p> <p>Planning Application based on finalised masterplan expected 2018/19.</p> <p>Commencement is now forecast behind milestone in 2020/21.</p>
		Provision of Rackheath Buffer 2021/22		To be phased in accordance with plan to be submitted with planning application.

Policy	Target	Milestone	Progress	Comments
GT17: Land Adj. Salhouse Road, Rackheath	80 Homes (79 Net)	Commencement 2016/17	Milestone achieved.	Site expected to be completed 2018/19. Total housing is expected to exceed target by 15 homes as a result of additional outline planning permission (20150726) granted 24/10/2016.
GT18: Land South of Green Lane West	300 Homes, cycle links, landscaping	Commencement 2016/17	EIA Screening Received May 2014 for 300-320 dwellings Land South of Green Lane West.	Full Planning Application (20171464) submitted 13/10/2017 for 322. Total housing is expected to exceed target by 22 homes. Commencement is now forecast behind milestone in 2019/20.
GT19: Land South of Green Lane East	150 Homes, cycle links, landscaping	Commencement 2022/23	Outline planning application (20160395) submitted 09/03/2016.	Total housing is expected to exceed target by 3 homes. Commencement is now forecast behind milestone in 2019/20.
GT20: White House Farm (North-East)	460 Homes, formal recreation, landscaping	Commencement 2020/21		Planning Application expected 2018/19. Commencement is expected in accordance with milestone.
GT21: Land east of Broadland Business Park (North Site)	300 Homes, formal recreation, landscaping	Commencement 2018/19		Commencement is now forecast behind milestone in 2020/21.

1. Glossary of Terms and Acronyms

Term	Description
Accessible	Easy to travel to and enter by whatever means of movement is appropriate (including public transport, cycle, on foot or (for buildings) in a wheelchair or with limited mobility).
Adopted	Formally approve. Assume responsibility for future maintenance.
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible householders whose needs are not met by the market. Affordable Housing Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or subsidy to be recycled for alternative affordable housing provision.
Allocated	Land which has been identified in a Local Plan and the Policies Map (or Inset Map) for a specific form of development. Allocations are contained in the Site Allocations DPD and Growth Triangle Area Action Plan DPD.
Amenity	Those qualities of life enjoyed by people that can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes for example a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
Annual Monitoring Report (AMR)	Annual Monitoring Report: Part of the local development framework. Local authorities are required to produce an AMR each December Annual Monitoring Report (AMR) with a base date of the previous March showing progress towards the implementation of the local development scheme and the extent to which policies in local plans are being achieved.
Area Action Plan (AAP)	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
Biodiversity	The variety of life on earth or any given part of it.
Broadland Business Park	First allocated in the 2001 Broadland Local Plan for 78 hectares of employment, it is an established location for jobs, and of key strategic importance to the Growth Triangle.
Brownfield Land, Brownfield Site	See Previously Developed Land
Built Environment	Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.
Business (B1) Use	Use for light industry, offices (where the office does not provide a service directly to the visiting public) and research and development (as defined in the Use Classes Order). Light industry is industry which is capable of being carried out in a residential area without causing nuisance, including as a result of traffic movement.
Commercial Centre	The centre of larger market towns and collages where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.
Community	(As used in this context) All of those living and working in Broadland. This includes the general public, parish and town councils, businesses, community groups, voluntary organisations, developers, statutory agencies etc.
Community Facilities	Services available to residents in the immediate area to meet the day-to-day needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
Community Infrastructure Levy (CIL)	Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Broadland District Council in combination with Norwich City Council and South Norfolk Council has implemented a CIL charging schedule with a list (known as the 123 List) of infrastructure projects on which the funds will be spent.
Conservation Area	Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.

County Wildlife Site	Wildlife habitat identified and designated as being of particular local interest of importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest (SSSI).
Development	Defined in planning law as “the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land” (see also Permitted Development).
Development Brief	A document that sets out the constraints and opportunities presented by a site, and the type of development that might be appropriate.
Development Plan	The primary consideration for the Council in determining planning applications. Comprises of the Regional Spatial Strategy and Development Plan Documents (including Minerals and Waste DPD’s produced by Norfolk County Council).
Development Plan Document (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example the Core Strategy, Development Management Plan, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be amended as successive DPDs are adopted.
District Centre / District Shopping Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
Employment Area	Industrial estate or other area which is used primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order, and/or where such development is proposed.
Employment Use	Use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. In the context of the local plan employment use specifically excludes retail, financial or professional services, food and drink, waste disposal or mineral extraction.
Exception Site (rural)	A small site to be used specifically for affordable housing that would normally be used for housing, because they are subject to policies of restraint. Exception sites should only be used for affordable housing in perpetuity.
Greater Norwich Development Partnership (GNDP)	To oversee the preparation of the new Local Plan the authorities involved have re-established their joint working arrangements under the Greater Norwich Development Partnership (GNDP).
Greater Norwich Local Plan (GNLP)	Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council, have agreed to work together to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy (JCS) for the area. The JCS plans for the housing and jobs needs of the area to 2026 and the GNLP will ensure that these needs continue to be met to 2036. The GNLP will include strategic planning policies to guide future development, and plans to protect the environment. It will look to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.
Green Infrastructure	Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.
Greenfield Land (or Site)	Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.

Institution	Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.
Joint Core Strategy (JCS)	The Joint Core Strategy (JCS) is a strategic local plan document produced between Broadland District Council, Norwich City Council and South Norfolk Council. This strategy sets out the key elements of the planning framework for the area. It comprises a spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long term spatial vision for the area. It is a development plan document, with which all other development plans documents must conform.
Listed Building	A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings published by the Secretary of State (for Culture, Media and Sport). Alteration, demolition or extension of such a Listed Building requires special consent.
Listed Building Consent (LBC)	Listed Building Consent is required from Local Planning Authorities where development involves the demolition of a listed building or a 60 Development Management DPD (2015) Appendix 1 – Glossary Term Description listed building is altered or extended in a manner which would affect its character as a building of special architectural or historic interest.
Local Development Document (LDD)	Local Development Document: Planning documents which collectively make up the Local Plan (previously known as the Local Development Framework (LDF)). These can either be a DPD, SPD or the SCI.
Local Development Framework (LDF)	Local Development Framework: A 'portfolio' of Local Development Documents which collectively delivers the spatial planning strategy for the LPA area. This is now referred to as the Local Plan as defined in the NPPF.
Local Development Scheme (LDS)	Local Development Scheme: Sets out the programme for preparing LDDs. This document is available to view on the Council's website (www.broadland.gov.uk).
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Localism Act	The Localism Act devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. It will provide for neighbourhood development orders to allow communities to approve development without requiring normal planning consent and amend the Community Infrastructure Levy, which allows councils to charge developers to pay for infrastructure as well as abolishing Regional Spatial Strategies.
Local Shopping Centre	A group of shops or services forming a centre of purely local significance. See District Shopping Centre and Commercial Area.
Local Planning Authority (LPA)	The public authority whose duty is to carry out specific planning functions for a particular area.
Monitoring	Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Norwich Fringe	Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. For Broadland this includes the continuously built up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.
Norwich Policy Area (NPA)	Part of the County which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 17 parishes, comprising the fringe and first ring of villages around the city of Norwich.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework is the Government's national planning policy document setting out the key principles for sustainable development.
National Planning Practice Guidance (NPPG)	National Planning Practice Guidance is provided by the Government issuing guidance on the practical implementation of planning practices.

Northern Distributor Road (NDR)	A dual-carriageway road proposed to the north of Norwich, linking the A47 to the south-east of the city with the A1067 in the north-west.
Outline Planning Permission (OPP)	Outline Planning Permission: This gives an outline of the proposed development, such as the Permission size and height of a building, for example. Full details of the building must be provided and approved before building work can start. Detailed planning permission must be applied for within three years.
Permitted Development	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
Planning Obligations	Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken to mitigate the impacts of development proposals. Often called Section 106 obligations. The term legal agreements may embrace S106. Planning obligations are also collected through Community Infrastructure Levy (CIL).
Previously Developed Land (PDL)	Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. This excludes land in built-up areas such as private residential gardens. Often called Brownfield land.
Policies Map	The adopted policies map illustrates all the proposals contained in development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions policies map showing the changes which would be required upon adoption of the document.
Public Rights of Way	Public footpaths and bridleways as defined in the Countryside Rights of Way Act 2000 and permissive routes where there is no legal right of way but access is permitted by the landowner.
Renewable Energy	In its widest definition, energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
Reserved Matters	These relate to design, external appearance, siting, means of access and landscaping where outline planning permission has already been granted. Conditions attached to the permission may require other details to be approved (e.g. materials).
Residential Institution	Residential establishment, (which may also provide medical care or other support) in which residents live communally with catering and housekeeping services provided centrally. Includes nursing homes, residential homes and also includes hostels where a significant element of care is involved but excludes sheltered and supported housing schemes where the dwelling units are self-contained. Also excludes hotels. See also Institution.
Section 106 Obligation (S106)	Section 106 Obligation. See Planning Obligations.
Sustainability Appraisal	Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Statement of Community Involvement (SCI)	Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. SCI is not a DPD, but is subject to independent examination.
Strategic Environmental Assessment (SEA)	Strategic Environmental Assessment: The term used to describe environmental assessment applied to policies, plans and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practice SA and SEA are often combined.
Settlement Limit	Settlement limits are identified on the Policies Map. These are areas where development appropriate to the settlement in question will usually be permitted subject to consideration of the policies of the NPPF, JCS and Development Management DPD
Site of Special Scientific Interest: SSSI	Site of Special Scientific Interest: Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by English Nature and have protected status under the Wildlife and Countryside Act 1981.

Site Specific Allocations	Allocations of sites for specific or mixed uses or development. Policies in the Site Allocations DPD will identify any specific requirements for individual sites.
Site Specific Policies	Where land is allocated for specific uses (including mixed uses), this should be highlighted in one or more DPDs. The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses.
Supplementary Planning Document (SPD)	A Document which expands on policies set out in a DPD or provides additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
Strategic Housing Land Availability Assessment (SHLAA)	A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with neighbouring authorities where housing market areas cross administrative boundaries.
Strategic Housing Market Assessment (SHMA)	A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with
Supplementary Planning Guidance (SPG)	Supplementary Planning Guidance: Guidance published by the District Council to provide further detailed information on how Local Plan policies are to be applied or interpreted. SPG may also be prepared by Norfolk County Council to interpret Structure Plan policy or jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPG may be concerned with a particular issue, or it may give more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief.
Sustainable (Urban) Drainage System (SUDS)	Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
Travel Assessment	An assessment which may be required in connection with major development proposals, which looks at how people are likely to access the development and its effects on travel patterns. It will also look at how any undesirable consequences can be mitigated. It should consider how access on foot, by cycle or public transport can be promoted and how the demand for car parking can be minimised.
Use Classes Order (UCO)	Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which Use Class Order (UCO) groups land uses into different categories (called Use Classes). Changes of use within a use class and some changes between classes do not require planning permission. Some uses (known as sui generis) do not fall within any use class.
Windfall Site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

Appendix F – Norwich City Council Report against policies in the adopted Norwich development management polices local plan

Introduction

1. This appendix monitors the policies in the Norwich Development management policies local plan (the DM policies plan) for the period from 1st April 2016 to 31st March 2017, excluding those covered in the main JCS AMR.
2. Previous AMRs set out progress on other local development documents being produced for the Local Plan for Norwich (LP) in the updated Local Development Scheme (LDS) by providing a new timetable for the completion of these documents. The LDS was last updated in June 2016 and can be found on the City Council's website at the following link: https://www.norwich.gov.uk/downloads/file/1671/local_development_scheme

Summary of Main Findings

3. The AMR gives an overview of progress against the adopted policies of the Norwich Development Management Policies Local Plan (the DM Plan), with reference to the Monitoring Framework contained in Appendix 9 of that plan and also reproduced as Appendix 3 of the Site allocations plan.
4. Monitoring of delivery of allocated sites in the Site allocations local plan is incorporated in Appendix A of the AMR as part of the assessment of five year housing land supply.
5. The AMR's main findings are set out in the following table:

Issue	Findings
Housing	<ul style="list-style-type: none"> • Taking account of dwellings lost through demolition and conversion, 445 new dwellings were built including completion of development at Brazen Gate/Southwell Road, the completion of a substantial part of the former Lakenham Sports Club, Carshalton Road, two adjoining sites contributing to the regeneration of King Street and a new 66 dwelling apartment development at Wherry Road, alongside a significant number of dwellings provided through conversion of former office premises under permitted development (PD) rights. • 4219 homes had planning permission in Norwich as at April 2017 (a small increase over the figure a year previously (4181); • Of these 985 dwellings were granted planning permission in 2016/17 although a significant proportion of these were approval of details, resubmitted or amended schemes on sites where the principle of development has already been agreed. • Of these, 406 homes were office conversions granted prior approval as PD which do not have to provide affordable housing and are not subject to the policies of the plan which would otherwise apply, including those in relation to space standards, amenity and outlook, parking and servicing. 335 of these were accounted for by three large schemes at Elliott House Ber Street, Sentinel House Surrey Street and Paston House Princes Street: the first two of these are already underway; • Work continued on the St Anne's Quarter development at King Street, which will provide a total of 437 homes on a key regeneration site, initial release of the first phase of homes expected at the end of 2017. The 105 dwelling regeneration scheme at Goldsmith Street also made substantial progress. • New student accommodation was approved at 30 All Saints Green providing total of 244 student bedrooms, to be known as "The Quad". Construction of this city centre scheme is already well advanced and is scheduled for completion in September 2018. There has been a very significant rise in the number of proposals for student accommodation, one of which, conversion of St Stephens Towers, St Stephens Street to 702 student

Issue	Findings
	<p>bedrooms, was approved just after the end of the reporting period. It is estimated that there are now over 2000 student bedrooms in the potential development pipeline taking account of proposals at pre-application stage;</p> <ul style="list-style-type: none"> • 90.2% of completed dwellings achieved a residential density at or above the minimum of 40 dwellings per hectare set by local plan policy. This is an increase over the comparable figure in 2015-16.
Heritage	<ul style="list-style-type: none"> • No listed buildings were lost during the 2016-17 reporting period; • The number of buildings on the Heritage at risk register (27 Listed Buildings and one Scheduled Ancient Monument) has reduced from the situation last year when there were 28 listed buildings.
Environment	<ul style="list-style-type: none"> • A range of green design and wildlife friendly features were negotiated in schemes across the city, including green roofs and bat and bird boxes in smaller schemes and wider green infrastructure initiatives in larger developments. A standard planning condition is now attached to planning permissions to ensure access routes for small mammals are available (via gaps in fences, etc.). • One application raised Environment Agency concerns in relation to flood risk (a temporary warehouse at Havers Road): this was approved following the receipt of supplementary information in a revised flood risk assessment. No applications raised water quality concerns or were refused on those these grounds; • 90% of Norwich's County Wildlife Sites are in positive conservation management (27 of 30 sites) and there were no losses of nature conservation sites to development; • CIL funding has been used or earmarked for further natural environmental improvements and access improvement works at Earlham Millennium Green and Bowthorpe in the Yare valley, east of Carrow Bridge in the city centre and along Marriotts Way. • Based on latest published figures (2015), air quality monitoring shows that levels of nitrogen dioxide and airborne particulates are reduced from previously reported levels, with NO₂ levels having shown a marked reduction in Castle Meadow. Average levels across the city centre Air Quality Management Area

Issue	Findings
	<p>remain well below the recommended maximum of 40 µg/m³.</p>
Trees and Landscape	<ul style="list-style-type: none"> • No land in the Yare Valley Character Area (YVCA) was lost to development in the reporting period, although there has been a small loss since as a result of development at Sandy Lane. • 403 applications for works to trees (were submitted in the reporting period (280 in conservation areas); 354 of these were approved. 17 applications resulted in the serving of new Tree Preservation Orders. There was however no net loss of trees or hedgerows as a result of development. • No new street trees on the frontage to development sites were funded through planning obligations (the city council is now moving away from this funding mechanism) although a significant number of trees and landscaping enhancements were delivered in new development schemes.
Open Space	<ul style="list-style-type: none"> • Just under a hectare of designated open space was lost to approved development, the majority being poor quality open space at the Swanton Road travellers site extension; • New areas of public open space secured by s106 agreement were transferred to city council control at Fifers Lane and The Loke, Dereham Road. 5.2 hectares of new recreational open space for public use has been secured by legal agreement at the former Bartram Mowers site on Bluebell Road, whilst 1.17 hectares of formal and informal open space and allotments will shortly be brought into use at the former Lakenham Sports and Social Club site.
Employment	<ul style="list-style-type: none"> • For the first time since the local plan was adopted there was a recorded net gain in approved employment floorspace on designated employment land as a result of new development coming forward on land north of Hellesdon Hall Road, Sweet Briar Road, Europa Way and elsewhere • Further significant losses of office space were recorded in the city centre (amounting to 24,449 sq.m) sanctioned under the prior approval process involving conversion for housing and educational use – the Charles Darwin Primary Academy set up in former office premises in Rose Lane was brought into use in 2016. Contrary to expectations, the number of office to residential schemes coming forward increased sharply in comparison with 2015-16, with

Issue	Findings
	<p>three major city centre schemes approved providing 335 apartments and a further three previously approved schemes underway. In contrast to previous years these schemes have started to affect more modern higher specification offices of the kind the local plan had sought to protect (in particular the 1980s Sentinel House, Surrey Street) as well as lower quality 1960s and 70s buildings, which have also been subject to numerous conversion proposals for student accommodation development.</p>
Retailing	<ul style="list-style-type: none"> • The postponement of the city council's annual shopping survey to 2018 means that we are unable to report in detail on retail floorspace change in the city centre and district and local shopping centres for this year's AMR. • On the basis of permissions granted there would appear to be a continuing, albeit gradual, loss of city centre shops to other uses, most notably restaurants and cafes although there were some examples of other uses being approved in former shops such as the creative arts and community hub at Swan Lane (within the Lanes area). The single largest retail development scheme was the major extension to Primark's store in the Haymarket, totalling 7735 sq.m (net gain of 1805 sq.m allowing for the demolition of the existing shops on the site). Elsewhere, work continued to extend the Timberhill level of Castle Mall to provide a new dining terrace, whilst discussions are continuing on the major housing led development scheme for Anglia Square, an application for which is expected soon. • The most significant developments out of centre were a new foodstores for Lidl on a site immediately adjoining the Aylsham Road district centre: construction has commenced. Other notable retail developments included new stores for Aldi at Drayton Road and Hall Road and the new larger Wickes DIY store at Hellesdon Hall Road. • In contrast to last year the majority of new floorspace for main town centre uses was outside of defined centres. This was largely due to three separate permissions for leisure uses (two gyms and a dance school) approved within former industrial buildings on employment areas, justification for which was provided by the applicant in each case

Issue	Findings
	<p>on the basis that no suitable premises were available within the city centre or district centres.</p>
Community Facilities	<ul style="list-style-type: none"> • 13 new permissions for community facilities were granted in the 2016-17 reporting period. These covered a wide variety of uses from surgeries, medical centres and other healthcare facilities to church halls and arts and cultural events space. Three new leisure facilities requiring wide span buildings were approved on out of centre sites as noted above, whilst the new Tuckswood Community Centre approved in association with the recently opened ASDA store at Hall Road was brought into use recently. • Six proposals involving new education and training facilities were approved, including two completely new schools (Wherry Special School, Hall Road and the Charles Darwin Primary Academy at Rose Lane); additional teaching space for two existing schools, a city centre financial services training centre and minor development at Duke Street for the NUA. • Community facilities proposed to be lost as a result of new permissions granted in 2016-17 included a dental surgery, two places of worship and clinical facilities at the Julian Hospital and on various sites in the city centre. An application for the residential conversion St Peters Methodist Church, Park Lane was refused just after the end of the reporting period in July 2017 after a lengthy period of negotiation failed to produce an acceptable scheme; • Six community pubs identified for protection under local plan policy – two in the city centre and four in the outer area - closed this year, although none have yet been lost permanently to other uses; • Between April 2015 and May 2017 national planning regulations were in operation that withdrew PD rights for the change of use of pubs that were registered as Assets of Community Value. 22 Norwich pubs have been registered with ACV status since 2015, with seven newly added to the register in 2016-17. A further rule change in May 2017 means that planning permission is now required to demolish or change the use of any pub, irrespective of its location. Consequently it can be expected that ACV registration will no longer be used as a primary

Issue	Findings
Leisure, catering, Evening and Late Night Economy	<p>means of protecting local pubs, although it may still be used to help protect other community facilities.</p> <ul style="list-style-type: none"> • As noted above there was some further growth in catering and hospitality uses in the city centre with restaurants, bars and cafes having been approved at the expense of shops in various parts of the centre including Swan Lane, St Benedict's, Rose Lane and Chapelfield. Investment in pubs and bars was notable with a major refurbishment of the Bell Hotel approved and ongoing during the year. • Four new hot food takeaways were approved in former shops: two in district and local centres, one in the city centre and one elsewhere; one was refused. • No new leisure uses were approved in the city centre, although leisure facilities form an important component of the emerging Anglia Square proposals. • Just two new late night uses were approved, both within the Late Night Activity Zone (LNAZ) centred on Prince of Wales Road. The city council's Special Cumulative Impact Policy (CIP) for licensing applies within a more extensive area in the south east of the centre which includes the LNAZ. It seeks to restrict the proliferation of such uses where they are likely to contribute to increased crime and disorder.
University of East Anglia (UEA)	<ul style="list-style-type: none"> • The first phase of a 915-bed student accommodation development at the former Blackdale School site was completed in September 2016 • Discussions are continuing in relation to options for development of further academic and science buildings on campus and extension to the Law School, with planning applications submitted for both.
Transport	<ul style="list-style-type: none"> • Significant investment in sustainable transport schemes progressed during the reporting period, including the completion of streetscape enhancement works in the city centre at All Saints Street, All Saints Green and Westlegate, further work on the Pink Pedalway (new cycle path and link at Heathgate), work to improve cycle and pedestrian accessibility along the Yare and Wensum and key access improvement projects associated with strategic transport links and Bus Rapid Transit (BRT) along the A1074 Dereham Road and A11 Newmarket Road corridors.

Issue	Findings
	<ul style="list-style-type: none"> • Construction of the Norwich Northern Distributor Road (NDR) to relieve pressure on the highway network in the north and east of the city made rapid progress, with some sections set to open in late 2017 ahead of schedule; • A significant number of low car dependent schemes in various parts of the city were negotiated and approved, with car free developments approved for the new student accommodation development at All Saints Green and on smaller sites elsewhere in the city centre. • A draft masterplan for the Airport setting out its proposed development strategy to 2045 was in preparation during the reporting period and was published for consultation in June 2017. The city council's cabinet resolved to endorse the masterplan subject to a number of changes particularly in relation to climate change impacts.

6. The full overview of policy performance against each of the monitoring indicators is given in the table at the end of this appendix. The main part of the appendix following summarises and comments on the results of monitoring against each of the indicators for individual policies.

Policy DM1 – Achieving and delivering sustainable development

7. Policy **DM1** is an overarching policy to ensure that sustainable development is delivered in Norwich through development management decisions. Because of its generic nature it does not lend itself to detailed monitoring although it is referred to in the great majority of decisions for significant development.

Policy DM2 – Ensuring satisfactory living and working conditions

8. Policy **DM2** seeks to ensure that new development will not have unacceptable impacts on the amenity or outlook of existing or future occupiers and helps to promote a good living and working environment. Monitoring indicators for this policy are:
- a) Refusals of permission on the grounds of loss of light or outlook;

- b) Refusals of permission on the grounds of schemes falling below minimum indicative residential space standards (previously set out in the policy, now superseded by equivalent but nationally described space standards). The target is **no refusals** on these grounds in the monitoring year although in practical terms this is not often achievable. The number of such refusals should nevertheless be minimised.
- In 2016-17 **12 schemes were refused** for reasons involving loss of light or outlook (compared with six in 2015/16);
 - 2016-17 saw **10 refusals** which included reasons related to inadequate internal space standards or inadequate external amenity space (compared with nine the previous year);
 - **Two additional applications** were refused for reasons of overdevelopment, cramped layout or design generally inappropriate to the character of a surrounding residential area.
9. The intention of this policy is that the highest practicable standards of internal space and layout should be achieved in housing schemes, where possible through negotiation. Zero refusals on grounds of inadequate light and outlook or insufficient amenity is a particularly challenging target which has not been achieved in any reporting period since the adoption of the local plan, albeit that there have been a relatively small number of cases where an acceptable scheme could not be negotiated. This has perhaps been made more difficult by the recent upturn in the number of applications involving houses in multiple occupation (HMOs) proposing a very high density of occupation, both through conversion and new build.
10. The inclusion of indicative local space standards in the plan and the subsequent adoption of the equivalent minimum national technical standards should encourage well designed and laid out schemes from the outset. It should be noted that the standard is not applied through building regulations or environmental health legislation. Thus, any dwellings delivered through conversion of office and other commercial buildings which are permitted development (PD) under the prior approval process will not be bound by the space standard or required to meet it, as by definition they fall outside planning control.

Policy DM3 – Delivering high quality design

11. Policy **DM3** sets out a number of detailed criteria with the aim of securing high quality and inclusive design in all new development. Monitoring indicators for this policy are:
- a) The percentage of schemes meeting relevant *Building for Life 12* criteria (target of no “reds” on approved schemes).
 - b) The percentage of completed dwellings where the development achieved or exceeded the required minimum residential density set out in policy DM12 (40 dwellings per hectare net)
 - c) Reporting on schemes incorporating green design and wildlife friendly features as recommended by clause (i) of the policy.
- Objective “Building for Life 12” (Bf12) assessments of recently completed development in Norwich by BfL12-accredited urban design and conservation staff have in previous years been a useful means of monitoring urban design quality in general and the effectiveness of JCS policy 2 and local plan policy DM3 (and its predecessor policies) in particular. It has not been possible to undertake a BfL12 assessment in Norwich for the past two years due to staff resource constraints, so no results against this indicator have been reported in the AMR. As noted in the latest edition of Building for Life, the emphasis has shifted away from formal assessments to using BfL12 primarily as a discussion tool through the planning application process. This way, those involved in an application can discuss what needs to be done to achieve the maximum number of ‘greens’.
 - Average densities had fallen in recent years in comparison with the early years of the JCS period when significant numbers of city centre flats were built, although these have now started to recover as higher density urban housing schemes are once again being promoted and delivered. **93.9%** of all completed dwellings in 2016-17 achieved the minimum density of 40dph set to ensure effective and efficient use of development land, compared with 87.4% in 2015-16. The average density of completed housing schemes was 72.6 dwellings per hectare, slightly higher on average than the previous year. Development schemes achieving over 50 dwellings per hectare (reported in the main AMR) accounted for 88.1% of the total, which is the highest rate recorded since the JCS base date of April 2008.
12. The following table sets out the comparative performance of completed residential development schemes against AMR and local plan density monitoring indicators from 2008/09 to date.

Table 1 – Density of completed housing

Year	Average Density	% of total dwellings completed			Local Plan
		<30 dph	30-50 dph	>50 dph	>40 dph
2008/09	102	1.9	18.5	79.6	90
2009/10	83	2.7	16.7	80.4	90
2010/11	97.6	0.6	16.3	83.1	90.1
2011/12	78	4	13	83	95
2012/13	39.8	14.2	8.8	77	82
2013/14*	44.6	2.8	15.2	82	83.2
2014/15	51.9	4.0	15.3	80.7	92.9
2015/16	71.3	2.2	14.5	83.3	87.4
2016/17	72.6	2.7	9.2	88.1	93.9

Source: Norwich City Council planning decisions and housing land availability monitoring

13. **Green design and wildlife friendly features** continue to be negotiated in schemes across the city, including green roofs and bat and bird boxes in smaller schemes and wider green infrastructure initiatives in larger development. Standard conditions have been introduced to secure the inclusion of access gaps in garden boundary fences to allow the passage of small mammals such as hedgehogs.

Policy DM4 – Providing for renewable and low carbon energy

14. Policy **DM4** sets out criteria for the consideration of new renewable energy schemes. Approved renewable energy capacity is monitored within the main JCS AMR. Various amendments to PD rights mean that the majority of small scale schemes involving solar panels either no longer need planning permission or are subject to a simplified prior approval process. In accordance with JCS policy 3, all developments of 10 dwellings and over or more than 1000 sq.m of commercial floorspace are required to provide at least 10% of expected energy requirements through renewable, decentralised or low carbon energy.
- One significant **renewable energy scheme** was approved in the 2016-17 reporting period, this being a 6080 panel solar farm on the former private playing field serving Briar Chemicals (Hellesdon Road) providing a total capacity of 1.9 MW; 1750 MWh per annum. .

Policy DM5 – Planning effectively for flood resilience

15. Policy **DM5** aims to ensure that all new development in Norwich is designed and located to minimise and mitigate against flood risk from all sources.

The monitoring indicator for Policy DM5 is the number of applications approved contrary to the advice of the Environment Agency (EA) on flood risk and water quality grounds – the target being no approvals granted contrary to EA advice in the reporting period.

- In 2016-17 just one planning application raised EA concerns in relation to flood protection – a new temporary warehouse unit at Havers Road. In this case the provision of supplementary information in a revised flood risk assessment addressed the issues. No schemes were approved contrary to EA advice in relation to water quality. Accordingly the monitoring target is **met**.

16. Policy DM5 also requires all new development in defined Critical Drainage Catchments in Norwich to incorporate suitable measures, so far as practicable, to mitigate against the elevated risk of surface water flooding in the most vulnerable parts of those areas arising from new development within the catchment. From April 2015 Norfolk County Council as lead local flood authority (LLFA) have introduced new consultation procedures for advising and commenting on submitted planning applications with respect to local flood risk and sustainable drainage systems (SuDS) to ensure flood resilient design. Advice to developers is also available on the Norfolk County Council website including links to standing national technical advice in the updated 2015 SuDS manual.

Policy DM6 – Protecting and enhancing the natural environment

17. Policy **DM6** protects nationally and locally designated and locally identified natural environmental assets and habitats from inappropriate development.

The monitoring indicators for policy DM6 are:

- a) Development resulting in the loss or reduction in area of:
- *Sites of special scientific interest (SSSI)*;
 - *Designated County Wildlife Sites (CWS)*; and
 - *Designated County Geodiversity Sites (CGS)*;
- b) Development resulting in the loss or reduction in area of the Yare Valley Character Area (YVCA) defined in the local plan. In particular the policy seeks to safeguard against incremental losses of the landscape integrity of the valley through the combined impact of small scale developments within areas which are already partially built up.

The target is no loss of area across all indicators. Minor extensions and alterations as well as other low impact development are however accepted in the Yare Valley Character Area under the terms of the policy.

- In relation to national and local sites **the target is met**. No loss was recorded in the area of any SSSI or County Wildlife Site within the city as a consequence of development. There are currently no designated County Geodiversity Sites within Norwich.
 - In relation to the YVCA **the target is also met** with no loss recorded. Approved proposals to relocate parking facilities serving the Sainsbury Centre for the Visual Arts at the UEA from a site within the character area to two sites further north will mean that the land will now be reinstated as part of the open setting of the listed building.
18. The table at the end of this Appendix details a number of initiatives where CIL funding has contributed to or has been secured to help deliver natural environmental improvements in the Yare and Wensum valleys. Enhancement projects at **Earlham Millennium Green** and **Bowthorpe Three Score** (provision of a new pedestrian footbridge) and access improvements at **Marriotts Way** benefitted from CIL funding in 2016-17. Although not technically part of the river valley as defined under policy DM6, extension of the riverside walk east of Carrow Bridge in the city centre have also been delivered with the support of CIL funding.
 19. Norwich City Council is leading the development of a joint **strategy for the river Wensum**, working in partnership with the Broads Authority, Norfolk County Council, the Environment Agency and the Wensum River Parkway Partnership, as the River Wensum Strategy Partnership (RWSP). Work on the River Wensum Strategy made significant progress during 2016-17. Consultation for a draft strategy, which sets out policies and proposals to guide the regeneration of the river corridor over the next decade, closed on 15 September 2017.
 20. **90.0%** of Norwich's County Wildlife Sites – 27 out of 30 – are recorded as being in positive conservation management (as reported in the main AMR); this represents a small decrease over the position in 2015-16 (93%).
 21. As part of ongoing development of land in the Yare valley at the former **Bartram Mowers site, Bluebell Road** (allocated for housing for the over 55s in site specific policy R42) an area of 5.2 hectares of publicly accessible open space has been committed through legal agreement, signed in December 2016. The agreement will also ensure environmental enhancements and positive management of the adjacent wetland. Phase 1 of the development comprising 62

retirement apartments and 57 units of extra care accommodation for the elderly is under construction.

Policy DM7 – Trees and development

22. Policy **DM7** safeguards against the loss of trees protected by TPOs and other significant trees and hedgerows as a result of development. It requires equivalent replacement when tree loss is unavoidable and requires new street trees to be developer-funded when significant new development adjoins a highway. The Landscape and Trees Supplementary Planning Document, adopted in June 2016, sets out detailed requirements for the protection of trees and the promotion of high quality landscaping in new development.
23. The monitoring indicators for policy DM7 are:
- a) The number of protected trees/hedgerows lost as a result of development– the target being no loss of such trees without equivalent replacement;
 - b) The number of street trees delivered through development.
- In relation to protected trees **the target is met**. No net loss of protected trees or hedgerows in Norwich was recorded directly as a result of development in the 2016-17 reporting period. In circumstances where trees are lost, the policy provides for appropriate replacement, as noted. During the year there were 403 applications for works to protected trees not associated with development, of which 100 involved some felling. 280 applications affected trees in conservation areas of which 267 were approved. 12 new TPOs were confirmed during the year. One notable success under the policy was enforcement against the breach of a tree protection condition which involved the unlawful removal during construction of a number of trees on the site of the new Aldi foodstore at Hall Road. Agreement has been reached to secure full replacement of the lost trees.
 - The policy requires new street trees to be provided where development sites have a significant road frontage onto an existing street, these normally delivered in the past by means of a planning obligation secured by a section 106 legal agreement. The comparatively high cost of processing such agreements where relatively small numbers of trees are involved means that the council is moving away from this mechanism and is instead using other funding sources (such as the local component of CIL) and flexible use of pre-commencement planning conditions. Proposals for larger housing and other developments will generally involve detailed landscaping conditions and a landscape plan which will ensure

good quality landscaping and tree planting within the development site itself.

Policy DM8 – Planning effectively for open space and recreation

24. Policy **DM8** acts to protect designated open space identified on the local plan policies map against inappropriate development and prevent the unjustified loss of open space and recreational facilities without replacement or appropriate mitigation. New open space and playspace are required to be provided, preferably on site, to serve all significant new housing schemes.
25. The policy is supported by the Open Space and Play Supplementary Planning Document, adopted in October 2015.

The monitoring indicators for policy DM8 are:

- a) Development resulting in a net loss of open space (contrary to policy) – the target being **no loss** of open space;
- b) Area of new open space and/or playspace delivered through development.
 - In relation to open space loss **the target is not met**. Approximately 0.93 hectares of open space was lost (or is proposed to be lost as a result of development approved during the year). That said, the majority of the space was of generally poor quality and low value, its loss justified through compensatory planning benefits. The majority falls within the area of the new travellers site extension at Swanton Road, with an additional small area lost in association with the development of the new Wherry Special School at Hall Road. This scheme includes enhanced landscaping within the site and a legal agreement will secure shared use of facilities;
 - In 2016-17 0.55 hectare of publicly maintainable open space was transferred to Council ownership on development sites at Fifers Lane and The Loke, Dereham Road. As noted under policy DM6 above, development of the former Bartram Mowers site at Bluebell Road will secure 5.2 hectares of new publicly accessible open space in the Yare valley, whilst recently completed housing development of 75 homes at the former Lakenham sports and social club site will deliver 1.17 hectares of formal and informal open space and an area of allotments, all of which are in the course of being laid out at the time of writing.
 - The ongoing St Anne's Wharf development at King Street is expected to deliver a significant amount of new public space within this key city centre regeneration site.

Policy DM9 – Safeguarding Norwich’s heritage

26. Policy **DM9** requires new development to protect and enhance the historic environment, ensuring that development will not harm the significance of designated and locally identified heritage assets and so far as practicable safeguarding against the loss of those assets without justification or appropriate mitigation. The monitoring indicators for policy DM9 are:
- a) The number of listed buildings lost/demolished in the reporting period – the target being **no loss or demolition** of listed buildings;
 - b) The number of buildings on the Buildings at Risk register (now Heritage at Risk register) and recorded change in the number at risk. The target is to achieve **year on year reductions** from 2012/13.
- In relation to listed buildings the target is **met**. No listed buildings were lost as a result of development in 2016-17;
 - In 2016/17 there were a total of **28 buildings** on the at risk register: 27 Listed Buildings and one Scheduled Ancient Monument. This figure is reduced by one from last year (28). The city council is currently working with property owners and Historic England to address the most serious problems of deterioration and long term neglect within seven priority buildings on the register, including the Bethel Hospital, Bethel Street. The full list of buildings in Norwich on the heritage at risk register is available [here](#). The local register is currently being updated to 2017.

Policy DM10 – Supporting the delivery of communications infrastructure

27. Policy **DM10** sets out criteria for the assessment of proposals for telecommunications installations and other communications infrastructure which need planning permission. It also seeks to safeguard such infrastructure from potential interference likely to result from new development. The monitoring indicators for policy DM10 are:
- a) The number of planning permissions and prior approvals granted for communications installations in **conservation areas and other protected areas** in the reporting period;
 - b) The number of instances where a refusal of permission for these installations has been **subsequently allowed on appeal**. The target is for no appeals to be lost.
- Five applications for communications infrastructure were granted during the 2016-17 reporting period, four of them in conservation

areas. These involved, variously, a radio link dish installation to Jarrolds, mobile phone antenna arrays at Mousehold Water Tower and on two buildings in the city centre, and wi-fi units and cabling at Lloyds Bank in the Walk.

- There have been no refusals of permission and no prior approvals withheld for communications infrastructure in the 2016-17 reporting period. It should be noted that recent extensions of national PD rights have removed the need for planning permission for a wider range of installations, in particular to expedite the delivery of superfast broadband.

Policy DM11 – Protecting against environmental hazards

28. Policy **DM11** seeks to ensure that development is designed and located to protect existing and future occupiers against risks from notifiable hazardous installations, subsidence, land contamination, air and water pollution and noise.

The monitoring indicators for policy DM11 are:

- a) Number of hazardous substance consents granted in the reporting period;
 - b) Impact of development on air quality, reporting the findings on air pollution levels from the annual Local Air Quality Management Progress Report (prepared by the council's environmental protection service). The annual reports are available on the city council's website [here](#).
- In the 2016-17 reporting period there was one **hazardous substance consent** issued, a minor variation of previous consent at Briar Chemicals, Sweet Briar Road.
 - Data on pollution levels in 2016-17 had yet to be published at the time of writing. However the 2016 air quality report relating to the shows that air pollution levels remain on average below recommend maxima (40 micrograms per cubic metre) for nitrogen dioxide at the majority of automatic monitoring stations across the city centre Air Quality Management Area (AQMA). The number of monitoring stations where levels exceeded this maximum has fallen from nine to six. In addition, recorded mean levels of NO₂ at Castle Meadow have fallen significantly since 2014, although they still remain above recommended maxima. The enforcement of the Castle Meadow Low Emission Zone is expected to produce a sustained improvement.
 - The reduction of pollution levels (particularly for airborne particulates) in a number of locations is a priority: ongoing traffic reduction and traffic management measures in the city centre are expected to reduce pollution in the short term although the effect

of the latest package of city centre traffic management measures will not feed through into published data until 2018. The city council's 2016 Air Quality Annual Status Report contains further details.

Policy DM12 – Ensuring well-planned housing development

29. Policy **DM12** sets out criteria for the consideration of proposals for new housing on sites which are not already identified in the local plan. It strongly supports the delivery of new housing on all suitable sites in the city to address identified housing needs, except in limited circumstances where housing development would compromise other important local plan objectives or harm the amenity and living conditions of residents. The monitoring indicators for policy DM12 are:
- a) The number of new dwellings in Norwich **permitted**²¹ in the reporting period;
 - b) The **number of unbuilt dwellings with outstanding planning permission** at the end of the reporting period (the housing commitment). The size of the overall housing commitment from year to year is a useful indicator of development activity and the immediate housing development pipeline;
 - c) The number of new dwellings **completed** in the reporting period;
 - d) The current position in relation to the five year housing land supply.
30. The figures do not include communal development such as student accommodation, residential institutions or nursing homes.
- Allowing for losses through demolition, **985** dwellings were permitted in Norwich in 2016-17 of which **703** were on sites which had not been permitted previously or represented an increase in housing numbers over and above previous permissions on the same site. This figure includes schemes granted prior approval for change of use from offices and shops to housing as permitted development (PD) – 406 dwellings fell into this category although some prior approvals related to resubmitted applications or alternative schemes for which there had been a previous approval for a different conversion

²¹ *Permitted* includes all dwellings newly approved, excluding detailed permissions or approval of reserved matters for schemes previously approved in outline or where a new permission granted in 2016-17 replaced or superseded a similar existing one. Also included are schemes granted prior approval as permitted development, involving the change of use to housing of offices and certain other types of commercial floorspace. Office to residential conversions no longer need planning permission except where the proposal fails to meet specific prior approval tests in relation to flood risk, contamination, traffic generation and (from 6 April 2016) the impact of noise from adjoining commercial uses. The previous time limit of 30 May 2016 by which the residential use had to be begun has been removed and schemes with existing prior approval in place now have three years to be implemented. Permitted development rights are also being extended to cover residential conversion of industrial and warehouse premises within size limits.

scheme on the same building. 335 dwellings were accounted for from just three such schemes, Sentinel House, Surrey Street (228), Elliott House, Ber Street (45) and Paston House, Princes Street (62).

- Notable new permissions granted in the reporting period included renewal of outline permission for 200 homes at the former Jarrolds site, Barrack Street, redevelopment of the former Bentley garage at 36-42 Duke Street for 37 dwellings and development of land adjoining (and including) the former Ferry Boat, King Street for 41 apartments. A high proportion of the homes approved in 2016-17 would be provided through the conversion of offices under prior approval, as noted above. Because such schemes fall outside planning control, the city council has no influence over the quality of housing or the standard of layout, amenity and living conditions offered to residents, nor are these developments required to deliver affordable housing or other planning benefits that would normally be required from schemes subject to the normal planning application process. Not all such schemes will be liable for CIL. The effect of this trend on the city's office floorspace stock and related policy implications are discussed in the commentary to policy DM16.
- Outstanding planning permissions at 1 April 2017 could deliver **4219** new dwellings, representing an increase over the comparable figure in April 2016 (4181). In addition there were a number of approved developments providing communal accommodation - 799 student bedrooms and 57 supported care accommodation units for the elderly (at Bartram Mowers site, bluebell Road). Further discussion of the issues around communal accommodation appears below (policy DM13)
- A total of 471 dwellings were completed in Norwich in 2016-17. Taking account of losses through demolition and conversion, the net increase in dwelling numbers was **445. 44 dwellings** were affordable (10%) – an increase over 2015-16, when just 25 were built, but significantly down on previous years. That said, there are a substantial number of affordable homes still in the course of construction and ready for occupation next year, many of these on former garage and car park sites, which will increase the total proportion of affordable homes to be delivered in 2017-18.
- Significant completions included the affordable element of development of 86 homes at **Brazen Gate/Southwell Road**, a further 40 dwellings at the former **Lakenham Sports Club, Carshalton Road**, two adjoining sites either side of Music House Lane contributing to the regeneration of **King Street** and a new 66 dwelling apartment block (Bridgemaster Court) at Wherry Road. Office to residential conversion schemes taken forward as PD under the prior approval process were completed at **Imperial House, Rose Lane** (58 units) and **Britannia House, Prince of Wales Road** (22 units) with several more such schemes underway. New student accommodation was

brought into use at the University (**Hickling House and Barton House** at the former Blackdale School site).

31. As last year, a cautious approach has been taken to the estimate of five-year housing supply, which in accordance with agreed practice is calculated for the Norwich Policy Area rather than for the City only. Further detail appears in Appendix A. It is important to note that the grant of permission itself does not guarantee that a scheme will be built out within five years or built at all, and in calculating anticipated housing delivery, local planning authorities cannot rely on guesswork but must be informed by the best available evidence from developers as to their expectations and anticipated timescale for delivering a site. For 2017 the Greater Norwich authorities have calculated a housing land supply of **xx years**.
32. The Housing and Planning Act 2016 introduced a statutory obligation for local authorities to plan proactively for **starter homes** and **self-build and custom build housing**. As at September 2017 there were 78 individuals and 1 association made up of 8 individuals on Norwich's self-build and custom build register. The emerging Greater Norwich Local Plan is expected to make more detailed policy provision for these forms of housing and a small number of sites in the area have been put forward for potential allocation specifically for self-build, although none are in Norwich City.
33. In cooperation with its partner authorities in Greater Norwich, the city council is progressing work on a **Brownfield Land Register** to satisfy the newly introduced statutory duty to compile information on available previously developed sites which are suitable for housing and to make that information publicly accessible in a common format. The register must be in place by 31 December 2017. The AMR for 2017-18 will introduce specific area wide and local monitoring of brownfield sites on the register.

Policy DM13 – Communal development and multiple occupation

34. Policy **DM13** sets out criteria for the consideration of proposals for flats, larger houses in multiple occupation and residential institutions including student accommodation. It seeks to ensure that these specialist forms of housing are well located and provide a good standard of design and layout. The monitoring indicators for policy DM13 are:
 - a) Number of HMO licenses at the end of the reporting period and year on year change;

- b) Institutional development permitted on local plan housing allocations²², the target being no loss of land subject to general needs housing allocations;
 - c) Number of student bedrooms permitted;
 - d) Number of residential institution bedrooms permitted.
- There were **188** HMO licenses in place in Norwich as at 17 October 2017 (note that it is not possible to backdate this figure to the end of the reporting period retrospectively). This is a small increase over the comparable position in September 2016, when there were 180 licenses.
35. It should be noted that policy DM13 relates only to proposals for larger HMOs of seven bedrooms and over. The establishment of smaller two to six bed HMOs (planning use class C4) through the conversion of single dwellings (use class C3) does not currently fall under planning control - this change can be made under PD rights without planning permission, unless there are specific local directions (Article 4 directions) in place removing those rights. The council has resolved not to introduce limitations on HMOs via Article 4, preferring to wait for further evidence and assess the effects of a voluntary registration and accreditation scheme for HMO landlords implemented under housing powers. There continues to be a significant number of applications for larger HMOs particularly in the south-west and west of the city.
36. Development of new student accommodation is continuing to be strongly promoted on suitable sites and there are currently a substantial number of proposals for purpose built student accommodation in the pipeline.

²² Policy DM13 as adopted does not accept specialist forms of housing such as residential institutions, care homes and student accommodation on allocated housing sites where it would compromise a five year supply of housing land. This is because housing allocations in the current local plan only address objectively assessed need for general needs housing (including affordable housing). Opportunities for allocated sites to meet that need would be lost if other specialist forms of housing for which the precise need has not been calculated were accepted. The evidence of housing need on which the local plan allocation level was based did not quantify the need for care homes or student accommodation in detail nor take account of the extent to which new communal development could take pressure off the existing housing stock. The Central Norfolk Strategic Housing Market Assessment 2017 does make an allowance in its need calculations for these forms of accommodation and consequently it was intended that the emerging Greater Norwich Local Plan, informed by this newer evidence, could make specific provision for communal housing development - which would count toward planned housing targets. However, in September 2017 a draft standard methodology for calculating objectively assessed housing need was published for consultation by central government. This is likely to introduce further uncertainty over housing need calculations for local plans in general, and how specialist forms of housing should be approached in particular.

- In relation to institutional development on allocated housing land **the target is met**. No residential institutional development was permitted on allocated housing sites in 2016/17, although a 244-bed student accommodation development at 30 All Saints Green – “The Quad” – was accepted on a site allocated primarily for offices. This is the second scheme to be promoted in Norwich by Alumno Developments, who were also responsible for the nearby 228-bed “ASG” development at Winalls Yard between All Saints Green and the Bus Station.
 - **288 student bedrooms** were approved in 2016/17, 244 on the All Saints Green site referred to above, and 44 the former Heathfield residential care home at Cannell Green north of Barrack Street.
37. There are currently well over 2000 additional purpose built student bedrooms in the potential development pipeline including the two consented schemes referred to above. Permission has since been granted in the 2017-18 monitoring period for a further 702-bed student accommodation development at the former St Stephens Towers, St Stephens Street, with a separate 307-bed new build scheme adjoining Sentinel House, Surrey Street at planning application stage. A number of other sites in various parts of the city centre are under discussion for student accommodation-led schemes and the city council is undertaking research to gain a better understanding of demand and develop an appropriate policy response to this growing phenomenon.
38. Whilst housing for the elderly has not been a major element of schemes in the pipeline this year, approved proposals for the former Bartram Mowers site at Bluebell Road include 57 units of extra care accommodation alongside 62 retirement apartments to meet general needs. Taken together these schemes will help to meet needs for increased nursing care in Norwich identified through JCS policy 7 and to support a growing student population. The availability of purpose built student residences on campus and the expectation of a substantial supply of new purpose built accommodation elsewhere (particularly in the city centre) should help to relieve some of the immediate pressure on the general housing stock.

Policy DM14 – Meeting the needs of Gypsies, travellers and travelling showpeople

39. Policy **DM14** supports the development of additional sites to meet the identified need for Gypsy and traveller accommodation over the plan period. Monitoring indicators for Policy DM14 are:
- a) Number of Gypsy and traveller pitches permitted, contributing to target of 21 pitches by 2026 of which at least eight should be provided by 2016;

b) Number of pitches lost.

- 13 new pitches were approved during the 2016-17 reporting period, forming an extension to the existing site at Swanton Road. These should be in place and operating by March 2018.
- No pitches have been lost.
- As part of the evidence base for the emerging Greater Norwich Local Plan a new Norfolk Accommodation Needs Assessment (ANA) has been commissioned to set out the objectively assessed need for accommodation for the non-settled population in the period to 2036. It covers needs for caravans, houseboats and accommodation for travelling showpeople.

Policy DM15 – Safeguarding the city’s housing stock

40. Policy **DM15** aims to protect the existing housing stock and identified housing land from demolition or change of use, except where there are overriding regeneration benefits or a net improvement in the quality of housing through refurbishment or comprehensive redevelopment.

Monitoring indicators for policy DM15 are:

- a) Number of dwellings lost to other uses;
 - b) Area of allocated housing land lost to development for other purposes.
- In the 2016-17 reporting period **19 dwellings were demolished** at Argyle Street and the site laid out temporarily as open space (these demolitions have been offset against completions recorded for the year). The local plan provides for eventual redevelopment of this site for a minimum of 12 dwellings. Ongoing development of land at Goldsmith Street for 105 new homes involves the loss of 26 existing dwellings and a redundant nursing home, which will be factored into the housing completions figure next year.
 - No land allocated for housing was developed for other purposes in the 2016-17 reporting period.

Policy DM16 – Supporting the needs of business

41. Policy **DM16** supports development for business use and other economic development purposes, seeking to safeguard land identified primarily for those uses on the local plan Policies Map and requiring justification for the release of employment land for other purposes, in accordance with JCS policy 5.

Monitoring indicators for policy DM16 are:

- a) The amount of **B1 business floorspace** [offices, research/development and light industry; respectively planning use classes B1(a), B1(b) and B1(c)] approved in the 2016-17 reporting period. This indicator gauges progress against the JCS policy requirement for an additional 100,000 sq.m of office floorspace to be delivered in the city centre by 2026 and an increase in B class uses across the city. It is also reported in the main AMR in conjunction with development in the adjoining districts.
 - b) The amount of **employment floorspace** (that is, B1 business uses as itemised above, plus general industry [use class B2] and warehousing [use class B8] permitted on i) designated employment land and ii) other sites in Norwich.
42. Permissions for new business floorspace were compared with permissions that would result in the loss of business space to produce a figure for net potential floorspace change across all types of B1 use in 2016-17. Similarly the figures for B class floorspace permitted on employment land and elsewhere factors in permitted changes from business to other uses and demolition of business premises as well as new floorspace permitted. The following table summarises the changes resulting from permissions granted in 2016-17.

Table 2: B1 floorspace and employment floorspace change

- a) B1 floorspace change approved

B1a floorspace - offices	-24449 sq.m net loss
B1b floorspace – research and development	No change
B1c floorspace – light industry	-1343 sq.m net loss

- b) Employment floorspace (all B class uses) gains/losses approved

Within designated <u>employment areas</u>	Gains 4051.6 sq.m Losses -2470.8 sq.m Net gain 1580.8 sq.m
Elsewhere in Norwich	Gains 5041.67 sq.m Losses -29161.8 sq.m Net loss 24120 sq.m

43. 2016-17 saw further very significant losses of business floorspace overall, impacting most obviously on the stock of B1(a) office space in the city centre where just under 24,500 sq.m of floorspace was lost – an almost three-fold increase over 2015-16. Losses of floorspace resulting from permissions granted and prior approvals issued exceeded gains in all

use classes except B8 warehousing, where there was a small increase in floorspace overall. Encouragingly, there was an upturn in new development on designated employment land with new development approved at Sweet Briar Road, Europa Way, the Airport Estate and within the developing employment area north of Hellesdon Hall Road adjoining Wickes DIY.

44. Further discussion of the impact of permitted office to residential conversions under prior approval and other proposals on the city's office stock appears below in the commentary on policy DM19.
45. In addition to the national PD rights allowing unrestricted residential use of offices and smaller shops under prior approval, similar rights have now been introduced to allow conversion of warehouse premises under 500 sq.m to housing without the need for planning permission, with certain prior approval safeguards to prevent such conversions in situations where there would be unacceptable noise impacts on residents from neighbouring uses. No such applications have yet been made in Norwich. Proposals for more extensive rule changes to enable office premises to be demolished and redeveloped for housing free of planning control were consulted on by central government but have not been taken up.
46. Removing planning controls on certain kinds of residential conversion will, in the opinion of central government, act to expedite the delivery of much needed housing and stimulate urban regeneration by making it easier to bring redundant commercial premises back into productive use. The downside is that such deregulation may make it increasingly difficult to prevent good quality commercial floorspace being lost which might otherwise be suitable for a variety of business uses. The expectation in the JCS of 100,000 sq.m of additional office floorspace in the city centre is now very unlikely to be realised, both as a result of limited demand for large office premises and new office development not being currently viable and a significantly different pattern of demand from that on which the JCS floorspace growth assumptions were based.
47. National policy in the NPPF discourages long term allocation of land for business use which is no longer likely to be required for that purpose. Newly published evidence²³ for the emerging Greater Norwich Local Plan indicates a significantly reduced requirement for employment land, a trend toward much more efficient use of floorspace and premises, and a need for a range of more flexible and smaller scale business space solutions integrated into mixed use development, rather than large format high specification offices for single users planned for previously. The conclusions of this evidence study will help to inform a

²³ Greater Norwich Employment, Town Centre & Retail Study, GVA, November 2017.

more nuanced approach to planning for employment development in the emerging plan.

Policy DM17 – Supporting small businesses

48. Policy **DM17** supports proposals for small business development and seeks to safeguard premises suitable for small and medium sized businesses from demolition or change of use without justification. Monitoring indicators for Policy DM17 are:
- a) Loss of small offices and other business premises under 1500 sq.m: approved schemes resulting in the loss of business floorspace recorded;
 - b) New small business floorspace approved in the reporting period.
- 2779.6 sq.m of floorspace in small business premises (or part premises) under 1500 sq.m would be lost as a result of permissions granted in 2016-17: this is less than the equivalent figure the previous year (6,523.8 sq.m) and may be indicative of the fact that fewer small business premises are now becoming available for alternative uses because of high demand. Losses included redundant office suites at the Bell Hotel (incorporated into an extension of the pub), conversion of offices at Woolgate Court, St Benedict's Street, to residential use under prior approval allowed on appeal, and conversion of part of the Union Building in Rose Lane to restaurant use: this development is, however, aimed particularly at small enterprises and has proved to be a notable success. Loss of small business space is included in the overall totals quoted under DM16 above.
 - 1941 sq.m of new space for office use was approved in 2016-17 through the conversion of premises in the city centre. An additional 725.7 sq.m of light industrial (B1c) space and 2132 sq.m of warehouse (B8) space was permitted in small premises in various locations.

Policy DM18 – Promoting and supporting centres

49. Policy **DM18** implements the strategic approach of the JCS to ensure that new commercial development is planned and located sustainably and accessibly. It prioritises new development for retail and other main town centre uses (as defined in national policy) in the city centre and other defined retail centres, in accordance with the "town centres first" sequential approach and the hierarchy of centres set out in the JCS. Monitoring indicators for policy DM18 are:

- a) Floorspace permitted for **main town centre uses** within defined centres and elsewhere;
 - b) Net change in **retail floorspace** (gains and losses) permitted in the city centre and in district and local centres in Norwich as defined in the local plan. (It should be noted that current and proposed permitted development rights may allow loss of retail floorspace in many cases without the need for planning permission);
 - c) Development approved contrary to the guidelines in appendix 4 of the local plan to secure an **appropriate scale** of development in district and local centres: this seeks to ensure that new retail development in particular should not be clearly out of scale with the centre that it would be serving.
 - d) Number of new **hotel bedrooms** permitted in the reporting period.
- In 2016-17 a total of 10216 sq.m of floorspace was approved for a wide range of main town centre uses throughout Norwich delivered through new development and change of use. 2095.7 sq.m (20.3%) of this space was approved in defined centres and 79.7% outside them. Although in terms of new floorspace approved the figure was very similar to 2015-16, the distribution of this development was almost precisely reversed, with almost three quarters of approved floorspace on sites *outside* centres. This was largely due to three significant indoor leisure developments having been approved on out of centre sites as well as the new Lidl foodstore at Aylsham Road which, although technically outside of the district centre, adjoins it and will thus help to support and consolidate local shopping.
 - 1886 sq.m of retail floorspace was approved in the city centre, accounted for in the main by the extension to Primark in the Haymarket.
 - There were no new permissions granted for main town centre uses in district centres and only a very small loss of retail floorspace through change of use of shops and upper floor retail space to residential use.
 - No development has been approved contrary to local plan guidelines on scale.
 - No new hotel bedrooms were approved in 2016-17 although planning permission was sought for a new 125-bed Hilton hotel on a site at Spitfire Road on the Airport industrial estate, also being promoted by the developer for potential allocation for hotel use in the Greater Norwich local plan. A number of hotel operators are known to be seeking development opportunities in Norwich.

Policy DM19 – Encouraging and promoting major office growth

50. Policy DM19 is intended to safeguard high quality office space from demolition or change of use for other purposes and requires all new

development in the city centre office development priority area to include a proportion of offices. It implements the requirement in JCS policy 11 for 100,000 sq.m of office floorspace to be delivered in the city centre by 2026. The monitoring indicators for policy DM19 are:

- a) **New office floorspace** [planning use class B1(a)] approved in the reporting period, recording schemes in the office development priority area, elsewhere in the city centre, in defined employment areas and in other locations in Norwich;
 - b) **Office floorspace losses permitted** in the reporting period.
- There was a significant upturn in the number of consents for new office space compared with 2015-16. In total, 2843 sq.m of office space was permitted in the city centre of which around a quarter was in the office development priority area. This was very substantially outweighed by permissions and prior approvals involving the loss of office floorspace. A further 154.6 sq.m of office space was permitted outside the centre.
 - As noted, permissions granted, and prior approvals issued for the re-use of redundant office space for other purposes – principally housing – have been outpacing gains through new development for several years. Last year (2015-16), trends suggested that the number of proposals for office to residential conversion under prior approval might have peaked, but this has not been borne out by monitoring this year. In 2016-17 schemes were approved that would result in the loss of a further 28,287 sq.m of B1(a) office space which, when adjusted for compensatory gains, still results in a net loss of **24,449 sq.m**, almost three times the figure last year and greater than reported in any single year since 2014-15. The figure is accounted for largely by four schemes for the conversion of larger office buildings all granted under prior approval as permitted development, these being at Elliott House, Ber Street; Sentinel House, Surrey Street, Paston House, Princes Street and Charles House and Wensum House, Prince of Wales Road. The first three were office to residential conversions and the last conversion to a state funded school, the Charles Darwin Primary Academy. The school is occupying the building since September 2016 under to prior notification procedures introduced in 2013 whereby schools may occupy offices and other specified commercial space on a temporary basis for a single academic year without requiring planning permission or prior approval for change of use; this grace period has recently been extended to two years through an amendment to national planning regulations in May 2016.
 - Office to residential conversions completed in the reporting period include Imperial House, Rose Lane and Britannia House, Prince of Wales Road with previously approved schemes in progress at Upper

King Street, Bethel Street, Prince of Wales Road and elsewhere as well as the two schemes at Ber Street and Surrey Street approved in this reporting period.

51. The table below shows the year on year change in office floorspace since the base date of the JCS. As at April 2017 the sustained reduction in floorspace is continuing with more office space being depleted from the stock than new floorspace added – an overall reduction in the Norwich office stock in comparison with 2008 by 43,450m or 12%. This compares with the aspiration in the JCS to substantially increase the amount of office floorspace in the city centre by 100,000 sq.m, or about a third, by 2026, an aspiration which now seems undeliverable, although it is accepted that the expectation of large scale office growth was founded on evidence from ten years ago before the 2008 recession, when the market expectations for development and the characteristics of demand for office space were wholly different. This is borne out by the conclusions of the recently published Greater Norwich Employment, Town Centres and Retail Study, which states:

Given business trends and the new demands this places on commercial floorspace typologies it is likely that relatively few requirements for standalone, large floorplate Grade A space will be generated. Enhanced data and communications technology are allowing businesses to use space more efficiently both in terms of desk space and accommodating infrastructure 'in house'. Rapidly changing processes and business approaches are also leading businesses to need more flexible spaces that can allow them to grow or contract quickly as their markets change.

52. One notable trend this year is for developers and investors to be focusing on the potential of redundant office buildings to provide student accommodation, rather than general needs housing. In contrast to office to residential conversions, the change of use of offices to student accommodation does need permission. That said, it is clear that in many cases the demand for office accommodation that would justify the retention of such large premises for office purposes no longer exists. Demand is instead largely from small start-up and incubator businesses requiring smaller and more flexible space, catered for by schemes such as the Union building in Rose Lane. As noted in the commentary against policy DM13, the city council is currently considering proposals which could potentially accommodate well in excess of 2000 student bedrooms (which includes those in potential new build schemes as well as office conversions). The first significant student housing scheme to involve the conversion of redundant office space is the 702-bed scheme for St Stephens Towers in St Stephens Street. This scheme was approved in the 2017-18 monitoring period and is not therefore included in the figures below, but it is worth noting that the loss of office floorspace in this one scheme alone is over 18,000

sq.m which, when added to the total below would bring the total loss of office space to over 60,000 sq.m or 17%.

Table 3: B1(a) office floorspace loss, 2008-2017

362,000 sq.m Norwich office stock estimated as at April 2008

2008/09	13,205 sq.m net gain
2009/10	657 sq.m net gain
2010/11	2,404 sq.m net gain
2011/12	-115 sq.m net loss
2012/13	-3,187 sq.m net loss
2013/14	-2,023 sq.m net loss
2014/15	-31,062 sq.m net loss
2015/16	-8,881 sq.m net loss
2016-17	-24,449 sq.m net loss
Total actual/potential office floorspace change Norwich April 2008-March 2017:	-43,451 sq. m net loss (-12.0%)

53. In recent years office to residential conversion schemes have been confined to dated and obsolescent office buildings from the 1960s and 1970s, which cannot be regarded as high-quality office space and which policy DM19 would not necessarily seek to protect if permission were needed. With a significant and persistent over-supply of such poor quality second hand space with no realistic prospect of re-occupation for its original use, productive and beneficial reuse has many potential benefits. On the downside, the quality of residential accommodation and the living environment offered by schemes taken forward outside planning control may not be high, and the need for and impact of the large number of speculative proposals for student accommodation is yet to be quantified.
54. The conversion of better quality and more recently built (late 1980s) office space at Sentinel House to housing is an indication that national planning deregulation of office to residential conversions applies to all office premises, including those within the Office Development Priority Area that had hitherto been regarded as well located, commercially attractive and marketable. That being so, it will be important for the city council to develop an appropriate policy response to ensure that identified demand for office and other employment space can be matched to supply and that there remains a sufficient range and choice of premises available to meet those needs. Consequently, there may be scope to consider local controls over the change of use to offices which would remove those permitted development rights in certain locations.

Policy DM20 – Protecting and supporting city centre shopping

55. Policy **DM20** helps to manage and support city centre shopping, implementing policy 11 of the JCS. It seeks to protect retail function in the centre by maintaining a generally high proportion of shopping at ground floor level within the most important defined retail frontages, while promoting flexibility and a beneficial mix of supporting uses and services in other areas. The policy is supported by the Main Town Centre Uses and Retail Frontages Supplementary Planning Document adopted in December 2014 which sets advisory minimum thresholds for the proportion of shopping it is appropriate to maintain in selected frontages and advises on the diversity and mix of uses the city council will encourage in other areas. Monitoring indicators for policy DM20 are:
- a) The **percentage of measured ground floor frontage** in A1 retail use in each defined retail frontage zone in the centre (primary and secondary areas and large district centres);
 - b) Areas where the percentage of A1 retail use recorded is generally **below** the indicative minimum specified in supplementary planning guidance – that is, areas which are perceived to be underperforming in terms of shopping function and the policy target;
 - c) Non-retail uses **accepted exceptionally** in otherwise underperforming retail areas for reasons of supporting the evening economy or contributing to vitality and viability.
56. Monitoring information for policy DM20 is extracted from the separate published retail monitor for the city centre and district and local centres. These reports can be found on the Council's website at the following link:

https://www.norwich.gov.uk/downloads/download/1888/norwich_city_centre_shopping_floorspace_monitor.

The last full survey was undertaken in June 2016. Resourcing issues within the planning service this year mean that the (normally annual) update scheduled for summer 2017 has had to be postponed to 2018. This means that information about retail vacancy rates, the balance of uses in various defined frontages and the general health of various parts of the city centre will not be available in time to report for this AMR. Information in relation to permissions granted for retail and other main town centre uses appears in the commentary against policy DM18.

57. The effectiveness of this policy (and DM21) in preventing the loss of shops and essential services from Norwich's shopping areas and managing the use of premises within them is now fairly limited. Permitted development rights now allow the kind of flexibility of use which has been promoted through local plan policies and the retail frontages SPD in Norwich for a number of years. Wide ranging PD rights allow a variety of temporary and permanent changes of use of shops to be made without planning permission. Shops (planning use class A1) can now change freely to financial and professional services uses such as banks and building societies (A2) without planning permission in most circumstances and can change to residential use within certain size limits. Regulations have however been tightened in other areas: changes have been made recently to apply additional planning restrictions to betting shops and payday loan stores and to reintroduce a requirement for planning permission to be obtained for the change of use and demolition of pubs and bars (A4), until May 2017 restricted only to pubs which had been registered as Assets of Community Value. The city council will continue to apply a flexible approach to changes of use in the city centre so far as is practicable.

Policy DM21 – Protecting and supporting district and local centres

58. Policy **DM21** helps to manage and support local shopping areas by requiring a minimum proportion of retail uses to be maintained in defined local and district centres and protecting local foodstores against change of use or loss.

Monitoring indicators for policy DM21 are:

- a) The **percentage of premises** in A1 retail use in local and district centres.
 - b) **Loss of retail floorspace** (if any) within anchor foodstores serving those centres.
 - c) **Proportion of community uses** within district and local centres, which are encouraged specifically by the policy. This indicator may no longer be monitored because there are relatively few such uses in suburban centres, although significant new permissions for community uses are monitored under policy DM22.
59. As is the case with city centre shopping, the postponement of the annual shop survey to 2018 means that no data can be reported on these indicators this year.
60. Proposals for a new **Lidl** foodstore at 291 Aylsham Road on an allocated site adjoining the District Centre were approved during 2016-17 and the store is currently under construction. The site was previously

earmarked for a branch of Morrisons. As noted under policy DM18 there was limited activity in terms of new development within the established district and local centres elsewhere in Norwich.

Policy DM22 – Planning for and safeguarding community facilities

61. Policy **DM22** sets criteria for the development of new community facilities, directing them where appropriate and practicable to the city centre and defined centres in accordance with the JCS hierarchy of centres. It also encourages beneficial new development and improvement of schools and other educational establishments (where permission is needed) consistent with other policies. It requires detailed evidence to justify loss of any existing community facilities including the historic and community pubs listed in Appendix 5 of the plan. Monitoring indicators for policy DM22 are:
- a) **New community facilities** approved in the reporting period – permissions reported are for uses generally either in planning use class D1 (non-residential institutions such as surgeries, clinics and healthcare services, nurseries, libraries, places of worship) or use class D2 (assembly and leisure: cinemas, concert halls, exhibition spaces, indoor sport);
 - b) **New education and training facilities** approved in the reporting period – these are usually also in planning use class D1;
 - c) Loss of **historic and community pubs** identified in the plan;
 - d) New **Assets of Community Value** registrations.
62. 13 new applications involving community facilities – other than education-related - were approved in the 2016-17 reporting period. These comprised 2,811 sq.m of floorspace in total, somewhat less than the previous year. As last year, proposals were mostly small-scale schemes providing a variety of healthcare, welfare and clinical services as well as extensions to places of worship and expansion of facilities at a homeless hostel. In addition, two new gyms and a dance school were approved on out of centre sites in former industrial premises, gyms at **Guardian Road Industrial Estate** and **Delta Close**, and a dance school on the **White Lodge Business Estate** at Hall Road. Permission was granted following the submission of evidence to show that no suitable premises could be found in city centre locations.
63. Six new schemes for education and training facilities were approved totalling 5317 sq.m of floorspace. Approved development includes two new schools, the **Charles Darwin Primary** at Rose Lane and the **Wherry Special School** currently under construction on a site adjoining the Hewett Academy and Goals soccer centre at Hall Road. There were also schemes approved for additional facilities at Town Close

Preparatory School, the Norwich School and the Norwich University of the Arts, Duke Street, as well as a training centre for the financial services sector approved in former office premises on St Faiths Lane.

64. Community facilities lost as a result of approved development in the 2016-17 reporting period included two places of worship: the former church of **St John de Sepulchre** on Ber Street approved for a specialist retail use and the **Kingdom Hall of Jehovah's Witnesses** at Clarke Road approved for redevelopment for housing. Various premises offering clinical services were approved for alternative uses including offices and housing, whilst the demolition of a clinic at the **Julian Hospital** has been approved as part of the rationalisation of services at that site. A small number of recreation and leisure facilities have also been lost in the period including a city centre gym approved for conversion to housing.
65. 2016-17 saw several public houses on the city council's list of historic and community pubs protected under Policy DM22 closing down: some are subject to proposals for new uses. These were the **Magpie** and the **Surrey Tavern** in the city centre, the **Windmill** (Knox Road), the **Freed Man** (St Mildreds Road) and the **King Edward VII** (Aylsham Road) in the outer area. None have yet been converted to other uses although an application to convert the King Edward VII to a community centre was submitted during the year and approved after the end of the monitoring period in June 2017.
66. In April 2015, following a high profile national campaign by community and national interest groups in which the city council had participated²⁴, the government made an important change in national planning rules. The effect of this change was to protect pubs registered as Assets of Community Value (ACVs) against demolition or change of use without planning permission. As a result, there was a significant upturn in Norwich in the number of nominations of local pubs for registration as community assets. Subsequent campaigning, and (in particular) reporting of the uncontrolled loss through demolition of valued community pubs in London, resulted in a further change in the rules this year. From May 2017 planning permission is once again required to demolish or change the use of any pub – that is, any premises falling within planning use class A4 (drinking establishments) irrespective of its location. This is a particularly welcome move that will restore much of the weight to the city council's own pub protection policies that had previously been removed by planning deregulation.

²⁴ In December 2014 the city council had submitted a formal proposal to government under the Sustainable Communities Act requesting a change in planning regulations to remove the permitted development rights that then allowed wide ranging changes of use and demolition of pubs without planning permission.

67. In 2016-17 seven pubs in Norwich were newly registered as Assets of Community Value, bringing the total to 21, these being the **Woolpack, Muspole Street**, the **Ketts Tavern, Ketts Hill**, the **Surrey Tavern, Surrey Street**, the **Walnut Tree Shades, Old Post Office Court**, areas used in association with the **Lollard's Pit, Riverside Road**, the **Robin Hood, Mousehold Street** and the **Windmill, Knox Road**. After the national rule change in May 2017 bringing the change of use and demolition of pubs back under planning control, only two further pubs have been registered, these being the **Cock** at Lakenham and the **Freed Man, St Mildred's Road, West Earlham**. With greater protection now afforded to local pubs in national planning legislation, it can be expected that registration under the separate ACV legislative provisions will no longer be used so extensively, although the mechanism is still available to help protect other community facilities subject to this policy, and will therefore continue to be monitored for the AMR.
68. For more details of current ACV registrations in Norwich (including both pubs and other assets), see https://www.norwich.gov.uk/info/20011/about_your_council/1342/assets_of_community_value

Policy DM23 – Supporting and managing the evening and late night economy

69. Policy **DM23** promotes and encourages leisure and hospitality uses in all appropriate city centre locations to support the evening economy, although proposals for new late night uses such as nightclubs, late-opening bars and late-night takeaways are accepted only within a defined Late Night Activity Zone focused on Prince of Wales Road and Riverside. Monitoring indicators for Policy DM23 are:
- a) Permissions granted in the reporting period for (i) new **evening economy uses** and (ii) new **leisure uses** – approved floorspace in planning use classes D2, A3, A4 and A5. The floorspace approved has previously been assessed for its contribution to the JCS target of an additional 3000 sq.m of cafes, restaurants and bars to be provided in the city centre from 2008-2016, although this period has now ended;
 - b) Development of new **late night uses**: (i) in the Late Night Activity Zone (ii) elsewhere. The policy requires that no new late night uses that need planning permission should normally be approved outside the Late Night Activity Zone.
70. Ten schemes were approved in 2016-17 for city centre evening economy uses which totalled 2252 sq.m of new floorspace – slightly

down on the figure reported for 2015-16. Despite this, the importance of the catering and hospitality sector in underpinning the vitality and viability of the city centre's evening economy continues to grow, recognised both in the evidence supporting the JCS and in emerging evidence for the Greater Norwich Local Plan. The newly published Greater Norwich Employment, Retail and Town Centres Study confirms the importance of evening economy uses in supporting the vibrancy of many areas of the centre and indicates a significant number of national and regional operators in the sector seeking representation in Norwich.

71. Most of the new evening economy uses approved in 2016-17 were for restaurants and cafés. Schemes approved included new businesses at **Rose Lane** (the Rooftop Gardens restaurant at the Union Building), **8 Swan Lane** (the Caribbean restaurant chain Turtle Bay) and others at Chapelfield, St Benedicts Street, Upper King Street, Timberhill and elsewhere. Work continued on the refurbishment of the Timberhill level of Castle Mall to provide a new dining terrace, the first units within which were due to open toward the end of 2017. Proposals for a major refurbishment and extension of the **Bell Hotel** at Orford Hill were approved in the reporting period and completed in summer 2017, whilst the new creative arts hub "Space Studios" at 5 Swan Lane incorporates flexible performance and events space as well as a bar/café.
72. There were no proposals for new leisure uses in the city centre this year: three separate proposals for the change of use of industrial and warehouse units on industrial estates to leisure uses (two gyms, one dance school) were approved as noted under policy DM22.
73. Two late night uses were approved, both in the Late Night Activity Zone, these being a lap dancing club at Prince of Wales Road and a hot food takeaway at Cathedral Street. The city council's special cumulative impact policy (CIP) for licensing which applies both in the LNAZ and a somewhat wider surrounding area of the city centre, seeks to limit the cumulative impact of such late night uses and restrict the grant of new licenses where they would increase the potential for crime and disorder.
74. Restaurants/café (use class A3) drinking establishments (use class A4) and hot food takeaways (use class A5) may either be regarded as "evening economy" uses or "late night" uses for the purposes of this indicator. The distinction will depend on opening hours imposed by condition – proposals outside the Late Night Activity Zone are normally conditioned to prevent opening after midnight in accordance with this policy. Nightclubs in most circumstances will be regarded as late night uses by definition.

Policy DM24 – Managing the impacts of hot food takeaways

75. Policy **DM24** seeks to manage the impacts of takeaways primarily in relation to their potentially harmful effects on residential amenity and on highway and pedestrian safety. Since they are not classed as main town centre uses there is no absolute policy requirement to locate takeaways in centres, although the supporting text to policy DM24 states that locations within district and local centres will be preferred over out of centre locations for reasons of accessibility. Monitoring indicators for Policy DM24 are:
- a) hot food takeaways **approved** in (i) district centres; (ii) local centres; (iii) other locations;
 - b) **Refusals** of hot food takeaways on the grounds of residential amenity or impact on the retail function of centres.
76. **Four new takeaways** were approved in the 2016-17 reporting period (total 267.4 sq.m), affecting premises at Aylsham Road (district retail centre), St Augustines Gate (local retail centre) and other premises outside defined centres at Earlham Green Lane in the outer area and Cathedral Street in the city centre. Permission for a freestanding takeaway at Lefroy Road on Mile Cross was refused on design grounds, by reason of the design and excessive size of the proposed flue and its impact on visual amenity.
77. Monitoring of policy DM24 shows that it is being applied consistently to prevent potentially harmful proliferation of takeaway food outlets and manage their scale and location. Although takeaways cannot be refused explicitly on public health grounds under this policy, the national planning agenda is placing significantly more importance on planning for health. The city council is working closely with health professionals to inform the direction of future strategic policies in this area through the emerging Greater Norwich Local Plan.

Policy DM25 – Retail Warehousing

78. Policy **DM25** is used when assessing proposals to remove or vary “bulky goods only” conditions or other usage conditions on retail premises, primarily to prevent out of centre retail parks becoming all-purpose car based retail destinations to the detriment of the retail function of city centre and district and local centres. Policy DM25 (in conjunction with policy DM18) implements the “town centres first” sequential approach of national planning policy and the helps to manage development in accordance with the defined hierarchy of centres set out in the JCS.

Monitoring for policy DM25 records the number of approvals and refusals in the reporting period to vary restrictive conditions on retail

units. In 2016-17 there were no applications either granted or refused to remove or vary bulky goods conditions on existing premises.

<p>Policy DM26 – Development at the University of East Anglia Policy DM27 – Development at Norwich Airport</p>

79. Policies **DM26** and **DM27** are overarching, site-specific development management policies applying respectively to the UEA and those parts of Norwich International Airport falling within the city boundary. Both policies emphasise the importance of master planning to set the detailed parameters to guide future development at these locations. For the UEA, the agreed 2010 Development Framework Strategy (DFS) currently has this master planning role, alongside more detailed planning and design guidance which may be prepared in future for individual sites within the campus.
80. In relation to the Airport, Policy DM27 limits development to Airport operational uses and other ancillary purposes, restricting alternative forms of development pending the completion of a masterplan by the airport operators and its endorsement by Norwich City and Broadland District councils. Consultation on a masterplan for the Airport was undertaken in 2017 and at the time of writing it has been endorsed provisionally by the city council's cabinet, subject to a number of requested changes.

Monitoring of these policies records progress on the implementation of the respective masterplans for the two areas and comments generally on notable development over the past year.

UEA

- The UEA Development Framework Strategy, (the DFS) identifies Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road for development to accommodate expansion of the university. Each of these has been allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41. Earlham Hall falls outside the campus area subject to policy DM26. Phase 1 of the Enterprise Centre adjoining Earlham Hall was completed during the 2015-16 reporting period in July 2015, providing 3,700 sq.m of business, research and educational uses. Discussions have taken place on phase 2, a potential additional 6,500 sq.m of development within the walled gardens, but at present there is no certainty that a planning application will be forthcoming to enable this part of the scheme to proceed.
- The 915-bed student accommodation development at the former Blackdale School site was approved in May 2015 and phase 1 (514

beds) was completed and opened in September 2016 (see also commentary above on policy DM13). Discussions continued during the reporting period on the potential completion of the scheme, either taking forward the 401 additional beds approved or alternatively, in response to market trends, for an alternative form of residential accommodation. The release of the remainder of the site is contingent on the development of new academic floorspace within the campus to allow the relocation of the facilities currently housed in the former Blackdale School teaching building.

- No further progress has been made concerning the allocated land between Suffolk Walk and Bluebell Road. It appears unlikely that this allocation will come forward in the short term. The University are developing the *UEA2030 Vision* looking at latest higher education and wider global trends that might impact on the university and its development priorities over the next 15 years.
- Alternative options for additional science and educational uses on Chancellors Drive have been submitted under application 17/01296/F and for extension of the school of law under 17/01595/F and 1596/L. These are aimed at delivering additional academic floor space to allow de-camp and refurbishment of the Teaching Wall and expansion of education and community access for the law school. Discussions are also likely to resume on the planned refurbishment of older campus buildings and provision of enhanced academic floor space and new residences following determination of the above applications.

Airport

- Work continued on the production of a masterplan for the Airport, being led by the Airport company in discussion with Norwich City and Broadland District councils who will both need to endorse the plan once agreed. The draft masterplan was published for consultation in July 2017. It will help to inform site specific allocations and other strategic policy for the Airport in the emerging Greater Norwich Local Plan. The masterplan was endorsed by the city council's cabinet in September 2017 subject to a number of changes particularly in relation to the impact of development on climate change and a commitment to produce a Surface Access Strategy within 3 years.
- There were no significant permissions for new development within the airport operational area during the reporting period. The existing Airport Park and Ride site at Buck Courtney Crescent has been put forward for potential allocation in the Greater Norwich Local Plan for "Small scale retail development/food store, hotel, offices or a mixed-use development". The existing Park and Ride site would be released for development in the event of relocation to a new site further north. 41 hectares of land to the north of the runway (referred to as "Site 4") has additionally been proposed for potential allocation for general employment purposes following previous outline proposals for 95,000 sq.m of aviation related development which will not now proceed.

Policy DM28 – Encouraging sustainable travel

81. Policy **DM28** requires sustainable transport measures to be integrated into the planning and design of all new development. It puts particular emphasis on providing new and enhancing existing opportunities for walking and cycling, maximising accessibility by means other than the car, managing the impact of motorised vehicles, encouraging car clubs and ensuring that significant new commercial developments include travel plans.

Monitoring indicators for policy DM28 are:

- a) Site specific obligations which have delivered transport improvements through s106 agreements in the reporting period.
- b) Changes in walking and cycling levels (monitored at cordons on the inner and outer ring roads) over the reporting period.
- c) CIL spending committed toward sustainable transport improvements;
- d) Enhancements to the strategic cycle network.
- e) Progress made on the implementation of the Bus Rapid Transit (BRT) scheme.

82. Site specific obligations delivered the following improvements from development in the 2016-17 reporting period :
- The new Aldi store on **Hall Road** delivered a long awaited link from the retail park to the Lakenham Way cycle route, while elsewhere across the city new developments have delivered increased cycle parking provision.
 - Site specific obligations from ongoing development of the former **Lakenham Sports and Leisure Centre Site** and former cricket ground at Carshalton Road for 75 new homes and the development for 105 dwellings at Goldsmith Street currently under construction both make provision in planning obligation for the extension of the respective Controlled Parking Zone (CPZ) into the site. Enhanced pedestrian and cycle links from the surrounding residential streets and wider area will be incorporated in the completed schemes, including a link to County Hall from the Lakenham site expected to be constructed before the end of the 2017/18 financial year.
83. Monitoring showed that cycling levels increased overall in Norwich between 2013 and 2016. Across all 34 outer and inner ring road manual count locations²⁵, there has been a 42.6 per cent increase in cycling over that period.
84. The manual count location on the pink pedalway at **The Avenues**, which benefitted from the first phase DfT Cycle City Ambition Grant (CCAG) funding has seen a 97 per cent increase in cycling since 2013. The manual count locations on the blue and yellow pedalways (**All Saints Green** and **Magdalen Street**) have also seen a 40 per cent increase. Since 2013, sites that received CCAG1 funding have seen a 65.6 per cent increase in cycling and sites that received CCAG2 funding have seen a 51.7% increase. This shows a significantly greater increase in levels of cycling in the locations that have received DfT CCAG funding.
85. The proportion of adult residents in Norwich who cycled more than three times a week stood at 16.8% in 2015/16. By comparison, the proportion of people cycling for "utility purposes" at least three times a week was 6.5% in 2013/14. This compares with 6.8% cycling at least three times a week in Norfolk as a whole and an England average of just 5.7%. The most recent available data is extracted from Sport England's Active Lives Survey which has recently superseded their earlier Active People dataset, so it is not possible to make exact

²⁵ Note that the enumeration point at on the inner ring road at West Pottergate was out of service for part of the 2016/17 monitoring period due to remedial drainage works on the pedestrian underpass, consequently there may be an undercount of cycle movements for the monitoring year. .

comparisons with pre-2015 data. However it is clear that cycling levels in Norwich are steadily rising and the city council moved from 11th to 5th highest local authority in England for the equivalent indicator between 2013 and 2015.

86. In 2015/16 54.1% of adult residents in Norwich walked at least three times a week. Again this is not directly comparable with previous data releases due to changes in the data definition. It is however the highest level in Norfolk by some distance and significantly higher than the England average of 41.8%.
87. Sustainable transport projects benefitting from CIL funding in the 2016-17 reporting period include work toward the delivery of the **St Faiths Road to the Airport transport link** securing a route from the Growth Triangle to the Airport via Hurricane Way (part to be delivered in association with development of land north of Repton Avenue allocated for housing in the Growth Triangle Area Action Plan); further city centre public realm enhancement at **Westlegate and Golden Ball Street and All Saints Green**, now largely complete; provision of a new footbridge over the Yare (the **Colney River Crossing**) as part of a route connecting the Norwich Research Park with Three Score.
88. Strategic cycle improvements implemented included the construction of a 3m wide lit cycling and walking path between **Heathgate and Gurney Road** at the junction with Britannia Road, part of the Pink Pedalway and an additional section of the cycle route linking the city centre with the Deal Ground east of **Carrow Bridge**. Cyclists are one of the groups who have benefited from the introduction of a **20mph area** covering the entire city centre in September 2016 which follows the extension of 20mph area around The Avenues and Heartsease.
89. Feasibility studies have been completed for the introduction on BRT along the A140 corridor and work is now underway in prioritising the measures to be introduced. Work will start shortly on the construction of a bus interchange at Roundhouse Way, Cringleford.

Policy DM29 – Managing parking demand in the city centre

90. Policy **DM29** promotes improvements in the efficiency and quality, balance and distribution of off street public parking in the city centre, including maintaining a 10,000 space “cap” on the total number of parking spaces, such that public parking provision is held at or below 1995 levels. Taking account of growth in traffic and parking demand arising from new development, this represents a real terms cut.
91. Monitoring of policy DM29 records the total number of off street public parking spaces and the number lost and gained.

- The latest off-street car parking count (2017) indicates a current supply of **9,793** car parking spaces – a marginal increase of 111 over the figure reported for 2015-16. This remains below the 10,000-space cap applied by policy DM29.
- The figures take account of the completion of the new 595 space **Rose Lane multi-storey car park** completed and opened in May 2016 as well as the decommissioning of the old Rose Lane car park and the car park at Anglia Square.

Policy DM30 – Access and highway safety

92. Policy **DM30** sets local planning criteria for the consideration of proposals involving the creation of new vehicular accesses. It requires measures to be included in new development which improve highway safety by removing unnecessary access points onto main traffic routes, designing to limit traffic speeds to 20mph, ensuring pedestrian safety and adequate circulation within the site and allowing for any alterations to on street parking arrangements necessary as a result of the development. Proposals for new accesses that would prevent the implementation of the Bus Rapid Transit scheme are resisted.
93. The monitoring indicator for policy DM30 records progress on the implementation of 20mph traffic zones within the city. Although not delivered directly through individual development the 20mph traffic zone initiative makes use of funding from CIL and other sources and will support the implementation of this policy and sustainable transport policy at a strategic level.
- All development proposals continue to be designed to achieve 20mph traffic zones.
 - Work continues on the implementation of the yellow and blue pedalways – specific measures that were completed during 2016/17 include improved provision for cyclists on **St Clements Hill, Hall Road, Newmarket Road** between Eaton and the outer ring road and at the roundabout junctions of **Fifers Lane with Heyford Road** and **Woodcock Road with Catton Grove Road**. Significant schemes planned for implementation in 2017/18 include stepped cycle tracks on **Magdalen Road** and **Newmarket Road** between Christchurch Road and Hanover Road, an at grade pedestrian and cycle crossing of the inner ring road at St Crispin's, improvements to **Brazengate** and the crossing of Queens Road, and various traffic calming schemes aimed at creating a safer environment for cyclists and pedestrians.
 - In 2016/17 **All Saints Street** was pedestrianised and the repaving of Westlegate was completed. Further extensions to the roll out of

- 20mph restrictions in the north of the city were implemented, with yet more extensions planned for 2017/18.
- Construction work has commenced on improving capacity at the **Guardian Road/Sweet Briar Road** roundabout, including improved provision for pedestrians and cyclists, and modelling is underway for similar improvements at the Newmarket Road Daniels Road roundabout.
 - Development work continues on the possibility of future changes to **Prince of Wales and Rose Lane**, with a particular focus on improving the links between the rail station and city centre for pedestrians and cyclists.
94. Construction work on the **A1270 Norwich Northern Distributor Road (NDR)** made rapid progress in 2016-17 and the road is scheduled to complete fully in Spring 2018 with the first stretch between the A1067 Fakenham Road and A140 Cromer Road open to general traffic by mid November 2017 well ahead of schedule. Although the NDR falls entirely outside the city boundary its opening is expected to have a significant impact on local traffic flows in the north and east of Norwich particularly relieving congestion on parts of the outer ring road and cross city routes. The package of sustainable transport improvements for Norwich forms an integral part of the overall transport strategy being delivered alongside the NDR.
95. As a result of this investment in the Transport for Norwich Strategy, the city is likely to benefit from higher levels of retail spend, higher pedestrian numbers, reduced accidents, better air quality and a more pedestrian and shopper friendly city centre.

Policy DM31 – Car parking and servicing

96. Policy **DM31** requires car and cycle parking and servicing arrangements in new development to be provided in accordance with the adopted city council standards set out in [Appendix 3](#) of the DM plan, reducing car parking below the indicated maximum levels where possible, making provision for at least the minimum level of cycle parking, and (where applicable) electric vehicle charging points and car club vehicles. Monitoring of policy DM31 records the number of applications refused in the reporting period on:
- a) Car parking grounds;
 - b) Servicing grounds;
 - c) Cycle parking grounds.
97. In any one year a number of applications might be refused primarily for reasons of inadequate car and cycle parking and servicing under this policy, but in many cases, proposals so refused will fail to provide

adequate standards of provision on all of these aspects (and others) rather than one only, and there will be other reasons for refusal. Consequently, there will be some overlap between indicators and applications may be counted more than once. Similarly, the same proposal may also be refused on the grounds of poor amenity or outlook (Policy DM2), or poor design generally (DM3) and will be counted within the respective indicators for those policies.

98. Whilst a significant number of applications for residential development, conversion and extension to existing properties were refused in 2016-17 for reasons related to outlook, amenity or design (see commentary on DM2), instances where refusal reasons hinged solely or mainly on parking and servicing were limited. Examples where parking and/or servicing was a factor included refusal of proposals for two large HMOs at **145 and 147 Earham Road**, a single storey dwelling at **1 Goldwell Road** and conversion and extension of **40 Bull Close** to provide two additional flats in addition to the existing five. Refusal of a proposal for the conversion of a garage in **Winter Road** to a separate dwelling with no additional parking provision was upheld on appeal during the reporting period.
99. The provision of on street car club spaces in the city continues to expand. There are now 55 operational car club spaces in Norwich with associated vehicles and a further 32 bays designated for future car club use. The scheme is operated by Co-Wheels – a not-for-profit community interest company, and supported Norwich City Council, Norfolk County Council and the Department for Energy and Climate Change.

Policy DM32 – Encouraging car free and low car housing

100. Policy **DM32** promotes the development of car free housing (housing with no on site car parking provision) and low car housing (that is housing whose on-site car parking provision is significantly reduced from normally required standards). It requires new housing development to be car free within the primary retail area in the city centre and on sites specifically allocated for car free development in the plan, also encouraging car free and low car housing in defined centres and other accessible locations.

Monitoring of policy DM32 records the number of schemes approved in the reporting period that deliver (i) car free housing and (ii) and low car housing.

101. For the 2015-16 and 2016-17 reporting periods information has been captured on a number of schemes considered by the council's Planning Applications Committee where low-car and car free development was secured. The council will continue to negotiate for

significantly reduced car parking levels in development proposals where it is appropriate and practicable.

102. Four **car free housing** schemes were approved, all of them in the city centre. These included proposals for a single dwelling at **42 St Giles Street**, two affordable flats on land adjoining the **Wensum Chapel, Cowgate**, a mixed-use conversion scheme providing a shop unit and eight dwellings at **113-119 Ber Street** and the Quad 244-bed student accommodation development at **30 All Saints Green** (see commentary on policy DM13 above).
103. Seven **low car-dependent housing** schemes were approved making provision for car parking at levels significantly lower than the maximum standard for their location, including development at **191 King Street** (41 apartments, 23 spaces); **26-36 Rose Lane** (26 apartments and offices, 17 spaces); **145-147 Earlham Road** (conversion to two HMOs, 5 spaces); **2 South Park Avenue** (two new build HMOs, 5 spaces); **5 Wordsworth Road** (conversion to HMO, additional cycle provision), **195 Unthank Road** (5 flats, 5 spaces) and **36-42 Duke Street** (37 apartments, 21 spaces). In all cases justification was given for a reduction in car parking levels by a highly accessible city centre location or a location on a bus route or other sustainable transport link in close proximity to local facilities.
104. It should be noted that the conversion and part redevelopment of **St Peters Methodist Church, Park Lane** for 20 dwellings was also promoted as a low car scheme with 11 car spaces and 34 cycle spaces. Permission was refused, primarily for reasons unrelated to car parking
105. One additional low car development in the city centre was approved in principle in the 2016-17 reporting period but permission was not issued until the current year. This was a redevelopment scheme for **70 Westwick Street** providing 42 dwellings, with 16 car spaces, an electric vehicle charging point and 56 residents' and 24 visitors' cycle spaces.

Policy DM33 – Planning obligations and development viability

106. Policy **DM33** is a general policy covering issues of development viability and the scope of planning obligations that may be agreed through s106 agreements to secure financial contributions or other planning gain from development. In accordance with national planning advice the policy allows for planning obligations – for example a requirement for affordable housing - and other policy requirements to be reduced in circumstances where an objective viability assessment shows that (individually or collectively) such obligations would render a scheme unviable. With planning obligations secured by means of a site-specific

s106 agreement now replaced in most cases by pooled funding direct from CIL, the scope of planning obligations is much reduced compared with previous years, with the great majority of negotiations on viability now concerned solely with affordable housing provision.

Monitoring indicators for Policy DM33 are:

- a) On site planning obligations secured in the reporting period;
- b) Applications where scheme viability has been considered in negotiation;
- c) Applications where the level of financial contributions or other obligations has been reduced in respect of (i) affordable housing on or off site or (ii) other matters.

107. The nationally applicable minimum site size threshold of 10 dwellings at or below which affordable housing in urban areas may not be sought was brought into force in May 2016, following a period when it was in abeyance and subject to legal challenge through judicial review. It effectively overrides any adopted local plan policies requiring affordable housing in schemes smaller than 10 units. Reintroduced at the same time was the "vacant building credit", the effect of which is to reduce the level of affordable housing contributions that could be sought from developers by an amount commensurate with the area of vacant floorspace brought into use for housing through conversion or redevelopment, irrespective of the previous use of the building or whether the floorspace affected was converted or redeveloped.
108. A total of **23 applications** were approved (or granted prior approval) for housing or mixed use development that would normally be required to deliver affordable housing as part of the proposal. Policy compliant schemes for these sites would have delivered **246** affordable homes, up to **116** are likely to be delivered, dependent on approval of details and the outcome of further discussions. Of the 23 schemes approved, four schemes were granted prior approval as permitted development and are exempt from any requirement to provide affordable homes, five would provide affordable homes at or above policy compliant levels (including a number of 100% affordable schemes and the remainder were either smaller than the 10 dwelling minimum threshold or were approved with no affordable housing at all following a viability appraisal.

Table 5: Norwich local plan policies (adopted December 2014): summary of monitoring indicators and results for each policy.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM1	Achieving and delivering sustainable development	ENV1, ENV3, ENV5, ENV6, ENV9. SOC8. EC1, EC3, EC4.	Not applicable				
DM2	Ensuring satisfactory living and working conditions.	ENV1, ENV3. SOC1, SOC2, SOC4, SOC7. EC4.	Refusals on the grounds of loss of light/outlook	Norwich City Council Development Management (Planning application and decision records)	Target inappropriate	12 applications (involving a total of 24 new dwellings) were refused where the reasons for refusal included loss of light and outlook to neighbours, overshadowing or an overbearing form of development.	In addition to the cases noted, eight further applications citing policy DM2 were refused on the grounds of overdevelopment, cramped layout or being of a design generally inappropriate to the residential character of the surrounding area.
			Refusals on grounds of schemes falling below minimum indicative space standards	Norwich City Council Development management	No refusals in monitoring year	10 applications (involving a total of 22 new dwellings) were refused where the reasons for refusal included either inadequate internal space standards or inadequate external amenity space. Two of these were applications for conversion to large HMOs.	One application was subsequently dismissed on appeal.
DM3	Delivering high quality design	ENV1, ENV3, ENV4, ENV5, ENV6, ENV9. SOC1, SOC2, SOC4, SOC5, SOC7, SOC8. EC1, EC2, EC3, EC4.	% of schemes meeting relevant Building for Life 12 Criteria	Norwich City Council Development management	No reds on approved schemes	Not monitored for this period	Building for Life 12 indicator has not monitored for the last two reporting periods owing to lack of capacity/absence of accredited surveyors to undertake assessments. However, the appraisal of design quality through assessments post-completion is no longer so common: instead BfL is used as a tool in negotiation with the applicant through the planning application process.
			% dwellings on schemes achieving minimum residential density (40dph)	Norwich City Council Development management	Target inappropriate	93.9% of all completed dwellings in the 2016-17 reporting period achieved the minimum density of 40dph. This is an increase over 2015-16 small fall over 2014-15 (87.2%)*.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM3	Delivering high quality design continued..		"Green" design features on approved development	Norwich City Council Development management	Target inappropriate	The city council continues to encourage applicants to incorporate design features in development to promote biodiversity and mitigate against climate change, including the inclusion of bat and bird boxes, other wildlife friendly features such as swallow terraces, and provision for access to gardens for hedgehogs and other small mammals by designing in gaps in boundary fences. A standard condition is now attached to relevant permissions to secure the latter.	Proposals at Three Score for Bridge link reinstated, fish fry refuge, dyke network reinstated and spillway' – the proposal carried significant biodiversity enhancements as well as improving access to open space
DM4	Providing for renewable and low carbon energy.	ENV6, ENV9.	N/A - monitored under the JCS AMR				
DM5	Planning effectively for flood resilience.	ENV6, ENV7, ENV8, EC2.	Number of schemes approved contrary to Environment Agency advice: • Flood protection; • Water Quality	Gov.uk website ²⁶	No approvals contrary to EA advice	No schemes have been approved contrary to the advice of the Environment Agency regarding either flood protection or water quality.	One schemes raised EA concerns in relation to flood protection measures during the 2016-17 reporting period, relating to a temporary warehouse building at Unit D Havers Road. The amended FRA demonstrates that the finished floor level would be 0.3m higher than the 1% annual probability flood level and therefore anticipated to be dry. In addition, a scheme of compensatory storage is proposed on the site together with flood resilient construction methods.
DM6		ENV2, ENV4, ENV5, SOC2, SOC4, SOC7.	Development resulting in a loss or reduction in area of: • SSSIs; • County Wildlife Sites; • County Geodiversity Sites	Natural England/ Norfolk Wildlife Trust	No loss for all	In relation to national and local sites the target is met. No loss was recorded in the area of any SSSI or County Wildlife Site within the city as a consequence of development. There are currently no designated County Geodiversity Sites within Norwich.	A total of £116,721 of CIL-funded expenditure was committed in the 2016-17 monitoring period, all of which involved works in the Yare valley and alongside the Wensum as noted below. IN THE YARE VALLEY £86,469 of CIL-funded expenditure related to projects in the Yare Valley, including £38,876 on further access improvements to Earlham Millennium Green and £47,593 associated with construction of a footbridge over the Yare at Bowthorpe The works to implement this project have not yet taken place.

²⁶ <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM6	Protecting and enhancing the natural environment. continued						ALONG THE RIVER WENSUM £30,252 of CIL-funded expenditure related to projects along the Wensum, including an extension to the Riverside Walk east of Carrow Bridge and minor works to Marriotts Way cycle path, the majority of which was spent in the previous year.
			Development resulting in a loss or reduction in area within the Yare Valley Character Area.	Norwich City Council Development Management	No loss	No development was approved in the 2016-17 monitoring period that would result in the loss of any protected landscape in the Yare Valley Character Area. Approved proposals to relocate a temporary car park within the YVCA serving the Sainsbury Centre at the UEA to alternative permanent sites further to the north were amended to reduce the impact on trees, although the proposal does not itself affect the Yare Valley Character Area. (16/01754/VC)	Note: 5.5 hectares of the Bartram Mowers site, Bluebell Road (formerly in the Yare Valley Character Area in the emerging local plan) was re-designated for housing development for the over 55s at the request of the Local Plan Inspector in December 2014. 17.5 hectares of the site remain in the character area and are protected as open space. The adopted Site allocations plan policy R42 requires environmental enhancements and improved public access to this open space. The first phase of the development (62 apartments) is under construction and Phase 2 is at pre-application stage.
DM7	Trees and development	ENV4, ENV5. EC2.	Number of protected trees/hedgerows lost as a result of development.	Norwich City Council Tree Protection Officer/Development Management	Target inappropriate	It has not been practicable to explicitly monitor the number of TPO trees lost as a direct result of new development: it can be expected that any protected trees and hedgerows so affected would be subject to the provisions of this policy requiring appropriate mitigation and like for like replacement. 403 applications for works to trees (not necessarily associated with new development) were submitted in the monitoring period of which 280 related to trees in conservation areas; 247 of these were approved. 107 applications were approved, or part approved outside conservation areas. 17 applications resulted in the serving of new Tree Preservation Orders. 100 applications involved some felling.	Successful enforcement work was undertaken during the year to secure replanting of trees at the Hall Road District Centre unlawfully removed during construction in breach of a tree protection condition - 16/00056/ENF

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM7	Trees and development continued		Number of new street trees delivered through development	Norwich City Council Planning Obligations Officer	Target inappropriate	It should be noted that this indicator relates only to additional street trees in established locations fronting onto a development site and secured through s106 rather than those delivered within the site itself (which will usually be secured by means of a condition on the planning permission). No new street trees were delivered through s106 agreements in the monitoring period. The city council is moving away from site-specific legal agreements as a means of delivering small numbers of developer-funded street trees in the public realm for reasons of cost: instead a number of other mechanisms are available to secure tree planting off site including unilateral undertakings, the community element of CIL and Grampian conditions requiring works to be undertaken on third party land before development can proceed..	Because the relatively small sums of money involved in one-off developer contributions for street trees may not justify the cost and complexity of a site specific legal agreement, the city council will normally discuss appropriate alternative means of delivering street trees to implement the requirements of policy DM7 on a case by case basis where appropriate. Further details are in the adopted Landscape and Trees SPD (June 2016).
DM8	Planning effectively for open space and recreation.	ENV9. SOC 1, SOC2, SOC4, SOC7. EC2, EC4.	Development resulting in a net loss of open space (contrary to policy)	Norwich City Council Development Management	No loss of open space (contrary to policy)	In the 2016-17 reporting period development has been approved resulting in loss of 0.93 hectare of open space	Applications involving the loss of open space were: 16/00689/F - Open Space between parts of Hewett School and Goals 5-a-side facility, Hall Road, Norwich. Special Educational Needs (SEN) School with associated landscaping and car parking. 16/01554/F - Grazing Land at Swanton Road. Erection of 13 No. gypsy and traveller pitches with associated amenity blocks for each plot.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM8	Planning effectively for open space and recreation. continued		Areas of new open space and/or playspace delivered through development	Norwich City Council Planning Obligations Officer/Development Management	No target – year on year change reported	5.75 hectares of new open space was delivered in the 2016-17 reporting period, from the following developments: Bartram Mowers - s106 signed December 2016, delivering 5.2 hectares of publicly accessible open space. Areas of publicly maintainable open space secured by historic s106 agreements and transferred to the city council comprising approximately 0.25 hectares at Fifers Lane and 0.3 hectares at The Loke/Dereham Road. 1.17 hectares of formal recreational and informal open space and allotments Lakenham Cricket Ground site - open space being implemented in the 2016/17 monitoring year and will be complete in 2017/18 - detail from application.	The St Anne's Wharf development is now underway which will bring forward the extension of the existing riverside walk, cycle and footpath routes and improvements on King Street (and the refurbishment of Howard House)
DM9	Safeguarding Norwich's heritage	ENV5	Number of Listed Buildings lost/demolished	Norwich City Council Development Management/ Historic England	No listed buildings lost/ demolished	No listed buildings were lost or demolished as a result of development during the reporting period.	
			Number of buildings on the Buildings at Risk Register.	Norwich City Council Development Management/Design and Conservation service	Reduction from 2012/13 baseline of 32 Buildings at Risk	27 listed buildings and one scheduled ancient monument were assessed as at risk in the 2017 report, showing a reduction over the previous year (28 listed buildings, 1 SAM)	The city council is currently working with property owners and Historic England to address the most serious problems of deterioration and long term neglect within a number of priority buildings on the register. The full list of buildings in Norwich on the heritage at risk register is available here
DM10	Supporting the delivery of communications infrastructure.	ENV5. SOC6, SOC8. EC1, EC2, EC3.	Number of permitted installations/prior approval notifications within; • Conservation Areas; • Other protected areas; (where planning permission is required)	Norwich City Council Development Management	Number recorded for both	Five applications for communications infrastructure were granted during the 2016-17 reporting period, four of them in conservation areas. These involved, variously, a radio link dish installation to Jarrolds, mobile phone antenna arrays at Mousehold Water Tower and on two buildings in the city centre, and wi-fi units and cabling at Lloyds Bank in the Walk.	Express permission for communications infrastructure is not needed in the majority of cases, the exceptions mainly relating to installations on tall buildings, listed buildings and scheduled ancient monuments and development adjoining classified roads.
			Number of appeals lost where officer recommendations are overturned	Norwich City Council Development Management/Planning Inspectorate	No appeals lost	No appeals were submitted or determined in respect of communications installations in the 2016-17 reporting period	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM11	Protecting against environmental hazards.	ENV1, ENV2, ENV3. SOC1, SOC2, SOC4, SOC7. EC2, EC4.	Number of Hazardous Substance consents	Norwich City Council Development Management	Target inappropriate	One variation of condition consent granted: 16/01335/H - Briar Chemicals Ltd Sweet Briar Road: Variation to previous hazardous substances consent 11/02097/H to allow change size of Sodium Cyanide tanker delivery to site from 26.5 tonne to maximum of 28 tonne, and additional consent required as a result of changes to the classification of some substances used on site.	
			Impact of development on air quality indicators: • NO ₂ (nitrogen dioxide) (µg/m ³). • PM ¹⁰ (airborne particulates) (µg/m ³).	Norwich City Council Environmental Protection Service ²⁷	Target inappropriate	Lakenfields: 2016 (most recent): NO ₂ - 14 µg/m ³ (increase from 2015) PM ¹⁰ - 16 µg/m ³ (marginal increase from 2015). Castle Meadow - 2016 (most recent) NO ₂ - 56 µg/m ³ marginal increase from 55 in 2015) PM ¹⁰ - 20 µg/m ³ (reduced from 21 in 2015)	Measurements for both nitrogen dioxide(NO ₂) and airborne particulates are taken at Lakenfields and Castle Meadow AURN stations (respectively monitoring urban background and city centre pollutant levels). Levels have been very stable at Lakenfields for the last 5 years but have reduced at Castle Meadow compared with previously reported levels. Six of the city centre's 26 non-automatic monitoring stations showed NO ₂ levels above the recommended maximum annual mean of 40 micrograms per cubic metre (compared with nine in 2014) although levels at the majority of stations showed a drop compared with the previous year. Average levels remain well below the recommended maximum. All data reflects 2016 levels partly taking into account the effect of ongoing traffic management measures in the city centre.
DM12	Ensuring well-planned housing development	ENV1, ENV2, ENV3, ENV4, ENV5, ENV8, ENV9. SOC1, SOC2, SOC4, SOC7, SOC8.	Housing land supply (5years plus 5% or 20% where a record of persistent under delivery [PUD] is demonstrated)	Norwich City Council Development Management/primary data from developers and agents re delivery	To be able to show a 5yr Housing Land Supply	See JCS AMR Appendix A and supporting annexes	

²⁷ Source: Norwich City Council Air Quality Management Annual Monitoring Reports, see https://www.norwich.gov.uk/downloads/download/1917/air_quality_monitoring_reports_and_assessments

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM12	Ensuring well-planned housing development continued...		Number of homes permitted	Norwich City Council Development Management	Number permitted: year on year change	Permissions and prior approvals were granted in the monitoring period for a total of 985 new homes. Discounting permissions which had replaced or superseded older ones the net gain was 703. Of particular note this year was a significant rise in new prior approval consents for the conversion of redundant office premises under permitted development rights including three substantial city centre schemes delivering a total of 335 apartments.	
			Annual change in total housing commitment (number of dwellings with outstanding planning permission but unbuilt)	Norwich City Council Development Management	Year on year increase in number permitted, with commentary	At 1 April 2017 the total number of dwellings with outstanding planning permission (under construction and not started) stood at 4219 This is slightly higher than the equivalent figure in April 2016 (4181). These figures exclude the contribution of permitted student accommodation and residential institutions which cannot be counted toward the five year land supply assessed against the JCS requirement although the Central Norfolk Strategic Housing Needs Assessment 2017 includes these forms of housing against the objectively assessed housing need calculated for the emerging Greater Norwich Local Plan.	This indicator gives a more complete picture of the size of the housing pipeline than the number of homes permitted in one year, since it also factors in the reduction in housing commitment year on year as new dwellings are completed and unimplemented permissions expire. The number of units contributed by residential institutional bedrooms and student bedrooms has been calculated at a ratio of 1 dwelling per 5 bedrooms or 1 dwelling per cluster unit as appropriate, unless numbers are explicitly set out in an application. The basis of calculation is likely to change next year in accordance with evidence in the Central Norfolk Strategic Housing Market Assessment, which uses a ratio of 1:3.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM13	Communal development and multiple occupation	ENV1, ENV3, ENV5, SOC1, SOC4, SOC7, SOC8.	Number of HMO licences issued	Norwich City Council Strategic Housing Support Team	Target inappropriate	188 licensed houses in multiple occupation were operating in Norwich as at 17 October 2017. This is only a small increase over the comparable figure last year. The city council administers the mandatory licensing regime for HMOs under its housing powers to ensure compliance with fire, safety and basic management standards. Policy DM13 ensures that any proposals for larger HMOs requiring planning permission are well designed and provide a good standard of living accommodation with adequate internal and external amenity space. It should be noted that only HMOs of 7 residents and over are subject to policy DM13; HMOs of between 3 and 6 residents (planning use class C4) do not require planning permission if converted from a single dwelling. The city council has opted not to introduce a legal direction ("Article 4 direction") removing these permitted development rights.	Because the HMO licensing system records live data, it is not possible to obtain a snapshot of the position at the end of the monitoring year.
			Institutional development permitted on allocated housing sites (area of land lost)	Norwich City Council Development Management	Area of land lost reported	No institutional development was permitted. Since the Bowthorpe Three Score care village consents are integral to the mixed tenure residential development being progressed for this planned urban extension, they are not treated as losses of allocated housing land for the purposes of this indicator.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM13	Communal development and multiple occupation Continued...		Number of student bedrooms permitted	Norwich City Council Development Management	Number permitted	Two student accommodation developments providing a total of 288 bedrooms were approved in the 2016-17 monitoring period, these being "The Quad" at 30 All Saints Green, the second development in the city centre by Alumno Developments (244 beds) and a conversion scheme for the former Heathfield Residential Care Home at Cannell Green just north of the inner ring road (44 beds). The Quad is currently under construction.	There are currently over 2000 additional purpose-built student bedrooms in the potential development pipeline including the two consented schemes above. Permission has since been granted in the 2017-18 monitoring period for a further 702-bed student accommodation development at the former St Stephens Towers, St Stephens Street, with a separate 307-bed new build scheme adjoining Sentinel House, Surrey Street at planning application stage. A number of other sites in various parts of the city centre are under discussion for student accommodation-led schemes and the city council is undertaking research to gain a better understanding of demand and develop an appropriate policy response to this growing phenomenon.
DM14	Meeting the needs of Gypsies and travellers and travelling showpeople	ENV1, ENV3, ENV4, ENV5. SOC1, SOC4, SOC5, SOC7.	Number of new pitches permitted	Norwich City Council Development Management/Strategic Housing Services	21 new pitches before 2026, of which a minimum of 8 should be provided by March 2016. Commentary on progress.	13 pitches permitted. The city council secured funding from the Homes and Communities Agency's Affordable Homes Programme 2015-18 for 13 additional pitches for the city and entered into a joint venture with Broadland Housing to deliver the project. The pitches must be completed by 31st March 2018. A site was identified at Swanton Road to accommodate the new pitches and planning permission was granted on 18 January 2017 (16/01554/F).	A new Caravans and Houseboats Needs Assessment for the wider area was commissioned as part of evidence gathering to inform the emerging Greater Norwich Local Plan and adjoining authorities' local plans and was published in October 2017.
			Loss of existing pitches	Norwich City Council Development Management	No overall loss	No pitches were lost in the 2016-17 reporting period.	
DM15	Safeguarding the City's housing stock.	SOC4.	Number of dwellings lost to other uses (where planning permission is required)	Norwich City Council Development Management	Target inappropriate – report number lost	No housing was lost to other uses in the 2016-17 reporting period.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM15	Safeguarding the City's housing stock. continued...		Loss of allocated housing land to other uses - area lost (hectares)	Norwich City Council Development Management	Target inappropriate – report area lost	No allocated housing land was permanently lost to other uses in the reporting period although a temporary industrial building was permitted at Havers Road within the area allocated for housing development under policy R35 of the site allocations plan (application ref 16/01304/F). The permission is conditioned to secure the removal of the building by 2021.	14/01574/NF3 – Site CC11 38-64A Argyle Street. Demolition of 19 dwellings. The site of 0.24 hectare is allocated in the local plan for redevelopment for a minimum of 12 dwellings although accounting for the loss of existing dwellings this would not result in a net gain to the housing supply unless developed at a significantly higher density. The existing dwellings on the site were affected by subsidence and structurally unsound so demolition in advance of an agreed scheme of redevelopment was allowed exceptionally. The feasibility of redevelopment involving low-impact modular housing systems is being investigated. The dwellings were demolished in November 2016.
DM16	Employment and business development.	SOC6, SOC8. EC2, EC3.	Use Class B1 (a), (b) and (c) development permitted (sq.m) net change.	Norwich City Council Development Management	Contribute to JCS target (100,000 sq.m increase in B1(a) floorspace by 2026, increase in B1(b) and B1(c) across the urban area)	<u>Recorded change in the 2015/16 reporting period</u> B1a (offices) – minus 2448.61 sq.m B1b (research and development) – no change B1c (industrial uses suitable in residential areas)- minus 1343.93 sq.m	2016-17 was again notable for the very substantial amount of office floorspace potentially lost to other uses under permitted development rights, the great majority through prior approval of office to residential schemes and (in one case) conversion to a primary school – the Charles Darwin Primary Academy at Rose Lane. Further discussion of the office floorspace issue is contained under policy DM19. Net losses of floorspace were also recorded for B1(c) light industrial floorspace as more floorspace was lost through demolition and change of use than was permitted: the losses principally as a result of changes of use of industrial premises to D2 leisure and other uses not included in class B.
			Employment uses permitted: a) within employment areas b) elsewhere	Norwich City Council Development Management	Contribute to JCS target for both.	<u>Within employment areas</u> Permissions for new employment floorspace (gains) 4051.6 sq.m Permissions resulting in the loss of employment floorspace – 2470.8 sq.m Net change: gain of 1580.8 sq.m <u>Elsewhere</u> Permissions for new employment floorspace (gains) 5041.67 sq.m Permissions resulting in the loss of employment floorspace – 29161.8 sq.m Net change -24120 sq.m net loss	The overall trend was loss of floorspace for employment purposes across the city as a whole, dominated once again by the loss of redundant office floorspace and its conversion to other uses, mainly housing. Encouragingly, there was an upturn in new development on designated employment land with new development recorded at Sweet Briar Road, Europa Way, the Airport Estate and within the developing employment area north of Hellesdon Hall Road. The new employment allocation at the Neatmarket, Hall Road (R1) is the subject of emerging proposals for development which are at pre-application stage.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM17	Supporting small business.	EC2, EC3.	Loss of B1a use class office space under 1500sqm	Norwich City Council Development Management	No loss	-2779.6 sq.m (net loss) Only around 12% of total office floorspace loss permitted in 2016-17 related to premises (or part premises) under 1500 sq.m which are, or could be, suitable for small businesses. The great majority of proposals were for the conversion of more substantial buildings. The majority of consents for the conversion of small premises affected the city centre. Premises affected included the Rose Lane Business Centre (Union Building) and part of the Bell Hotel (both redundant office space converted for restaurant and bar use), Woolgate Court, St Benedicts Street (office suites granted prior approval on appeal for conversion to residential) and various other small office buildings granted consent for education and training use or leisure uses. In some cases, the impact on employment is likely to have been neutral or positive, as the building may have been less suited to office use than for the new use which would in most cases have supported an equivalent number of jobs. "	The recorded loss of office space was offset to some extent by a small number of consents for new offices in both city centre and out of centre locations.,
			New small/medium business space permitted (in premises up to 1500sqm)	Norwich City Council Development Management	Contribute to JCS target	Total of 47992 sq.m granted permission in 2016/17 – significantly up on 2015-16 (2480 sq.m) and 2014-15 (515 sq.m). Breakdown as follows: B1a offices – 1941.5 sq.m; B1b research and development – Nil; B1c light industry – 725.7 sq.m; B2 general industry – Nil; B8 warehousing – 2132 sq.m.	There was a significant upturn in consents for small and medium scale business space, albeit that most of this was outside the city centre and associated with the expansion of existing businesses. Two consents (at Hurricane Way and Havers Road) were for temporary warehouse buildings, permanent permission being inappropriate in view of longer term allocations for alternative uses.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM18	Promoting and supporting centres		Development of main town centre uses: a) within defined centres b) elsewhere	Norwich City Council Development Management	Target inappropriate for both	<p>Within defined centres: 2095.70 sq.m of main town centre use floorspace approved (8141.32 sq.m in 2015-16).</p> <p>Elsewhere: 8244.21 sq.m of main town centre use floorspace approved (2075 sq.m in 2015-16).</p> <p>(see list on following page)</p> <p>Main town centre uses encompass a broad range of development. Permissions granted in 2016-17 covered a wide range of uses and activities.</p>	<p>The majority of permissions granted for main town centre uses were in the city centre including major expansion of the Primark store at 5-9 Haymarket. The most significant development out of centre was a new foodstore for Lidl at 297 Aylsham Road which, when complete, will add significantly to the retail attractions of that centre. Significant retail developments approved in the previous year include a new retail warehouse for Wickes at Sweet Briar Road and new Aldi foodstores at Hall Road Retail Park and Drayton Road: the latter scheme also including a B and M discount warehouse. Other city centre development approved included the 244-bed student accommodation development at 30 All Saints Green which includes flexible business space, and two significant new schemes in the Norwich Lanes at Swan Lane, these being the Turtle Bay restaurant and the creative arts hub at 5 Swan Lane. Public realm improvements and traffic management measures at All Saints Street, Ber Street and Farmers Avenue were completed, improving conditions for pedestrians and securing improved linkages between John Lewis and the remainder of the primary shopping area. Work is well advanced on the refurbishment of the Timberhill level of Castle Mall to provide a new food court. Ongoing discussions related to the regeneration of Anglia Square and St Mary's and St Georges Works (the "Shoe Quarter") in the Northern City Centre are continuing with planning applications expected to be submitted in the 2017/18 monitoring year.</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
<p>Notable permissions granted in 2016-17 for main town centre uses included:</p> <p>In the city centre</p> <p>16/00536/F - 5-9 Haymarket: Demolition of existing retail premises at 5 and 6 Haymarket comprising 5930 sq.m of floorspace and replacement with new and additional floorspace in reconfigured and extended Primark store totalling 7735 sq.m. Net gain 1805 sq.m. A1 retail</p> <p>16/00785/U St John De Sepulchre Church, Finkelgate: Change of use to retail (A1) - 210.9 sqm</p> <p>16/00129/F Rose Lane Business Centre, 51 - 59 Rose Lane: Change of use of top floor to restaurant (Class A3).</p> <p>15/01696/F - 8 Swan Lane: Change of use of basement and ground floor to restaurant (Class A3) and first floor to office (Class B1) including alterations to shopfront and installation of extraction/air conditioning system.</p> <p>16/00790/F - 30 All Saints Green: Construction of a 244 student bedroom development with management facilities and amenities; flexible office/business space with independent access, and associated landscaped courtyard (revised).</p> <p>17/00018/U First Floor Part To Third Floor, 5 Swan Lane</p> <p>Change of use to a mixed use (Creative Arts Centre) including art studios and flexible events space including bar (Class Sui Generis). 135 sq.m"</p> <p>In district and local centres</p> <p>16/00759/F 137 Unthank Road: Demolition of shop. Construction of 1 No. ground floor retail (Class A1) unit, 1 No. ground floor hot food takeaway and restaurant (Class A3 and Class A5) and 1 No. first floor dwelling.</p> <p>In other locations</p> <p>16/00606/F: 297 Aylsham Road - Demolition of existing buildings and the erection of a foodstore, formation of access, car parking, landscaping and associated works. 2755 sq.m A1 retail</p> <p>Note that although technically outside of the present Aylsham Road district centre, the store for Lidl implements proposals in the Site Allocations Plan to secure retail development to support and reinforce that centre. The store is under construction.</p>							
DM18	Promoting and supporting centres continued	SOC7. EC2, EC3.	New retail floorspace in: • City centre • District Centres • Local centres	Norwich City Council Development Management	City centre: Contribute to JCS target No loss for district and local centres	<p><u>City centre</u> New floorspace permitted: 1886 sq.m Permissions resulting in a loss of retail floorspace: -1406.76 sq.m Net change: gain of 479.24 sq.m (compares with loss of 1773 sq.m in 2015-16)</p> <p><u>District centres</u> Gains: None Losses: -107 sq.m Net change: loss of 107 sq.m (compares with loss of 55.9 sq.m in 2015-16)</p> <p><u>Local centres</u> Gains: 91.3 sq.m Losses: --184.6 sq.m Net change: loss of 93.3 sq.m (compares with loss of 55.7 sq.m in 2015-16)</p>	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM18	Promoting and supporting centres continued		Development approved contrary to the maximum indicative floorspace limits for individual units in appendix 4 of the DM Policies Plan (unless specifically allocated): a) within defined centres b) elsewhere	Norwich City Council Development Management	Target inappropriate	No development was approved within district or local centres contrary to the indicative scales of development set out in Appendix 4 of the DM Policies Plan*	*The approval of the new Lidl foodstore at 297 Aylsham Road (2755 sq.m gross) on a site immediately adjoining the district centre – formerly intended to be developed by Morrisons – will significantly add to the range and choice of shopping and support and reinforce the function of the established centre. It has been accepted as development in accordance with Site Allocations Plan policy R21. The existing store at Copenhagen Way is intended to be closed and redeveloped for housing; pre-application discussions have commenced.”
			Number of C1 hotel floorspace and bedrooms permitted	Norwich City Council Development Management	Number permitted	No new hotel bedrooms were permitted in the 2016-17 reporting period	No new hotel or b and b developments were approved in the reporting period. A number of hotel operators are actively seeking development opportunities in Norwich and informal discussions have taken place with city council officers to explore options: emerging proposals in the city centre (including St Mary’s Works, Duke Street) include an option for a hotel as part of mixed use development publicised in advance of a planning application.
DM19	Encouraging and promoting major office growth	ENV1, ENV3, ENV5, SOC7, EC2, EC3.	Use Class B1(a) Office floorspace permitted; • In the defined office development priority area • In the city centre • In employment areas • Elsewhere	Norwich City Council Development Management	Contribute to JCS target for all	Office floorspace approved Within the defined ODPA – 661.9 sq.m Elsewhere in the city centre - 2181.7 sq.m In defined employment areas – 154.62 sq.m Elsewhere in Norwich – 791 sq.m (*ODPA – Office development priority area as defined on the local plan Policies Map)	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM19	Encouraging and promoting major office growth continued...		Loss of office floorspace	Norwich City Council Development Management (and property market intelligence)	Target inappropriate	Permissions and prior approvals granted in 2015-16 would potentially result in a net loss of 2448.61 sq.m of office space (after discounting floorspace in premises for which the principle of office to residential conversion has already been agreed by virtue of previous consents. The great majority is in the city centre. This is significantly higher than the comparable figure in 2015-16 (8881 sq.m).	The 2016-17 monitoring period saw a significant upturn in permissions and prior approval consents resulting in the loss of office floorspace most of which related to larger office buildings in the city centre. Three redundant office buildings - Elliott House, Ber Street; Sentinel House Surrey Street and Paston House, Princes Street - were the subject of prior approval applications for conversion to residential use providing a total of 336 apartments. The first two of these schemes are under construction, as are a number of other schemes approved in the previous year. Prior approval for the conversion of upper floor office space to 17 apartments at Merchants Court, St Georges Street was renewed, although there appears to be no active interest in progressing this proposal (which also includes three additional flats in the roof space). Charles House and Wensum House in Prince of Wales Road were converted in the early part of the monitoring period to provide accommodation for the Charles Darwin Primary School and proposals were progressed during the year to convert St Stephens Towers to 702 student bedrooms. A number of other proposals reused redundant office space for a variety of other purposes including a medical centre (Rouen House, Rouen Road) and a restaurant (Rose Lane Business Centre).

Permissions affecting premises over 200sqm are listed below:

16/00129/F - Rose Lane Business Centre, 51 - 59 Rose Lane: Change of use of top floor to restaurant (Class A3). -341.6 sq.m

16/00822/TMPCOU - Charles House And Wensum House Prince Of Wales Road: Temporary change of use as a state-funded school for a single academic year (notification under GPDO Schedule 2, Part 4 Class C.2). -1554.23 sq.m

16/00826/PDD - Elliot House (now Skipper House) 130 Ber Street; Change of use from offices (Class B1) to 45 residential dwellings (Class C3). -3340 sq.m

16/01128/U - Rouen House, Rouen Road. Change of use of first floor to non-residential institution (Class D1). -592.8 sq.m

16/01285/PDD* - Merchants Court, St Georges Street: Change of use of first and second floors from commercial (Class B1(a)) to residential (Class C3) to provide 17 No. apartments. -2134 sq.m

16/01606/PDD - Paston House, 11-13 Princes Street. Change of use from offices (Class B1(a)) to residential (Class C3) to provide 62 residential units. --2094 sq.m

16/01838/PDD - Sentinel House, 37-43 Surrey Street. Change of use of basement, first, second, third, fourth and fifth floors from commercial (Class B1(a)) to residential (Class C3) to provide 228 residential units. -16336 sq.m

16/01616/U - 2 The Close. Change of use to school (Class D1). -675 sq.m

17/00008/F - First & Second Floors, Graphic House, 120 Thorpe Road. Change of use of upper floors to large house in multiple occupation (HMO) (sui generis) for student accommodation. -465.2 sq.m

*This application supersedes a prior permission affecting the same premises, which has already been counted in the analysis of office floorspace loss for policy DM19.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM20	Protecting and supporting city centre shopping	SOC7. EC2, EC3.	Percentage of measured ground floor frontage in A1 retail use in each defined retail frontage zone in the centre (primary/secondary /large district centres)	Norwich City Council Development Management and annual retail survey	Year on year change reported	Not monitored for this period	Monitoring of policies DM20 and DM21 relies on results being available from the annual Norwich shop survey, normally undertaken in the summer and reported toward the end of the calendar year. Owing to staff capacity issues it has not been possible to undertake the survey in 2017 and it will be deferred to early 2018, consequently it will not be possible to report on these monitoring indicators for the 2016-17 period.
			Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD (indicate Above threshold, At or Below threshold)	Norwich City Council Development Management and annual retail survey	Year on year change reported	Not monitored for this period	
			% of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability (A3)	Norwich City Council Development Management and annual retail survey	Year on year change reported	Not monitored for this period	
DM21	Protecting and supporting district and local centres.	ENV1, ENV3, ENV5. SOC7. EC2, EC3.	Proportion of premises within district and local centres which are in A1 retail use.	Norwich City Council Development Management and annual retail survey	District Centres (>=60%) Local Centres (>=50%)	Not monitored for this period	See comments on policy DM20 above
			Proportion of premises within district and local centres which are in A1 retail use.	Norwich City Council Development Management and annual retail survey	District Centres (>=60%) Local Centres (>=50%)	Not monitored for this period	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM21	Protecting and supporting district and local centres. continued...		Loss of anchor foodstore floorspace	Norwich City Council Development Management and annual retail survey	No loss	Not monitored for this period	Monitoring of policies DM20 and DM21 relies on results being available from the annual Norwich shop survey, normally undertaken in the summer and reported toward the end of the calendar year. Owing to staff capacity issues it has not been possible to undertake the survey in 2017 and it will be deferred to early 2018, consequently it will not be possible to report on these monitoring indicators for the 2016-17 period.
			Proportion of community uses/non-retail uses within district and local centres	Norwich City Council Development Management and annual retail survey	Target inappropriate	Not monitored for this period.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM22	Planning for and safeguarding community facilities	ENV1, ENV2, ENV3, ENV5, ENV6, ENV9. SOC1, SOC2, SOC3, SOC5, SOC6, SOC7, SOC8. EC1, EC3, EC4.	New community facilities permitted (excluding education and training, see below)	Norwich City Council Development Management	Year on year change reported	10 new applications involving community facilities – other than education-related - were approved in the 2016-17 reporting period. 2810.86 sq.m of new floorspace approved (6188.32 sq.m in 2015/16)	<p><u>Relevant permissions</u></p> <p>16/00423/F - Tuckswood Surgery, Hall Road. Single storey extension to provide an additional 2 No. consulting rooms. 285 sq.m</p> <p>16/00414/F -Bowthorpe Road Methodist Church, Bowthorpe Road: Demolition of some existing structures. Erection of church hall extension. 121 sq.m</p> <p>16/00850/F - Bishopbridge House 45 William Kett Close. Alteration to form 3 No. sleeping accommodation units and associated office areas and facilities. 58.1 sq.m</p> <p>16/01128/U - Rouen House, Rouen Road. Change of use of first floor to non-residential institution (Class D1). 592.8 sq.m</p> <p>16/01133/U - North-East Quadrant Pavilion, Eaton Park, South Park Avenue. Change of use to Children's Services office, Stay and Play child and play group, weekly health clinic and office. 195 sq.m</p> <p>16/01350/U - 12 Castle Meadow. Change of use to mixed use shop/clinic (Class A1/Class D1). 65 sq.m</p> <p>16/01607/U - 72 St Augustines Street. Change of use to Osteopathic Clinic (Class D1). 51.86 sq.m</p> <p>16/01756/F - Norwich Community Hospital, Bowthorpe Road: Extension to waiting area of Biomechanics Department. 15.9 sq.m</p> <p>16/01547/F - 17 Upper King Street. Change of use of Private Members Club squash court to school office and staff fitness suite (Class D1). 174 sq.m</p> <p>17/00018/U - First Floor Part to Third Floor, 5 Swan Lane. Change of use to a mixed use including art studios and flexible events space including bar (Class Sui Generis). 135 sq.m</p> <p>16/00797/U - Unit 5, White Lodge Business Estate, Hall Road. Change of use to dance school (Class D2). 198 sq.m</p> <p>16/01397/U - 11 Delta Close. Change of use to gym (Class D2). 693.2 sq.m</p> <p>16/01725/U - 3 Guardian Road Industrial Estate, Guardian Road. Change of use to assembly and leisure (Class D2). 226 sq.m</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM22	Planning for and safeguarding community facilities continued		New education and/or training facilities permitted (sq.m)	Norwich City Council Development Management	Year on year change reported	Six new applications involving education-and training were approved 5317.23 sq.m of floorspace approved (8405.5 sq.m in 2015/16)	<u>Relevant permissions</u> 16/00822/TMPCOU - Charles House and Wensum House, Prince Of Wales Road - Temporary change of use as a state-funded school for a single academic year (notification under GPDO Schedule 2, Part 4 Class C.2). 1554.23 sq.m 16/00689/F - Open Space between parts of Hewett School and Goals 5 A Side Facility, Hall Road: Special Educational Needs (SEN) School with associated landscaping and car parking. 2800 sq.m 16/01417/F - Town Close House Preparatory School 14 Ipswich Road. Single storey extension and new single storey building. 16/01497/U - 90 St Faiths Lane. Change of use to educational and training centre (Class D1). 140 sq.m 16/01616/U - 2 The Close. Change of use to school (Class D1). 675 sq.m 16/01651/F - Norwich University of the Arts, Duke Street Building, Duke Street. Demolition of ground floor facade of existing three storey building and brick eastern boundary wall; erection of new single storey lecture theatre extension and associated external works; opening-up of 3 No. historic ground floor openings to the Duke Street Building east elevation; new single storey extension to the south elevation within the rear courtyard; external works and relocation of the bin store to the rear courtyard. 148 sq.m

DM22	Planning for and safeguarding community facilities continued		Loss of community facilities (sq.m)	Norwich City Council Development Management	Year on year change reported	Eleven applications involving the loss of community facilities were approved in the 2016-17 reporting period. 2997.71 sq.m of floorspace would be lost (1922 sq.m lost in 2015-16)	Relevant permissions "2997.71 sq.m sq.m lost (1922.42 sq.m lost in 2015-16) 16/00739/U - 88 Earlham Road. Change of use to dwellinghouse (Class C3). -174.52 16/00809/U - 1 Upper Goat Lane. Change of use to business use (Class B1). -126 sq.m 16/00785/U - St John De Sepulchre Church, Finkelgate. Change of use to A1 (Retail). -210.09 sq.m 16/00563/F - Kingdom Hall of Jehovahs Witnesses, Clarke Road. Demolition of existing building and erection of 3 No. dwellings (revised plans). -226 sq.m 16/01910/U - 60 Thorpe Road. Change of use from Dental Surgery (D1) to Offices (B1). -382 sq.m 17/00079/U - 49 All Saints Green. Change of use from clinical consulting rooms (Class D1) to offices (Class B1). -134.9 sq.m 16/01724/F - 19 Cathedral Street. Conversion of dental surgery into 2 No. dwellings including first floor rear extension. -90 sq.m 16/01946/F - Julian Hospital, Bowthorpe Road. Demolition of Clinic to provide an additional 31 parking spaces. -450 sq.m 17/00160/F - 41 All Saints Green. Change of use of dental surgery, yoga studio and residential to provide nine residential units (Use Class C3), together with associated structural, environmental, landscaping and highways works and minor interior and exterior alterations. (D1 and D2). -162.3 sq.m" "15/01091/F - Briar Chemicals Ltd, Sweet Briar Road. Demolition of former clubhouse and installation of solar photovoltaic panels and associated works including inverter housings and security cameras. -390 sq.m 16/01266/F - 113 - 119 Ber Street. Conversion of first floor of existing two storey building fronting Ber Street (former gym) to 3 No. flats. Demolition of warehouse and retail units to rear of site accessed off Scott's Yard with the erection of 5 No. dwellings with associated works Provision of 1 No. retail unit facing onto Ber Street by infilling the warehouse access. -460 sq.m 16/01547/F - 17 Upper King Street. Change of use of Private Members Club squash
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Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
							court to school office and staff fitness suite (Class D1). -107 sq.m D2 17/00160/F - 41 All Saints Green (see above) -84.9 sq.m D2 "
DM22	Planning for and safeguarding community facilities continued		Loss of historic and community pubs identified for specific protection under the policy (number)	Norwich City Council Development Management/survey evidence/property market intelligence	Target inappropriate	A number of public houses on the city council's list of protected historic and community pubs closed or remained vacant in the monitoring period including the Magpie and the Surrey Tavern in the city centre, the Windmill (Knox Road), the Freed Man (St Mildreds Road) and the King Edward VII (Aylsham Road) in the outer area. None have yet been converted to other uses although an application to convert the King Edward VII to a community centre was submitted during the year and approved after the end of the monitoring period in June 2017.	
			Assets of Community Value registrations	ACV Officer (Planning Services)	Target inappropriate	Up to the end of March 2017 a total of 21 pubs in Norwich had been registered as assets of community value (twelve of them also identified under policy DM22), all but one having been added to the list since the rule change. Two more Norwich pubs were registered after the end of the 2016-17 monitoring year up to May 2017 (the Freed Man at West Earlham and the Cock at Lakenham), bringing the total to 23 There are five other community assets on the list, registered before April 2015. It should be noted that registration as an asset of community value will not in itself prevent the loss of a pub or other community asset: a number of ACV registered pubs have gone out of use since the inception of the registration scheme.	In April 2015 the government withdrew national permitted development rights from ACV-registered pubs, meaning that planning permission had to be sought for the change of use of any pub on the register. Permitted development rights were removed altogether for the change of use or demolition of pubs by virtue of an amendment to the Town and Country Planning (General Permitted Development Order), coming into force on 23 May 2017. No further applications for registration of pubs have been received since that date, as more effective protection has been afforded to pubs through planning regulations without recourse to ACV legislation.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM23	Supporting and managing the evening and late night economy.	ENV1, ENV2, ENV3. SOC1, SOC2, SOC5, SOC6, SOC7, SOC8. EC1, EC2, EC4.	Permissions granted for new: a) evening economy uses b) leisure uses	Norwich City Council Development Management	Contribute to JCS target (3,000sqm by 2026 for both)	10 permissions totalling 2252.3 sq.m of floorspace were granted in the 2016-17 reporting period for evening economy uses (compares with 3190 sq.m in 2015-16)	<u>Relevant permissions</u> 341.6 sq.m Rose Lane Business Centre (A3 restaurant). Change of use of top floor to restaurant: Rooftop Gardens 794.6 sq.m 3 Upper King Street (A3 restaurant). Change of use to restaurant (Class A3) and installation of extraction to kitchen. 417 sq.m 8 Swan Lane (A3 restaurant) Change of use of basement and ground floor to restaurant (Class A3) and first floor to office (Class B1) including alterations to shopfront and installation of extraction/air conditioning system. [Turtle Bay] 64.2 sq.m 105 St Stephens Arcade, Chapelfied (A3 restaurant) Change of use to restaurant (Class A3) and the erection of new roof plant. 82 sq.m 21-23 St Benedicts Street Change of use to a flexible use class (Class A1/A2/A3) – occupied by “Farmyard” restaurant. 100 sq.m 5 Magdalen Street. (A3/A5 restaurant/takeaway) Change of use to restaurant with take away facility and installation of extraction system. 94.4 sq.m 6 Opie Street - Temporary change of use for a two year period from retail (Class A1) to cafe (Class A3) 153 sq.m 5 Timberhill (A3 restaurant) - Change of use to cafe/restaurant (Class A3) with ancillary sales. 76.7 sq.m The Bell Hotel, 5 Orford Hill (A4 drinking establishment) - Change of use of upper ground floor level to public house (Class A4) and formation of outside seating area. [Part of the more extensive refurbishment of the Bell undertaken in Summer 2017) 135 sq.m First floor to part third floor, 5 Swan Lane. Change of use to a mixed use including art studios and flexible events space including bar (Class Sui Generis).

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM23	Supporting and managing the evening and late night economy. continued		Permissions granted for new: a) evening economy uses b) leisure uses	Norwich City Council Development Management	Contribute to JCS target (3,000sqm by 2026 for both)	No city centre leisure uses were permitted in the reporting period	A3 hospitality uses continued to be approved at the expense of shops in the city centre during 2016-17 as well as a number of established restaurants changing hands. A number of national chains were newly established in the city, such as Turtle Bay in the former Fabric Warehouse/Butchers drapery store at Swan Lane, Five Guys in the former Pizza Hut at 17-27 Orford Place and Byron Burgers in Chapelfield. Work commenced on the extensive refurbishment of the Timberhill level of Castle Mall to provide a new dining terrace. The speciality and local independent restaurant sector continued to expand with new representation in Rose Lane, St Benedicts Street, Magdalen Street and elsewhere, while pubs and bars continued to diversify especially in response to the craft beer boom, most obviously with the arrival of national craft beer bar operator Brewdog at 1 Queen Street. JD Wetherspoon carried out a major refurbishment and enlargement of their flagship pub in Norwich, the Bell Hotel. There were no proposals for new leisure uses in the city centre this year: three separate proposals for the change of use of industrial and warehouse units on industrial estates to leisure uses (two gyms, one dance school) were approved following the submission of evidence to show that no suitable premises could be found in city centre locations.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM23	Supporting and managing the evening and late night economy. continued		Permissions granted for of new late night uses in: a) late night activity zone b) elsewhere	Norwich City Council Development Management	Target inappropriate No late night uses to be approved outside the Late Night Activity Zone	<p>Two late night uses (clubs, bars and takeaways) were approved, totalling 237 sq.m, as follows: 195 sq.m 52 Prince of Wales Road: Alterations and change of use to Lap Dancing Venue (Sui-Generis). 42 sq.m 2A Cathedral Street - Change of use to Hot Food Takeaway (Class A5) and Café (Class A3).</p> <p>No new late night uses have been approved elsewhere in the city centre for the reporting period. However the former "Devil's Advocate" lap dancing club at 7a Timberhill has been occupied by the "Owl Sanctuary" bar and music venue (relocated from Cattle Market Street): although technically a separate use class from the previous one this has not been subject to any planning application</p> <p>Restaurants/café (use class A3) drinking establishments (use class A4) and hot food takeaways (use class A5) may either be regarded as "evening economy" uses or "late night" uses for the purposes of this indicator.</p>	<p>There was only one approved proposal for a late night use in the LNAZ at Prince of Wales Road. This may be an indication of a general contraction in the late night economy as clubs and bars are known to be performing less well in a challenging market, together with the introduction of the council's Special Cumulative Impact Policy (CIP) on licensing from August 2015 which may have discouraged new applications in the wider area of the centre focused on the LNAZ. Clubs and bars continue to change hands and rebrand at regular intervals, with a larger number of vacant premises and those only open on a part time basis apparent. There are indications that the evening and late night economy may be becoming more sectorised with establishments geared to a more specialist market (craft beer, cocktails, speciality restaurants) focusing in areas of the centre such as Queen Street and St Benedicts and serving a clientele less obviously reliant on the LNAZ for entertainment. Since the introduction of the CIP, it has become the responsibility of any business applying for a new license, or looking to change an existing license within the designated area, to demonstrate that their business will not contribute to the anti-social behaviour before their application can be approved.</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM24	Managing the impacts of hot food takeaways.	ENV2, ENV3. SOC2, SOC6, SOC7. EC2, EC4.	Floorspace approved (sq.m) for A5 uses; <ul style="list-style-type: none"> • Within District Centres • Within Local Centres • Elsewhere 	Norwich City Council Development Management	Year on year change reported for all	<p>District centres: 45.4 sq.m approved in the period (55.9 sq.m in 2015//16)</p> <p>Temporary change of use for a two year period from retail (Class A1) to cafe (Class A3) (notification under GPDO Schedule 2, Part 4, Class D)</p> <p>Local centres: 105 sq.m approved (none in 2015/16)</p> <p>105 sq.m St Augustines Gate Waterloo Road: Change of use to hot food takeaway (Class A5).</p> <p>Elsewhere: 137 sq.m approved (none in 2015-16)</p> <p>95 sq.m 173-175 Earlham Green Lane Change of use to hot food takeaway (Class A5).</p> <p>42 sq.m 2A Cathedral Street - Change of use to Hot Food Takeaway (Class A5) and Café (Class A3).</p>	A total of four new hot food takeaways were approved in 2016/17, two in defined centres and two elsewhere. One of these, a temporary two year prior approval for premises at 313 Aylsham Road, adjoins premises granted a lawful development certificate for existing takeaway use in 2015/16.
			Number of refusals on the grounds of amenity or impact on retail function.	Norwich City Council Development Management	Year on year change reported	One refusal in the 2016-17 reporting period 16/00920/F - 76 Lefroy Road. Change of use to hot food takeaway, refused on the grounds of visual amenity by reason of excessive size and scale of the proposed flue.	Policy DM24 seeks to manage the impacts of takeaways primarily in relation to their potentially harmful effects on residential amenity and on highway and pedestrian safety. Since they are not classed as main town centre uses there is no policy requirement to locate them in centres although the supporting text to policy DM24 states that locations within district and local centres will be preferred over out of centre locations for reasons of accessibility.
DM25	Retail Warehousing	ENV1, ENV3. SOC6, SOC8. EC1, EC3, EC4.	No. of approvals and refusals to vary conditions on <ul style="list-style-type: none"> • Retail warehousing • Other retail premises 	Norwich City Council Development Management	Year on year change reported for all	There were no permissions either granted or refused to vary conditions on existing retail warehousing or other floorspace during the reporting period.	There were no permissions either granted or refused to vary conditions on existing retail warehousing or other floorspace during the monitoring period. Permission had been granted on land north of Hellesdon Hall Road for a commercial mixed use class building (Class B8/A1) in 2015-16 including mezzanine, outdoor project area and secure compound - this was to provide new premises for Wickes DIY, now open for trading. As required by this policy, the permission was "bulky goods" conditioned to limit retail sales to DIY, home improvement and building materials/items and as a showroom for the sale of kitchens and bathrooms, and restricted to a maximum floor area of 2788 sq.m.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM26	Supporting development at the University of East Anglia (UEA).	ENV1, ENV3, ENV4, ENV5, ENV6, ENV7, ENV9. SOC1, SOC2, SOC3, SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	Progress on implementation of a masterplan.	Norwich City Council Development Management (case officer)	Target inappropriate	The strategic masterplan for the UEA is embodied in the UEA Development Framework Strategy, November 2010 (the DFS) which identified three areas for development; Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road. Each of these has been allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41.	In Autumn 2015 a new strategic growth plan was announced for the UEA (UEA 2030 Vision) which would involve increasing student numbers by 20% to 18,000 and investing £300m in the university campus. It will consider the latest higher education and wider global trends that might impact on the university and its development priorities over the next 15 years. The vision, now agreed, is likely to require a review of the existing DFS to roll it forward to 2030 and potentially involve new and/or reviewed development allocations which would need to be progressed and agreed through the emerging Greater Norwich Local Plan.
			Progress on key developments.	Norwich City Council Development Management (case officer)	Target inappropriate	Phase 1 of the Enterprise Centre adjoining Earlham Hall to provide 3,700 sq.m of business, research and educational uses was completed in July 2015 and is now in use. Discussions have taken place on phase 2, 6,500 sq.m of development within the walled gardens but at present there is no certainty that a reserved matters application will be forthcoming to enable implementation of this part of the scheme.	Alternative options for additional science and educational uses on Chancellors Drive have been submitted under application 17/01296/F and for extension of the school of law under 17/01595/F and 1596/L. These are aimed at delivering additional academic floor space to allow de-camp and refurbishment of the Teaching Wall and expansion of education and community access for the law school. Discussions are also likely to resume on the planned refurbishment of older campus buildings and provision of enhanced academic floor space and new residences following determination of the above applications. No further progress has been made concerning the allocated land between Suffolk Walk and Bluebell Road. It appears unlikely that this allocation will come forward in the short term. The University are developing the <i>UEA2030 Vision</i> looking at latest higher education and wider global trends that might impact on the university and its development priorities over the next 15 years.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM27	Supporting development at Norwich Airport.	ENV1, ENV3, ENV4, ENV5, ENV9. SOC2, SOC3, SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	Progress on implementation of a masterplan.	Norwich City Council Development Management (case officer)	Target inappropriate	Work continued on the production of a masterplan for the Airport, being led by the Airport company in discussion with Norwich City and Broadland District councils who will both need to endorse the plan once agreed. The draft masterplan was published for consultation in July 2017. It will help to inform site specific allocations and other strategic policy for the Airport in the emerging Greater Norwich Local Plan. The masterplan was endorsed by the city council's cabinet in September 2017 subject to a number of changes particularly in relation to the impact of development on climate change and a commitment to produce a Surface Access Strategy within 3 years.	
			Progress on key developments.	Norwich City Council Development Management (case officer)	Target inappropriate	There were no significant permissions for new development within the airport operational area during the monitoring year. The existing Airport Park and Ride site at Buck Courtney Crescent has been put forward for potential allocation in the Greater Norwich Local Plan for "Small scale retail development / food store, hotel, offices or a mixed use development". The existing Park and Ride site would be released for development in the event of relocation to a new site further north. 41 hectares of land to the north of the runway (referred to as "Site 4") has additionally been proposed for potential allocation for general employment purposes following previous outline proposals for 95,000 sq.m of aviation related development which will not now proceed.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM28	Encouraging sustainable travel.	ENV1, ENV3, ENV6. SOC2, SOC7, SOC8. EC1, EC2, EC3, EC4.	Site specific obligations for transport improvements	Norwich City Council Planning Obligations Officer	Target inappropriate	<p>Site specific obligations delivered the following improvements from development in the 2016-17 reporting period :</p> <ul style="list-style-type: none"> The new Aldi store on Hall Road delivered a long awaited link from the retail park to the Lakenham Way cycle route, while elsewhere across the city new developments have delivered increased cycle parking provision. Site specific obligations from ongoing development of the former Lakenham Sports and Leisure Centre Site and former cricket ground at Carshalton Road for 75 new homes and the development for 105 dwellings at Goldsmith Street currently under construction both make provision in planning obligation for the extension of the respective Controlled Parking Zone (CPZ) into the site. <p>Enhanced pedestrian and cycle links from the surrounding residential streets and wider area will be incorporated in the completed schemes, including a link to County Hall from the Lakenham site expected to be constructed before the end of the 2017/18 financial year.</p>	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM28	Encouraging sustainable travel. continued		Walking and cycling levels at each main cordon	Norfolk County Council (quoted in Transport for Norwich briefing note)	Report year on year change	<p>Monitoring showed that cycling levels increased overall in Norwich between 2013 and 2016. Across all 34 outer and inner ring road manual count locations there has been a 42.6 per cent increase in cycling over that period.</p> <p>The proportion of adult residents in Norwich who cycled more than three times a week stood at 16.8% in 2015/16. By comparison, the proportion of people cycling for "utility purposes" at least three times a week was 6.5% in 2013/14. This compares with 6.8% cycling at least three times a week in Norfolk as a whole and an England average of just 5.7%. In 2015/16 54.1% of adult residents in Norwich walked at least three times a week. Again this is not directly comparable with previous data releases due to changes in the data definition. It is however the highest level in Norfolk by some distance and significantly higher than the England average of 41.8%.</p>	<p>The manual count location on the pink pedalway at The Avenues, which benefitted from the first phase DfT Cycle City Ambition Grant (CCAG) funding has seen a 97 per cent increase in cycling since 2013. The manual count locations on the blue and yellow pedalways (All Saints Green and Magdalen Street) have also seen a 40 per cent increase. Since 2013, sites that received CCAG1 funding have seen a 65.6 per cent increase in cycling and sites that received CCAG2 funding have seen a 51.7% increase. This shows a significantly greater increase in levels of cycling in the locations that have received DfT CCAG funding.</p> <p>The most recent available data is extracted from Sport England's Active Lives Survey which has recently superseded their earlier Active People dataset, so it is not possible to make exact comparisons with pre-2015 data. However it is clear that cycling levels in Norwich are steadily rising and the city council moved from 11th to 5th highest local authority in England for the equivalent indicator between 2013 and 2015.</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM28	Encouraging sustainable travel. continued		Committed CIL spending toward sustainable transport on Regulation 123 list ²⁸ .	Norwich City Council Planning Obligations Officer/Cycling Officer	Target inappropriate – report figure agreed	<p>Sustainable transport projects benefitting from CIL funding in the 2016-17 reporting period include work toward the delivery of the St Faiths Road to the Airport transport link securing a route from the Growth Triangle to the Airport via Hurricane Way (part to be delivered in association with development of land north of Repton Avenue allocated for housing in the Growth Triangle Area Action Plan); further city centre public realm enhancement at Westlegate and Golden Ball Street and All Saints Green, now largely complete; provision of a new footbridge over the Yare (the Colney River Crossing) as part of a route connecting the Norwich Research Park with Three Score.</p> <p>Strategic cycle improvements implemented included the construction of a 3m wide lit cycling and walking path between Heathgate and Gurney Road at the junction with Britannia Road, part of the Pink Pedalway and an additional section of the cycle route linking the city centre with the Deal Ground east of Carrow Bridge. Cyclists are one of the groups who have benefited from the introduction of a 20mph area covering the entire city centre in September 2016 which follows the extension of 20mph area around The Avenues and Heartsease.</p>	

²⁸ The *Regulation 123 List* sets out the broad areas of expenditure on strategic infrastructure that are intended to be funded by the Community Infrastructure Levy (CIL) within each CIL charging authority. The list for Norwich city can be found here: http://www.norwich.gov.uk/download/downloads/id/1539/13_regulation_123_listpdf.pdf
A full list of current infrastructure projects including those which are intended to be funded or part funded from CIL is reviewed annually and published in the *Greater Norwich Infrastructure Plan* (GNIP) here: <http://www.greaternorwichgrowth.org.uk/dmsdocument/2167>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
			Progress made on implementation of Bus Rapid Transit scheme	Norwich City Council Transportation and Network Manager		Feasibility studies have been completed for the introduction on BRT along the A140 corridor and work is now underway in prioritising the measures to be introduced. Work will start shortly on the construction of a bus interchange at Roundhouse Way, Cringleford.	
DM29	Managing car parking demand in the city centre	ENV1, ENV5, ENV9, EC2, EC4.	Number of car parking spaces lost/gained	Norwich City Council Highways and Transportation	Year on year change/no increase over 10,000 space policy cap	9,793 spaces (compared with 9682 In 2015/16) Baseline is 8,849 spaces as at May 2014 (corrected). 595 additional spaces have been provided at Rose Lane/Mountergate (new multi storey car park opening in May 2016: spaces at the old Rose Lane car park and Anglia Square have been decommissioned.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM30	Access and highway safety.	SOC2, SOC7.	Expansion of 20mph pedestrian zones	Norwich City Council Transportation and Network Manager	Target inappropriate for all – report progress	<p>All development proposals continue to be designed to achieve 20mph traffic zones.</p> <p>In summer 2017 major improvement works commenced to increase capacity at the Dereham Road/Sweet Briar Road roundabout as part of ongoing work on the A1074 BRT corridor, and throughout 2017 and 2018 Newmarket Road will see cycling enhancements and capacity improvements at the outer ring road junction together with bus priority and traffic management measures in Eaton Village and Cringleford (the Eaton Interchange) in association with the enhancement of the A11 corridor. Further extensions to the roll out of 20mph restrictions in residential areas are planned for 2017/18.</p> <p>Construction work on the A1270 Norwich Northern Distributor Road (NDR) made rapid progress in 2016-17 and the road is scheduled to complete fully in Spring 2018 with the first stretch between the A1067 Fakenham Road and A140 Cromer Road open to general traffic by mid November 2017 well ahead of schedule. Although the NDR falls entirely outside the city boundary its opening is expected to have a significant impact on local traffic flows in the north and east of Norwich particularly relieving congestion on parts of the outer ring road and cross city routes. The package of sustainable transport improvements for Norwich forms an integral part of the overall transport strategy being delivered alongside the NDR. Update in accordance with Jo's commentary</p>	<p>As a result of this investment in the Transport for Norwich Strategy, the city is likely to benefit from higher levels of retail spend, higher pedestrian numbers, reduced accidents, better air quality and a more pedestrian and shopper friendly city centre.</p> <p>The St Stephens area should become a stronger retail destination and be more convenient to visit by bus and on foot, which in turn should help maintain and create jobs and investment in the future.</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM31	Car parking and servicing.	ENV1. SOC8. EC1, EC2, EC3, EC4.	No. of applications refused on: • Car parking grounds • Servicing grounds • Cycle parking grounds	Norwich City Council Development Management	Target inappropriate for all	<p>Refusals of permission citing <i>inadequate car parking</i>: 1 application 16/00097/F - 1a Winter Road, Conversion of garage to new dwelling. Below minimum car parking standard, likely to externalise parking on highway to detriment of highway safety. This was a resubmitted application following a prior refusal. The refusal was upheld and an appeal dismissed on 27 January 2017.</p> <p>Refusals of permission citing <i>inadequate servicing arrangements</i>: 2 applications 16/00690/F - 1 Goldwell Road Single storey dwelling. Overdevelopment, encroachment on remaining available amenity space for neighbours, no amenity space for proposed dwelling, below minimum space standard, cramped layout, lack of privacy, incongruous design and materials with associated harmful impact on local distinctiveness, inadequate refuse storage, loss of existing tree with no proposed equivalent replacement. 16/00995/F - 40 Bull Close - Alterations to existing block and expansion of second and third floors to create an additional 2 No. flats (7 No. flats in total). Over intensive form of development, form and massing out of scale with surroundings, out of character with conservation area; cramped substandard size of flats, inadequate external amenity space detrimental to the living conditions of future occupiers; necessary bin and cycle storage could not be accommodated; oppressive sense of enclosure resulting in overshadowing and loss of daylight/sunlight.</p>	In any one year a number of applications might be refused primarily for reasons of inadequate car and cycle parking and servicing under this policy, but in many cases, proposals so refused will fail to provide adequate standards of provision on all of these aspects (and others) rather than one only, and there will be other reasons for refusal. Consequently there will be some overlap between indicators and applications may be counted more than once. Similarly, the same proposal may also be refused on the grounds of poor amenity or outlook (Policy DM2), or poor design generally (DM3) and will be counted within the respective indicators for those policies.
						<p>Refusals of permission citing <i>inadequate cycle parking</i>. 1 application. 16/00097/F - 1a Winter Road, Conversion of garage to new dwelling. See above.</p>	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM32	Encouraging car free and low car housing	ENV1.	Number of approved schemes providing; <ul style="list-style-type: none"> • Low Car Housing; • Car Free Housing 	Norwich City Council Development Management	Target inappropriate for both	See permissions list below <i>Note that this list only includes significant applications which were considered by the council's Planning Applications Committee during the year.</i>	
<p>Permissions for Low Car Housing – 7 schemes</p> <p>15/01810/F and 15/01811/L – 191 King Street: Redevelopment of site to provide 41 dwellings including demolition of buildings and associated works. 20 spaces, 3 x disabled use, Car charging point. 80 cycle parking spaces. Low car scheme justified by highly accessible city centre location</p> <p>15/01092/F - 26-36 Rose Lane. Redevelopment of site to provide one office (Class B1/A2) unit at ground floor, 26 apartments on upper floors with associated infrastructure and access. 17 car spaces and 48 cycle spaces Low car scheme considered acceptable in this highly sustainable and accessible city centre location.</p> <p>15/01867/F – 145 and 147 Earlham Road - Change of use to two large Houses in Multiple Occupation (HMO, class Sui Generis), including a side conservatory extension and associated alterations. 5 car parking spaces, 1:1 cycle provision. Low car scheme justified by the location of the site on a radial road close to a district retail centre. (application refused)</p> <p>15/01875/F - Little Timbers, 2 South Park Avenue. Erection of building to form 2 No. six bed HMO dwellings (Class C4). 5 car spaces, 12 cycle parking spaces. Low car scheme justified by location close to bus stops, cycle route and local retail centre.</p> <p>16/00122/F - 5 Wordsworth Road. Change of use to House in Multiple Occupation (Sui Generis). Demolition of existing outbuilding and erection of side and rear extension. Extension of car parking provision and provision of additional cycle storage considered to reduce car dependency and justify a low car scheme in this location.</p> <p>16/00227/F – Flordon House, 195 Unthank Road. Conversion of office and dwelling to 5 No. flats and associated alterations. 5 car parking spaces, cycle provision by condition. Cycle storage and location of property along a sustainable transport link considered to justify low car scheme.</p> <p>16/00699/F 36-42 Duke Street. Demolition of existing showroom and construction of 37 No. apartments. 21 car parking spaces, 39 cycle spaces, electric vehicle charging points required by condition. Accessible city centre location justifies reduced provision for low car dependent scheme.</p> <p>Permissions for car free housing – 4 schemes</p> <p>16/00790/F 30 All Saints Green. Construction of a 244 student bedroom development with management facilities and amenities; flexible office/business space with independent access, and associated landscaped courtyard (revised). Minimal parking, 54 cycle spaces. Car free development justified by highly accessible city centre location.</p> <p>16/01266/F - 113 - 119 Ber Street. Conversion of first floor of existing two storey building fronting Ber Street to 3 No. flats. Demolition of warehouse and retail units to rear of site accessed off Scott's Yard with the erection of 5 No. dwellings with associated works Provision of 1 No. retail unit facing onto Ber Street by infilling the warehouse access. Car free development, no car parking spaces, 16 cycle spaces. Car free development acceptable in city centre location.</p> <p>16/01399/F – Land adjacent to Wensum Chapel, Cowgate. Erection of 2 No. one bed flats. No car parking spaces, four cycle spaces. Car free development acceptable in city centre location.</p> <p>16/00752/F - 42 St Giles Street. Conversion of workshop into 1 No. dwelling and extension and alterations to existing buildings. No car parking spaces, two cycle spaces. Car free development acceptable in city centre location.</p> <p>Additional schemes on which low car housing was negotiated and agreed in principle during the 2016-17 reporting period - 1 scheme</p> <p>16/00456/F - BT Telephone Exchange Westwick House 70 Westwick Street. Demolition of former Norwich Telephone Repeater Station and redevelopment of site to provide 42 dwellings with associated amenity areas, car and cycle parking and pedestrian and vehicular access. 16 car parking spaces including 2 disabled spaces. Electrical charging point with two outlets. 56 cycle spaces plus 24 visitor spaces. City centre location suitable to promote travel by more sustainable forms of transport potentially suitable for car free or low car housing: good links available to the local centre and public transport infrastructure. Approved 26 April 2017, just outside reporting period.</p> <p>Note that the scheme at St Peter's Methodist Church, Park Lane. Demolition of modern extensions, erection of two-storey rear extension and conversion to provide 20 residential units (class C3). had been recommended for approval. Location of site on sustainable transport route close to bus stops and local retail centre considered to justify low car scheme, proposed provision was 11 car parking spaces, 34 car parking spaces. The application was refused for reasons unrelated to parking levels.</p>							
DM33	Planning obligations and development viability.	ENV1, ENV4, ENV5, ENV6, ENV8, ENV9. SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	On site planning obligations (not identified as infrastructure to be delivered through CIL).	Norwich City Council Development Management/Planning obligations officer	Target inappropriate	Not monitored in detail for this period.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2016/17	Comments
DM33	Planning obligations and development viability. continued		Number of applications involving viability considerations (where obligations have been reduced below policy compliant levels on viability grounds)	Norwich City Council Development Management (case officers)/Planning obligations officer	Year on year change reported	A total of 23 applications were approved (or granted prior approval) for housing or mixed use development that would normally be required to deliver affordable housing as part of the proposal. Policy compliant schemes for these sites would have delivered 246 affordable homes, up to 116 are likely to be delivered, dependent on approval of details and the outcome of further discussions. Of the 24 schemes approved, 4 were granted prior approval as permitted development and are exempt from any requirement to provide affordable homes, five would provide affordable homes at or above policy compliant levels and the remainder were either smaller than the 10 dwelling minimum threshold or were approved with no affordable housing following a viability appraisal.	
<p><u>Selected Applications approved in 2016-17 where affordable housing requirement was reduced/removed</u></p> <p>15/00635/F - 46 St Giles Street Conversion to form 7 No. flats and associated alterations. (1)</p> <p>15/01144/F - 395 - 397 Sprowston Road - Demolition of C3 and B1 properties and replacement residential block of 8 No. new dwellings. (1)</p> <p>16/00431/F - Land North West Side Of 25 – 27 Surrey Street Erection of eight flats with office (Class B1), retail (Class A1) or financial/professional services (Class A2) uses at ground floor level. (1)</p> <p>16/00227/F - Flordon House 195 Unthank Road Conversion of office and dwelling to 5 No. flats and associated alterations (1)</p> <p>16/00826/PDD - Elliot House 130 Ber Street Change of use from offices (Class B1) to 45 residential dwellings (Class C3). (3)</p> <p>15/01092/F - 26 - 36 Rose Lane Redevelopment of site to provide one office (Class B1/A2) unit at ground floor, 26 apartments on upper floors with associated infrastructure and access (revised scheme). (2)</p> <p>16/00978/F - Ivory House All Saints Green Proposed extension and alterations of listed building to create 7 No. self-contained flats. (1)</p> <p>16/00485/F - 34 Magpie Road Conversion of public house to four flats and building of two residential units to the rear. (1)</p> <p>15/01810/F - 191 King Street Redevelopment of site to provide 41 dwellings including partial demolition of buildings with associated works. (2)</p> <p>16/01285/PDD - Merchants Court St Georges Street Change of use of first and second floors from commercial (Class B1(a)) to residential (Class C3) to provide 17 No. apartments. (3)</p> <p>16/01354/O - Land At Corner Of Knox Road & Plumstead Road Erection of 9 dwellings with associated works. (1)</p> <p>16/01606/PDD Paston House 11 - 13 Princes Street Change of use from offices (Class B1(a)) to residential (Class C3) to provide 62 residential units. (3)</p> <p>16/01838/PDD Sentinel House 37 - 43 Surrey Street Change of use of basement, first, second, third, fourth and fifth floors from commercial (Class B1(a)) to residential (Class C3) to provide 228 residential units. (3)</p> <p>16/01574/O Land At Lily Terrace Outline application for the development of 5 no. townhouses. (1)</p> <p>16/00699/F 36 - 42 Duke Street Demolition of existing showroom and construction of 37 No. apartments. (2)</p> <p>17/00160/F 41 All Saints Green Change of use of dental surgery, yoga studio and residential to provide nine residential units (Use Class C3), together with associated structural, environmental, landscaping and highways works and minor interior and exterior alterations. (1)</p>							<p>(1) Below national site size threshold for affordable housing provision</p> <p>(2) Affordable housing demonstrated to be non-viable: clawback clause</p> <p>(3) Permitted development- office to residential conversion not required to deliver affordable housing</p>

Appendix G - South Norfolk Council Local Plan Monitoring Report

Introduction

1. The South Norfolk Local Plan includes the Joint Core Strategy, which is monitored in the main report to which this appendix is attached. Other documents in the South Norfolk Local Plan include the Development Management Policies Document, the Site-Specific Allocations and Policies Document and the Wymondham Area Action Plan, which were all formally adopted on 26 October 2015. These were monitored for the first time in the 2015-16 monitoring report, this was an incomplete monitoring year covering the period 26 October to 31 March 2016 and established a baseline for the future. These documents will be monitored over a complete year for the first time in this 2016-17 report. The South Norfolk Local Plan also includes the Long Stratton Area Action, which was adopted in May 2016. This document is monitored for the first time in this report.

Development Management Policies

2. This section monitors the policies in the South Norfolk Development Management Policies document from the period 1 April 2016 to 31 March 2017. In the 2015-16 monitoring report, a number of indicators could not be reported on as the information was not collected in a useable format by the Council. The Monitoring Framework was updated and revised indicators have been developed for these policies. This has enabled these policies to be monitored this year. The updated Monitoring Framework was agreed at Cabinet on 17 July 2017. Due to their generic nature, some policies are not suitable for detailed monitoring. These policies do not appear below, but are in a table at the end of this appendix

Policy DM 1.2 – Requirement for infrastructure through planning obligations
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3. **Policy DM 1.2** is focused on providing for infrastructure requirements through planning obligations to secure sustainable development.
4. This policy has been monitored through the following indicators:
 - Number of planning obligations secured for: affordable housing, green infrastructure, open space/play space and pedestrian and highways improvements – with no target identified, and;
 - The number/percentage of obligations secured not conforming to full policy position with a target to minimise

5. There were 14 planning obligations signed in the 2016/17 monitoring period. Of these 12 secured affordable housing, 3 secured green infrastructure and 5 secured openspace/play space. Of the 14 obligations 12 (86%) conformed to a full policy position in that they either provided affordable housing in compliance with JCS Policy HOU4 (Housing Delivery) or met other policy requirements from the local plan. Two applications did not confirm to a full policy position:
- 2016/0165 for 18 dwellings at Scole, and
 - 2014/2611 for up to 890 dwellings at Easton.

In the case of Scole this was a windfall site to facilitate the provision of a new village hall so no affordable housing was proposed. In the case of Easton only 17% affordable housing was agreed on an allocated site rather than the 33% specified in policy, however there is a clawback clause included in the S106 agreement.

6. This compares to seven planning obligations signed in the last monitoring period 26 October 2015 to 31 March 2016, where all seven obligations conformed to a full policy position.

Date of agreement	App. Number	No of dwellings	Address	Obligation secured	Conform to full policy position
22/04/16	2015/2491	10	Land at Sycamore Farm, Tattlepot Road, Pulham Market	<ul style="list-style-type: none"> • 3 Affordable dwellings 	Yes (Allocated site)
15/07/16	2013/1793	Up to 650	Land South-West of Newfound Farm, Colney Lane, Cringleford	<ul style="list-style-type: none"> • 33% affordable housing (215) • Play area (11,467 sqm) • Recreational space (27,500 sqm) • Safeguarded formal recreational area (2.03 hectares) • Country Woodland (.203 hectares) • Allotments (max .325 hectares) • Travel plan contribution • Mitigation for disturbance to skylarks (£20,000) 	Yes (Identified in Neighbourhood Plan)

22/06/16	2015/2082	10	Land south of village hall, Stocks Hill Bawburgh	<ul style="list-style-type: none"> • 3 affordable dwellings 	Yes (Allocated site)
207/10/16	2016/0165	18	Land west of Norwich Road, Scole	<ul style="list-style-type: none"> • Play area (400sqm) • Village hall and parking land plus contribution (£300,000) 	No (Windfall site to facilitate provision of new village hall. No affordable housing)
17/10/16	2016/0495	6	Land south east of Low Road, Tasburgh	<ul style="list-style-type: none"> • 2 affordable dwellings 	Yes (5-year supply site)
31/10/16	2015/1124	7	Land at 93 Silfield Road, Wymondham	<ul style="list-style-type: none"> • 1 affordable dwelling 	Yes (Site within development boundary but not allocated)
01/11/16	2014/2611	Up to 890	Land North and South of Dereham Road, Easton	<ul style="list-style-type: none"> • 17% affordable housing (151) • Affordable housing clawback • Open Space (37,700 sqm) • Play Area (15,700 sqm) • Village green and hall site (1.66 hectares) • Allotments (1.407 hectares) • Travel plan contribution 	No (Allocated site – 33% affordable housing requirement not met, although there is a clawback clause in the S106 agreement)
18/08/16	2014/2495	Up to 375	Land between London Road & Sutton Lane, Wymondham	<ul style="list-style-type: none"> • 33% affordable housing (124) • Amenity Land (7.5 hectares) • Play area (1,523 sqm) • Recreational space (553 sqm) • Cemetery Land (3.13 hectares) • Travel plan 	Yes (5-year supply site)

22/06/17	2015/1697	27	Land north Gibbs Close, Little Melton	<ul style="list-style-type: none"> • 4 affordable dwellings 	Yes (Viability assessment submitted to demonstrate policy requirement for affordable housing is not viable in accordance with policy)
10/06/16	2015/2536	10	High Green, Great Moulton	<ul style="list-style-type: none"> • 3 affordable dwellings 	Yes (Allocated site)
25/08/16	2015/2630	8	South east of Gardens, Mill Road, Little Melton	<ul style="list-style-type: none"> • 2 affordable dwellings • Open space (to be agreed) 	Yes (5-year supply site)
10/02/17	2016/0233		UEA – Provision of new sports pitches	<ul style="list-style-type: none"> • Offsite qualitative improvements 	Yes
01/11/16	2016/0402	Re plan – 14 additional	Lodge Farm 2, Dereham Road, Costessey	<ul style="list-style-type: none"> • 5 affordable dwellings 	Yes (Allocated site)
21/07/16	2015/2406	12	West of Chandler Road, Stoke Holy Cross	<ul style="list-style-type: none"> • 4 affordable dwellings 	Yes (5-year supply site)

Policy DM 1.3 – The sustainable location of new development

7. Policy DM 1.3 guides the sustainable location of new development by directing growth to allocated sites or sites within defined development boundaries of a scale proportionate to the location. It also gives guidance for the acceptability of development outside defined settlement boundaries.

8. This policy has been measured by the following indicator:
- Number planning permissions/units granted outside development boundaries as a percentage of overall applications/units with a target of minimise.

Number of new planning permissions granted inside/outside Development Boundaries between 01/04/16 and 31/03/17		
OUT	61	43%
IN	82	57%
TOTAL	143	100%

Number of new dwellings granted planning permission inside/outside Development Boundaries between 01/04/16 and 31/03/17		
OUT	791	30%
IN	1877	70%
TOTAL	2668	100%

9. The above data is taken from the Council's Residential Land Availability document. The data shows that there was a fairly even split of the number of new planning permissions granted inside/outside development boundaries with marginally more permissions granted inside boundaries. This is the reverse of 2015/16 data when marginally more applications were granted outside development boundaries.
10. When this is compared to the data for the number of new units granted planning permission in 2016/17 this shows that 70% of units were granted on sites within the development boundary and 30% on sites outside. This follows the trend established in the 2015/16 monitoring report when just over 83% of units granted permission were inside development boundaries.
11. Detailed analysis of the monitoring data shows that in the Norwich Area the majority of units granted planning permission outside development boundaries tend to be on sites granted due to lack of five-year land supply. In particular there were two large applications at Wymondham within the monitoring year, one for 300 units and one for 375 units – therefore providing 675 of the 791 units. In the rural area permissions granted outside the development boundary tend to be on small sites, predominantly conversions of agricultural buildings, separation of annexes and removal of agricultural occupancy conditions. The main exception being a scheme for 18 dwellings in Scole which was granted as an exception to policy to facilitate the construction of a new village hall.
12. Overall evidence seems to show that the target of minimising the number of permissions/units granted outside development boundaries is being met in the rural area. Currently there is an issue in the Norwich Policy Area which is unlikely to change until a five-year land supply can be demonstrated.

Policy DM 1.4 – Environmental quality and local distinctiveness

13. **Policy DM 1.4** seeks high quality design and positive environmental improvement from all development with designated assets being protected in accordance with their natural and historic significance. The policy covers a range of factors from

biodiversity enhancement, protection of environmental and water resources, the provision of essential infrastructure, appropriate re-use of buildings and the utilisation of renewable energy.

14. The Monitoring Framework contained within the Development Management Policies document states that this policy will be monitored through the following indicators:
 - Number of planning permissions granted [where] heritage assets [have been] improved with a target of maximise (link to DM 4.10 Heritage)
 - Number of conversions with no target
 - Renewable energy capacity permitted by type, with a target of a year on year percentage increase
 - Code for Sustainable homes with a target for all new homes to reach CfSH level 4 and level 6 for schemes over 500
15. Other than the renewable energy capacity indicator which is already collected for the JCS AMR it was not possible to measure the other indicators in the 2015-16 monitoring report. With regard to the improvement of heritage assets there were over 240 applications for the monitoring period 26/10/15 – 31/03/16 for a wide variety of different proposals ranging from new build dwellings/commercial units, to signage, to alterations to Listed Buildings and extensions. Measuring the number of conversions was considered too vague and the Code for Sustainable Homes no longer exists.
16. Therefore, it has been agreed for the 2016-17 monitoring report that this policy will be measured by the following indicators:
 - Number of buildings re-used or converted with a target of maximise
 - Sustainable and renewable energy capacity permitted by type with a target of a year on year megawatts capacity increase

Number of buildings re-used or converted

17. Over the monitoring period there were 16 applications permitted where buildings were reused or converted coded against policy DM1.4. These applications were:

Application Reference	Address	Proposal
2016/0528	Agricultural buildings at Nivelles Farm, Station Road, Forncett St Peter	Change of use of redundant agricultural building group to provide 4 individual holiday lets
2016/0160	Morningthorpe Farm, Ansons Lane, Morningthorpe	Change of use of existing agricultural building for industrial use in manufacture of bitumen based road repair products
2016/0651	Barns at Leet Hill Farm, Yarmouth Road, Kirby Cane	Conversion of 2 agricultural barns to residential use
2016/0598	Flat 7 Richmond Lodge, Norwich Road, Mulbarton	Retrospective change of use from residential flat to holistic therapy treatment room/business
2016/0761	Land west of Tudor Cottage, Church Hill, Saxlingham Nethergate	Conversion of former blacksmith shop to residential accommodation. Using land to west as a garden
2016/0493	The Windmill, 3 Norwich Road, Wymondham	Convert existing windmill pub into 3 dwellings, demolishing the single storey extension and constructing a new single storey extension
2016/0500	Waveney House, Bungay Road, Scole	Change of use from a leisure room to a holiday let with internal alterations
2016/0390	Churchill Stores, 37 Churchill Place, Brooke	Change of use of a building from shops (A1) to a use falling within Class C3 (dwellings house)
2016/1105	Barn adj to 97B School Lane, Little Melton	Conversion of barn to residential dwelling and ancillary works
2016/1212	Wardley Hill Campsite, Wardley Hill Road, Kirby Cane	Retention of Boat and Hammock hut for holiday let use and extension of the site to include a recreational area
2016/1504	The Nunnery, 14 Denmark Street, Diss	Change of use and alterations of former nursing home and existing cottage to residential use
2016/0903	Barn north of Lodge Farm, Ipswich Road, Long Stratton	Conversion and extension of outbuildings to form domestic dwelling
2016/2607	Hannahs Barn, Barnes Road, Pulham Market	Conversion of Barn A to holiday accommodation and extend Barn B to form a dwelling
2016/2849	Agricultural building adjacent to Valley Farm, Brooke Road, Shotesham	Change of use from agricultural barns to a 4-bedroomed residence
2017/0103	Barn west of the Old Stables, Intwood Road, Cringleford	Conversion, extension and change of use to one bedroom unit of holiday accommodation
2016/2962	Deveraux House, Stone Lane, Bressingham	Conversion of redundant rural buildings to form dwelling house

18. There were two applications for reuse/conversion of buildings refused in the monitoring period. These were:
- **2016/1376 – Hannahs Barn, Barnes Road, Pulham Market**
Restoration and conversion of farm buildings to form single dwelling
This application was refused as the proposals would not enhance the buildings or their setting and would result in a significant adverse impact on the rural characteristics of the buildings. It was considered that the applicant had failed to demonstrate that the buildings cannot be practically or viably converted for all employment use
 - **2016/2364 – Barn south of High Road, Roydon**
Change of use of agricultural building to B1(c) Light Industrial
This application was refused as building is considered suitable for agricultural use and is the only agricultural building on the holding. Its change of use would likely to result in the need for a replacement building contrary to policy.
19. As this is a new indicator there is no previous data to compare to so therefore it is difficult to ascertain whether the target to maximise is being met. Comparison data will be available in future monitoring reports.

Renewable energy capacity permitted by type

20. This indicator is already measured for the GNDP AMR. Below is the data for the monitoring period 01/04/2016 – 31/03/2017. For comparisons with previous year's data please see the GNDP AMR.

South Norfolk 01/04/2016 – 31/03/2017 Renewable energy capacity permitted by type	TOTAL	2.0 MW
	Wind	0
	Solar PV	0
	Sewerage	0
	Biomass	2.0MW
	Air	0

21. The data is made up of the following schemes:

Application Number	Address	Proposal
2015/2913/F	Oil Storage Depot Stanfield Road, Wymondham	Installation of anaerobic digestion plant to produce biogas with two digesters, holding clamps, use of existing fuel tanks for digestive storage, gas compressor and cleaner and underground pipeline to gas grid

Policy DM 1.5 – Existing Commitments

22. **Policy DM 1.5** provides for favourable consideration of the renewal of planning permissions on any sites identified as commitments or allocations in any of the South Norfolk Local Plan documents.
23. This policy was not monitored for the 2015-16 monitoring report as it was a new policy introduced through the Local Plan examination and had not been included in the monitoring framework in error. It was considered that it would be straightforward to monitor this policy in the 2016-17 monitoring report by looking at applications on the committed/allocated sites identified in the Local Plan. This new indicator was included when the monitoring framework was reviewed.
24. This policy has been monitored by the following indicator:
- Percentage of renewal applications on committed or allocated sites in the Local Plan which are permitted with a target of 100%
25. A complete list of allocations and their planning status is shown under the monitoring for Strategic Principle 1 from the Site Specific Allocation and Policies document. Monitoring of progress on these allocated sites has not flagged up any issues with so it is assumed that any application to renew or vary a consent on an allocated site would be looked upon favourably.
26. A list of existing commitments is shown in the Site Specific Allocations and Policies document, Wymondham Area Action Plan and Long Stratton Area Action Plan. The relevant applications, with their planning status, are:

Planning Ref	Address	Original Proposal	Status
<i>Site Specific Allocations and Policies Document</i>			
2012/1836	Gibbs Close, Little Melton	Outline application for 20 dwellings and associated infrastructure works, including highway improvement works	Full application for 27 units approved (15/1697/F) Development not started
2013/0086	Mill Road, Little Melton	Outline application including means of access for residential development and ancillary works	15/1233/RVC approved 15/0253/D for 20 units approved 15/2630/F for 8 units approved Development commenced
2012/0405	Land west of Octagon Barn, Bixley	Outline permission for mixed use development for community, residential and commercial uses	Reserved matters for 60 units approved (15/2326/D) Development not started

2013/1904	Long Lane, Framingham Earl	Outline permission for 7 dwellings and associated works on former RAF camp	Reserved matters for 4 units approved (16/1329/D)
2012/1012	Land north of Heath Loke, Poringland	Proposed residential development	Reserved matters for 31 units approved (13/1393/D) Development complete
2012/2016	Bunwell Road, Spooner Row	Outline planning application for land to the east of Chapel Road (13 dwellings) and east of Bunwell Road (20 dwellings)	Reserved matters for 8 units approved (14/2472/D)
2012/1574	The Bungalow, Station Road, Spooner Row	Residential development for 5 dwellings	Application expired January 2017 No further permissions
2013/0828	North of Long Lane, Stoke Holy Cross	Outline application for erection of 24 dwellings and associated access, allotments, public amenity land and community car parking	Reserved matters for 24 units approved (15/1422/D)
2011/0152	May Gurney Site, Trowse	Outline planning application for mixed development consisting of a maximum of 670 dwellings	Discharge of condition application- full access rights - approved (2014/2469)
2011/0506	Land to the rear of Wood Farm, The Street, Ashwellthorpe	Creation of 31 houses with new village hall, bowling green, sports pitch, village green and associated parking	Discharge of condition application (2016/2970) approved outside 16/17 monitoring period S106 modified to reduce affordable housing contribution approved (2016/0743) Development not started
2013/1743	Land to the rear of Queens Head, Beccles Road, Thurlton	Erection of two pairs of semi-detached dwellings	Development complete prior to 2016/17 monitoring year
2012/1558	Former Maltings Building, Tudor Rose Way, Harleston	Conversion of redundant maltings to provide 5 residential dwellings	Approval of details application – approved (2015/1752)
2009/1071	38 Olive Avenue, Newton Flotman	Demolition of existing house and garage. New	Variation of condition application – approved (2011/1381)

		build to provide 9 dwellings	Variation of condition application – approved (2013/0723)
2014/0290	Old Station Yard, Forncett St Peter	17 dwellings and associated external works	Development virtually complete in 2016/17 monitoring year
2010/2222	Former Police Station, Bridge Street, Loddon	Demolition of existing building and re development for 5 flats/houses	Development complete in 2016/17 monitoring year
2011/0026	Land at Yarmouth Road, Hales	Redevelopment of the site for the erection of 10 dwellings and 291 sqm B1 Business unit	Discharge of conditions application – approved (2016/1769)
<i>Wymondham Area Action Plan</i>			
2012/0839	Land north-west of Carpenters Farm, Norwich Common, Wymondham	Proposed residential development up to 350 dwellings	Reserved matters application approved (2014/1969/D) Reserved matters application approved (2015/1405/D) Development partially complete
2011/0374	Land to the north of Norwich Common, Wymondham	Reserved matters application for 323 dwellings	Development virtually complete by 2016/17 monitoring year
2012/2202	Land west of 49 Norwich Common, Wymondham	Proposed residential development of 11 new dwellings	Development complete prior to 2016/17 monitoring year
2012/1385	Land between the A11, Spinks Lane and Norwich Road, Wymondham	Outline application for residential development with all matters reserved	Reserved matters application for 259 units approved (14/2042/D) Development partially complete
2012/1702	Land between Burdock Close and Blackthorn Road, Wymondham	Outline planning application for residential development (37 dwellings) and associated works including new access	Reserved matters application for 31 units approved (14/0618/D) Development partially complete
2012/0168	Land north of Right Up Lane, Wymondham	Proposed residential development of 6 dwellings	Development complete prior to 2016/17 monitoring year
2011/1697	Land at the Former Cemex Site, Right Up Lane, Wymondham	Proposed residential development comprising 28 dwelling units	Development complete prior to 2016/17 monitoring year

2012/1201	Land south of London Road, Chestnut Drive, Sutton	Full permission for industrial units and outline permission for residential development	Reserved matters application for 18 units approved (14/1156/D) Development complete in 2016/17 monitoring year
Long Stratton Area Action Plan			
2013/0265	Cygnets House, Swan Lane, Long Stratton	Outline application for the demolition of Cygnets House and development of up to 50 residential units and commercial space	Reserved matters application for 50 units approved (15/0385/D) Development commenced
2010/2225	Land at Chequers Road, Tharston	Outline application for residential development of up to 120 dwellings	Reserved matters application for 120 units approved (14/0823/D) Development commenced
2009/1365 & 2011/0655	Land rear of Long Stratton Surgery, Swan Lane, Tharston	Proposed erection of a two storey 60 bed residential care home	Development complete prior to 2016/17 monitoring year
2011/1916	Land north of Fairfield Close, Long Stratton	Erection of 11 affordable housing units	Development complete prior to 2016/17 monitoring year

27. Monitoring of the above applications has not raised any issues regarding the variation or renewal of applications not being considered favourably so therefore it is concluded that the policy is working as intended.

Policy DM 2.1 – Employment and business development

28. **Policy DM 2.1** provides guidance for applications for employment and business development. The policy directs such development to existing and allocated employment areas or suitable new site within development boundaries. The policy also gives guidance for business development in the countryside, whether that is the expansion of an existing business or the creation of a new business.
29. In the 2015-16 monitoring report, this policy was measured by an indicator which looked at the number of applications for employment creation, floorspace by use type, with a target to maximise. This indicator was similar but not identical to an indicator already monitored for the GNDP AMR so when the monitoring framework was reviewed it was decided to amend this indicator to reflect the exact wording of the GNDP AMR indicator.
30. Therefore, this policy has been monitored by the following indicator:
- Permitted amount of floorspace and land by employment type with a target of maximise

31. This indicator is already measured for the GNDP AMR. Below is the data for the monitoring period 01/04/2016 – 31/03/2017. For comparisons with previous year's data please see the GNDP AMR.

Permitted amount of floorspace and land by employment type 01/04/2016 – 31/03/2017	
B1	7401 sq m
B2	1259sq m
B8	17151 sq m

Policy DM 2.2 – Protection of employment sites

32. **Policy DM 2.2** is focussed on the protection and safeguarding of employment sites for employment use and applies to both allocated employment sites and land and buildings last used for an employment use.
33. This policy has been monitored by the following indicator:
- Loss of employment land (sq m) to non-employment use/other uses with a target of minimise

Loss of employment land (sq m) to non-employment use/other use 01/04/2016 – 31/03/2017	
B1a	560
B1b	0
B1c	0
B2	0
B8	0
A1	0
A2	0
D2	0
Total	560

34. Some changes of use may be permitted development and this policy's effects would therefore be limited in these cases. The 560 sq m of B1a uses lost in the 2016/17 monitoring period comprise four applications resulting in the loss of offices to a restaurant, a psychotherapy consultancy, a Pilates studio and domestic accommodation. This is compared to a loss of 1033 sq m across a variety of uses in the 2015/16 monitoring year. Based on these figures and the target to minimise it can be concluded that this policy is working as intended.

Policy DM 2.4 – Location of the main town centre uses

35. **Policy DM 2.4** directs the location of main town centre uses to a hierarchy of centres stating that such uses should be located within primary shopping areas or the defined town centre boundary with sequential and impact assessments required for proposals over certain thresholds.
36. This indicator has been monitored by the following indicator:
- Percentage of completed town centre uses in identified centres and strategic growth centres with a target of 100%.
37. This indicator is already measured for the GNDP AMR. Below are the percentages for the monitoring period 01/04/2016 to 31/03/2017. For comparisons with previous years monitoring data please see the GNDP AMR.

Percentage of completed town centre uses in identified centres and strategic growth centres 01/04/2016 – 31/03/2017	
B1a	50%
A1	21.7%
A2	25%
D2	66.7%

Policy DM 2.5 – Changes of use in the town centres and local centres

38. **Policy DM 2.5** seeks to control the change of use in town and local centres by specifying percentages and concentrations of A1 uses, particularly in Diss and Harleston.
39. This policy will be monitored through the following indicators (wording and targets changed slightly through review of AMR indicators – but overall meaning of the indicator has not changed):
- The percentage of ground floor units being available for Class A1 use in the defined Primary Shopping Areas of Diss and Harleston with a target of at least 60% of ground floor units being available for Class A1 uses in the Primary Shopping Area.
 - The percentage of ground floor non-residential units being available for Class A1 use in the defined Town Centre Area of Diss and Harleston with a target of at least 50% of ground floor non-residential units to be available for class A1 shop use in the defined Town Centre Area.
40. Town centre surveys were undertaken in Diss and Harleston during August/September 2017. It is intended to implement a quarterly monitoring system to ensure that up to date information is always available for Development Management purposes.

Primary Shopping Area

Diss:

41. In 2015-16 60% of ground floor units were in/available for A1 retail use. If units with a mix of uses, including an element of A1, are included in the calculation then the percentage rises to 63%
42. In 2016-17 59% of ground floor units are in/available for A1 retail use. If units with a mix of uses, including an element of A1, are included in the calculation then the percentage rises to 62%

Harleston:

43. In 2015-16 73% of ground floor units in the Primary Shopping area were in/available for A1 retail use.
44. In 2016-17 73% of ground floor units in the Primary Shopping Area are in/available for A1 retail use

Town Centre Area

Diss:

45. In 2015-16 57% of ground floor units in the defined Town Centre Area (outside the Primary Shopping Area) were in/available for A1 retail use
46. In 2016-17 59% of ground floor units in the defined Town Centre Area (outside the Primary Shopping Area) are in/available for A1 retail use

Harleston:

47. In 2015-16 62% of ground floor units in the defined Town Centre Area (outside the Primary Shopping Area) were in/available for A1 retail use
48. In 2016-17 62% of ground floor units in the defined Town Centre Area (outside the Primary Shopping Area) are in/available for A1 retail use.
49. These figures show little change in primary shopping area and town centre area percentages between 2015/16 and 2016/17. The percentages in the policy are comfortably being met in the Primary Shopping Area of Harleston and the Town Centre Areas in Diss and Harleston. The mix of uses in the Primary Shopping Area of Diss will need careful monitoring looking forward as the percentage is currently borderline for the 60% mentioned in the policy, falling slightly below this if mixed uses (including A1) are not taken into account. Future applications will need to be carefully balanced looking at the use being proposed and the benefits over having vacant uses in the primary area.

Policy DM 2.8 – Equestrian and other changes of use of agricultural land

50. **Policy DM 2.8** covers the change of use of land for equestrian uses and other small scale rural land based uses and also the change of use of agricultural land to land ancillary to residential dwellings. The policy states that such changes of use will be permitted providing a number of criteria are met.
51. This policy has been monitored by the following indicator:
- Amount of Equestrian and other small based rural development by location, with no target specified.
52. During the monitoring year 2016/17 there were 23 such applications, all of which were approved against this policy in the district. This compared to 13 applications in the part monitoring year for 2015/16 running from 26/10/15 to 31/03/16. Of the 23 applications, 14 were related to equestrian activities (land for horses, ménages or stable blocks), five were related to the change of use of agricultural land to residential garden land. There were also four miscellaneous applications (a dog exercise field, dog training areas and kennelling, a storage building for tractors and an agricultural building/poly tunnel. These applications do not flag up any significant issues so it can be concluded that the policy is continuing to work as expected.

Policy DM 2.9 – Rural tourist and other recreational destinations

53. **Policy DM 2.9** is supportive of proposals for new and expanded visitor recreational and leisure destination attractions in the Countryside as long as they are clearly justified, will not have detrimental effects on the environment or landscape character and can be adequately accessed.
54. This policy has been monitored by the following indicator:
- Amount of tourist related development, with no target specified.
55. During the 2016/17 monitoring period eight applications were considered against this policy across the district, of which seven were approved and one was refused. This is compared to six applications in the part monitoring year for 2015/16 running from 26/10/15 to 31/03/16. The one refused application was for proposed holiday accommodation at Fundenhall. It was refused as it was in the open countryside and would be completely car dependent and thus unsustainable. There were also highway safety issues.
56. Of the approvals four were for holiday accommodation, one was for a wooden shed to be used by the South Norfolk model flying club, one for the erection of a MUGA fence and Pavilion paving and one for the change of use of an office to a tea room.
57. These applications do not flag up any significant issues so it can be concluded that the policy is working as intended.

Policy DM 3.1 – Meeting Housing Requirements and needs

58. **Policy DM 3.1** aims to meet the requirements of different households by providing a range of dwelling types and bed spaces. The policy applies to all sites and proposals which could accommodate a level of development that would meet or exceed the affordable housing thresholds in the Joint Core Strategy.
59. This policy will be measured by the following indicator (this indicator was updated through the amendment of the monitoring indicators to reflect the latest Regional Housing Market Assessment):
- New house completions by bedroom number based on the proportions set out in the most recent Sub-Regional Housing Market Assessment with a target of 1 bedroom (10%), 2 bedroom (22%), 3 bedrooms (50%) and 4+ bedrooms (18%).
60. This indicator is already measured for the GNDP AMR and a year on year comparison can be viewed in that document.
61. The data for the 2016/17 monitoring year is shown below and has been taken from the South Norfolk Council 2016/17 Residential Land Availability document.

POLICY AREA SUMMARY	TOTAL BEDROOMS on completed units (as at 31/03/17)								
	Flat 1 bed	Flat 2 bed	Hse 1 bed	Hse 2 bed	Hse 3 bed	Hse 4 bed	Hse 5 bed	Unknown	Total
Norwich Policy Area	51	21	14	187	358	270	53	1	955
Rural Policy Area	15	3	14	40	77	40	12	6	207
Total	66	24	28	227	435	310	65	7	1152

62. This data shows that in terms of meeting the proportion set out in the most recent Sub-Regional Housing Assessment:

In the Norwich Policy Area:

1 bedroom (65 units) 7%
 2 bedrooms (208 units) 22%
 3 bedrooms (358 units) 37%
 4+ bedrooms (323 units) 34%

There has been an under provision of 1 and 3 bedroom units and an over provision of 4+ bedroom units.

In the rural area:

1 bedroom (29 units) 14%
 2 bedrooms (43 units) 21%
 3 bedrooms (77 units) 38%
 4+bedrooms (52 units) 26%

There has been an under provision of 3 bedroom units and an over provision of 4+ bedroom units.

Self-build/Custom build housing

63. Since April 2016, Local Authorities in England have been required to maintain a register of people interested in obtaining a plot of land on which to build their own home, known as a custom and self-build register. Further legislation came into effect at the end of October 2016 which amongst other things requires Local Authorities to grant sufficient planning permissions to meet the demand for self-build/custom build in their area. At the end of the first base period (1 April 2016 – 30 October 2017) South Norfolk Council had 112 entries on its register, creating an obligation to provide 112 permissions by 30 October 2019. During the 2016/17 monitoring year (31 October 2016 to 30 October 2017 for self-build/custom purposes) planning permission was granted for 108 serviced plots.

Policy DM 3.2 – Meeting rural housing needs

64. **Policy DM 3.2** provides a mechanism to assess proposals for affordable housing for local needs in the countryside to ensure that rural housing needs are met. The policy states that proposals should help to meet a proven local need, be available firstly to people with a local connection, should relate well to existing development and be affordable in perpetuity.
65. This policy will be measured by looking at the following indicator:
- Number of affordable homes built in the countryside, with no target specified.
66. During the monitoring year 2016/17 there were no affordable homes completed under this exceptions policy but there were 47 affordable properties completed in settlements with population of less than 3,000. Of these 23 were in Hingham, 17 were in Stoke Holy Cross, three were in Alington and one each in Little Melton and Wreningham. (Figures taken from the Local Authority Housing Statistics return for 2016/17. This is a substantial increase from 2015/16 when there were only eight

Policy DM 3.3 – Sites for Gypsies and Travellers

67. **Policy DM 3.3** deals with provision of sites for gypsies and travellers both inside and outside development boundaries and gives a number of key considerations and requirements.
68. This policy will be measured by looking at the following indicator:
- Number of permanent pitches provided, data which is already collected for the collected for the GNDP AMR. The target is to provide 38 pitches in South Norfolk between 2012 and 2026.
69. In the 2016/17 monitoring year there were no permanent pitches provided for gypsies and travellers. This is compared to the provision of three pitches in the 2015/16 monitoring year.

Policy DM 3.10 – Promotion of sustainable transport

70. Policy DM 3.10 states that all development should support sustainable transport, reduce the need to travel and maximise the use of sustainable forms of transport appropriate to the location. Within the Norwich Policy Area development should support the proposals of the Norwich Area Transportation Strategy. The policy also requires that land needed for the improvement of the transport network will be protected from prejudicial development.
71. This policy will be monitored by:
- Amount of land protected for future transport improvements (Ha) with no target identified.
72. As in 2015/16 monitoring of applications determined in 2016/17 has identified no land protected for future transport improvements. However, a number of transport improvement schemes are mentioned as policy requirements on allocated sites through the Site Specific Allocations and Policies document, Wymondham Area Action Plan and Long Stratton Area Action Plan, although these are not necessarily expressed in hectares. The Council would seek to protect any land considered necessary to fulfil these requirements.
73. Schemes include:
- Improvements at A47 Easton/Longwater junction
 - Provision for Dereham Road Bus Rapid Transit
 - Improvements to B1108 Watton Road linked to Norwich Research Park (NRP)
 - Improvements to B1108/A47 junction
 - Improvements to A47/A11 junction at Thickthorn
 - Links to A11 Bus Rapid Transit Corridor from NRP
 - Provision of a Park and Ride site at Trowse
 - Improvements to the A146/George Lane junction at Loddon
 - Access road from B1113 to A140 at Tesco Harford
 - Subway under the railway bridge at South Wymondham
 - Protection of site for new Mid Norfolk Railway Station
 - Long Stratton bypass
74. Progress on the majority of schemes will be picked up through the Monitoring Frameworks for the Site Specific Allocations and Policies document or Wymondham and Long Stratton Area Action Plans so it is not proposed to monitor them in detail here.
75. It is worth noting that Highways England consulted on proposed improvements to the A47 between 13 March – 21 April 2017, so towards the end of the 2016/17 monitoring period. Seven improvement schemes were proposed, two of which are of direct relevance to South Norfolk. These are the upgrading of the A47/A11 Thickthorn junction and Easton to Tuddenham dualling. Further details of these schemes will be worked up and progress will be followed in future monitoring reports.

Policy DM 3.12 – Provision of vehicle parking

76. Policy DM 3.12 outlines the provision of vehicle parking in new developments using the Councils adopted parking standards as a starting point. It states that appropriate parking should be provided to serve the needs of the proposed development, avoiding highway safety problems and protecting living and working conditions locally.
77. The Council vehicle parking standards are currently 'Parking Standards for Norfolk 2007' published by Norfolk County Council although the Development Management Policies document suggests that these may be replaced by a Vehicle Parking Standards SPD over the lifetime of the plan.
78. The original monitoring framework for the Development Management Policies document suggested this policy be monitored by looking at the amount of completed development in accordance with the Council car parking standards (floor area sq m), with a target to maximise. It was not possible to monitor this indicator for the 2015-16 monitoring report due to the sheer number of applications flagged so this indicator was reconsidered through the amendment to the monitoring framework and it was decided to concentrate on monitoring only major developments.
79. Therefore, this policy will be monitored by the following indicator:
- Number of major applications permitted in accordance with the Council's car parking standards, with a target of maximise. (Major applications refer to 10+ residential units or 1000 sqm+ of commercial development).
80. For the purposes of this monitoring report it has been assumed that an application meets the required parking standards unless the Norfolk County Council Highways consultation response flags up any issues. For the 2016/17 monitoring year there were 36 major applications permitted (excluding variation of condition applications unless they relate specifically to highways/parking) and all 36 appear to have been permitted in accordance with the Council's car parking standards, thus meeting the target of maximise. The Highway Authority raised comment on parking requirements for a couple of applications as shown in the table below but these issues have been resolved prior to grant of consent:

Application	Highways comments on parking
2015/1405 - Land north west of Carpenters Farm, Norwich Common, Wymondham	4 plots for 2 bedroom dwellings should be provided with 2 parking spaces each. All 1 bed dwellings should have an average of 1.5 parking spaces each
2014/222 – Land north of College Road/Beccles Road, Thurlton	To be considered as part of the parking allowance garages should have internal dimensions of 6m x 3m

Policy DM 3.14 – Pollution, Health and Safety

81. **Policy DM 3.14** seeks to ensure that all development minimises and where possible reduces the adverse impact of emissions and other forms of pollution and ensures that there is no deterioration in water quality or water courses. The policy also covers contaminated land, air quality and hazardous installations.
82. This policy will be monitored by the following indicator:
- Number of Air Quality Management Area designations with a target to minimise. This is already monitored for the GNDP AMR.
83. South Norfolk Council currently does not have any Air Quality Management Areas, so is meeting the target to minimise as set out in the Monitoring Framework.

Policy DM 3.15 – Outdoor play facilities and recreational space

84. Policy DM 3.15 states that new housing development will be required to provide adequate outdoor play facilities and recreational open space commensurate with the level of development proposed. It also states that development must not result in a loss of open space unless a surplus can be demonstrated.
85. The original monitoring framework for the Development Management Policies document states that this policy will be monitored by looking at the area of outdoor playing space provided from developments (Ha), the area of open space lost to development (Ha) and the net loss of open space. It was not possible to monitor this indicator for the 2015-16 monitoring report as this information is not collected in a useable format by the Council. This indicator has been revised in the amended monitoring framework to be based on the number of planning obligations secured for open space/play space.
86. Therefore, this policy will be monitored by the following indicator:
- Number of planning obligations secured for open space/play space with no target
 - The number/percentage of obligations secured not conforming to full policy position with a target to minimise
87. In the 2016/17 monitoring period there were 4 obligations secured for open space/play space, all of which conformed to a full policy position. For the detail of these applications please see the table under Policy DM 1.2, which lists all planning obligations secured.

Policy DM 3.16 – Improving the level of community facilities

88. **Policy DM 3.16** sets out the circumstances under which a change of use of existing community facilities will be permitted focussed on whether other facilities exist within a reasonable distance and whether continued viable use has been investigated. The policy also allows for new or replacement community facilities and services within development boundaries and gives guidance as to when proposals located in the countryside may be supported.

89. This policy will be monitored by looking at following indicator (indicator was amended slightly to clarify that the change of use refers to a community facility but focus of indicator has not changed):
- Number of applications approved that involved the change of use of a community facility with a target of minimise.
90. As in 2015/16 the majority of applications in the 2016/17 monitoring period relating to this policy were for new and replacement community facilities. In the part 2015/16 monitoring period there was only one application that involved the change of use of a community facility compared to 2016/17 when there were six applications, five of which were approved and one refused. The five approvals were: the change of use of a shop unit to residential in Brooke, the change of use of a mixed use (A1/B1) unit to residential in Pulham Market, the conversion of the former Barclays Bank in Long Stratton to form two flats and an office, the demolition of a church and erection of a dwelling in Poringland and the change of use of a mixed residential/retail use to solely residential in Hingham. In all these cases, the requirements of the policy were deemed to be met in that there were alternative facilities available in the settlement or the marketing requirements had been satisfied. In the case of Long Stratton, the Barclays bank building had been vacant for some time, it was considered a sustainable location for development and the proposal still retained an element of commercial with an office on part of the ground floor. The one refusal was for the change of use of a former Spar shop to residential in Wymondham. This was refused as it would create a loss of A1/employment business to serve the wider community and a lack of information submitted to justify the need for the change of use. The site in question was purpose built to serve the Harts Farm housing estate.
91. Monitoring suggests that the policy is working as intended.

Policy DM 4.1 – Renewable Energy

92. **Policy DM 4.1** supports the consideration of proposals for renewable energy generating development other than wind energy in the context of sustainable development and climate change.
93. This policy will be monitored by looking at the following indicator:
- Sustainable and Renewable energy capacity permitted by type with a target of a year on year megawatts capacity permitted increase. This indicator is already monitored for the GNDP AMR and can be found in the main report
94. See section on Policy DM 1.4 for detailed monitoring information.

Policy DM 4.2 – Sustainable drainage and water management

95. **Policy DM 4.2** states that sustainable drainage measures must be fully integrated within the design of new developments to manage any surface water arising and to minimise the risk of flooding.

96. This policy was not monitored in the 2015-16 monitoring report as no indicator was shown in the framework. Through the amended monitoring framework an indicator has been included, which is already monitored for the GNDP AMR.
97. This policy will be monitored by the following indicator:
- Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality with a target of zero.
98. There were no applications granted contrary to Environment Agency advice on water quality grounds in South Norfolk during the 2016/17 monitoring therefore the target has been met.

Policy DM 4.3 – Facilities for the collection of recycling and waste

99. **Policy DM 4.3** states that all new developments should ensure that sufficient facilities are available for recycling and waste and that these are accessible and well-integrated into the design of the development.
100. This policy was not monitored in the 2015-16 monitoring report as no indicator was shown in the framework. Through the amended monitoring framework an indicator has been included, which is already monitored for the GNDP AMR.
101. This policy will be monitored by the following indicator:
- Percentage of household waste that is a) recycled and b) composted with a target of a year on year increase
102. This indicator is already measured for the GNDP AMR. Figures for the monitoring period 01/04/2016 to 31/03/2017 show that 44% of household waste is recycled and 19% is composted. For comparisons with previous years monitoring data please see the GNDP AMR. Broadly these figures seem to show that the policy is working as intended.

Policy DM 4.4 – Natural environmental assets – designated and locally important open space

103. **Policy DM 4.4** states that the highest status natural environmental assets will be protected from any significant harmful impact arising from new development. The policy also discusses the protection of important Local Spaces and how developers should work with partners to enable new developments to contribute to the establishment and improvement of coherent ecological networks, Biodiversity Enhancement Areas and multi-functional Green Infrastructure Networks.
104. This policy will be monitored by looking at the following indicator:
- Hectares of development in highly sensitive landscapes with no target identified.

105. As with the previous monitoring year the majority of applications considered against this policy were regarding ecology/biodiversity strategies on new developments. There were only 3 applications during the monitoring period which could be considered to have a potential impact on natural environmental assets. These were:

2016/0233/F – UEA Sports Facility, Colney Lane, Colney

New Sports pitches (including artificial grass pitch with fencing and floodlighting), re-profiling of existing pitches, new pavilion/clubhouse and associated car parking

This application is situated in the Yare Valley, one of the most significant corridors for wildlife in the Greater Norwich area. However, the proposal was not considered to result in impacts enough to justify a refusal. It was considered that the ecological impacts from the proposed development can be addressed by a suitable compensation and mitigation package. 90% of the area proposed is already in existing sports pitch use and has a low ecological value. Of the currently undeveloped land that will be lost approx. 4% is plantation woodland and 6% is semi-improved, species poor grassland. Both of these areas are considered to have a lower value for biodiversity.

2016/0335/CU – Land at Keelers Pits, Norwich Road, Brooke

Change of use of containers for self-storage.

This application is situated on an existing industrial estate in Brooke. There is a County Wildlife Site which extends over the southern section of the estate and further out to the west. The boundary of the County Wildlife Site is under review and the majority of the estate is likely to be removed from the County Wildlife Site boundary, hence this application was considered to be acceptable.

2016/1992/CU – Barnards Farm, Youngmans Road, Downham, Wymondham

Change of use from agricultural to dog exercise field.

This application is situated close to the Deep Road Meadows County Wildlife Site and includes the River Tiffey on the northern boundary of the site. The application was considered acceptable as the ecological impact will be minimal as the proposal is for a land based use appropriate to a rural location.

106. As these proposals will not result in the unacceptable loss of any highly sensitive landscape it is concluded that the policy is being implemented successfully and is working as intended.

Policy DM 4.6 – Landscape setting of Norwich

107. **Policy DM 4.6** relates to protecting the landscape setting of Norwich including the Norwich Southern Bypass Landscape Protection Zone, key views, undeveloped approaches and gateways.

108. This policy was not monitored in the 2015-16 monitoring report as no indicator was shown in the framework. Through the amended monitoring framework an indicator has been included

109. This policy will be monitored by the following indicator:

- Amount of Norwich Southern Bypass Landscape Protection Zone lost to development (Ha) with a target to minimise impact.

110. There were six applications coded against policy DM 4.6 in the 2016/17 monitoring period. These were:

**2016/0662 – Land at Thickthorn Roundabout, Norwich Road, Hethersett.
Drive Thru Restaurant, car parking etc.**

This proposal is located in both the Norwich Southern Bypass Landscape Protection Zone and the strategic gap between Hethersett and Cringleford and as such development in this location should not harm the landscape setting of Norwich or erode the openness of the gap. The Council's Landscape Architect considered that on balance development in this location would not prejudice the principles of either policy because the site is currently open and devoid of buildings as approached from the B1172 and although the proposal would result in a 'hard' edge the setting against the soft backdrop of the existing treeline it would not be an incongruous addition to the overall setting when viewed in the wider context of the Thickthorn roundabout and the Park and Ride site. Views from the A47 will be limited and existing landscaping along the boundary will further reduce glimpsed views into the site.

**2016/1105 – Barn adj to 97B School Lane, Little Melton
Conversion of barn to residential dwelling and ancillary works**

This application was granted due to the lack of a five-year land supply in the Norwich Policy Area. The environmental conclusion being that the benefits of providing additional housing outweighed the encroachment into the countryside. It was considered that the visual impact would not cause significant or demonstrable harm.

**2016/1139 – Land east of Intwood Road, Cringleford
Erection of new pre-fabricated building for dog training and day time kennelling etc.**

This site falls within the Norwich Southern Bypass Landscape Protection Zone and is within a woodland area which is an important landscape feature of the locality. The siting and scale of the proposal means it is well screened by existing woodland and the intensive hedging on the east boundary of the entire site screens it from the A47 and the public footpath which runs alongside it. Therefore, it is not considered that the application would have a negative effect on the landscaping setting of Norwich.

**2016/0992 – Communications Station (6723), Hethersett Lane, Colney
Installation of 20 mini mini-macro monopole supporting 6 antennas, installation of 2 radio equipment cabinets and ancillary works**

The site falls within the Norwich Southern Bypass Landscape Protection Zone so the main consideration is the visual impact of development on an area bordering the A47 which is identified as having high levels of visual accessibility to and from the road to a predominantly open rural area. However, impact on the wider landscape is considered acceptable as the site is sufficient distance from the road to be screened from view by trees and views from the wider area would also be mitigated by trees, existing masts and pylons and the buildings on the Norwich City Football club training ground. There would be an impact when viewed from Hethersett Lane but this is not considered to be substantial given the 'c' class road.

2016/2382 – Land adj Norfolk and Norwich University Hospital, Colney Lane, Colney

Reserved matters following 2012/1880/O – Construction of 4 storey car park, internal access roads etc

This is a reserved matters application so the principle of development in this location has already been agreed. There was no specific mention of protecting the landscape setting of Norwich in the Committee Report.

2016/1324 – Knowles Capacitors Site, Arminghall Works, Old Stoke Road, Arminghall

Use of site for purposes within Class B1, Class B2 and Class B8 together with associated ancillary uses

This site is located within the Norwich Southern Bypass Landscape Protection Zone. There is already existing industrial development on the site and as there is no physical development of changes proposed it is considered that there would be no conflict with policy 4.6.

111. Based on the above monitoring information it is considered that policy DM 4.6 is working as intended. Year on year comparison will be possible in future years.

Policy DM 4.7 – Strategic Gaps between settlements in the Norwich Policy Area

112. **Policy DM 4.7** aims to protect the strategic gap between named settlements in the Norwich Policy area and states that development will be permitted where it would not erode or undermine the openness of the strategic gap and complies with other development plan policies.

113. This policy will be monitored by looking at the following indicator:

- Amount of strategic gap lost to development in hectares with the target being to minimise impact (changed from zero in the 2015-16 monitoring report).

114. There were 4 applications determined in the monitoring period 2016/17 which related to Policy DM 4.7 compared to 4 applications in the part monitoring year 2015/16. These were:

2016/0662 – Land at Thickthorn Roundabout, Norwich Road, Hethersett. Drive Thru Restaurant, car parking etc.

This proposal is located in both the Norwich Southern Bypass Landscape Protection Zone and the strategic gap between Hethersett and Cringleford and as such development in this location should not harm the landscape setting of Norwich or erode the openness of the gap. The Council's Landscape Architect considered that on balance development in this location would not prejudice the principles of either policy because the site is currently open and devoid of buildings as approached from the B1172 and although the proposal would result in a 'hard' edge the setting against the soft backdrop of the existing treeline it would not be an incongruous addition to the overall setting when viewed in the wider context of the Thickthorn roundabout and the Park and Ride site. Views from the A47 will be limited and existing landscaping along the boundary will further reduce glimpsed views into the site.

2016/0630 – Land north of 65 New Road, Hethersett**Erection of single storey dwelling with new associated access**

This site falls within the strategic gap between Wymondham and Hethersett however the plot has a clear boundary and is a distinct plot with hedging and a tree belt to separate it from agricultural land to the north. It is considered that the development of the plot would not erode or undermine the openness of the strategic gap so therefore there is not considered to be any conflict with policy DM 4.7.

2016/2613 – Park Farm Hotel, Ketts Oak, Hethersett**2 holiday lodges and additional car parking**

This proposal is not considered to conflict with policy DM 4.7 as the design of the lodges is single storey and modest in scale. The materials are subtle in colour and should integrate well with the existing site.

2016/2638 – Land to the east of 88 Ketts Oak, Hethersett**Proposed dwelling**

This application was refused on residential amenity and visual impact and not on grounds relating to the strategic gap.

115. Based on the above monitoring information and a comparison with 2015/16 monitoring it is considered that policy DM 4.7 is working as intended.

Policy DM 4.8 – Protection of trees and hedgerows

116. **Policy DM 4.8** sets out the Council's policies for the protection of trees and hedgerows.

117. In the original monitoring framework, it was proposed to measure this policy by looking at protected trees lost as a result of development with a target to minimise and protected hedgerows lost with a target to minimise. It was not possible to monitor these indicators for the 2015-16 monitoring report as they were not clear enough so an alternative indicator has been developed for the amended monitoring framework.

118. Therefore, this policy will be monitored by looking at the following indicator:

- Number and area of trees protected by Tree Preservation Orders served within the monitoring year with a target to maximise.

119. For Tree Preservation Orders served during the period 1 April 2016 to 31 March 2017 there were 33 countable trees and 1.3 hectares of uncountable trees. This gives a baseline position to compare data in future monitoring years.

Policy DM 4.10 – Heritage Assets

120. Policy DM 4.10 states that all development proposals must have regard to the historic environment and take account of the contribution which heritage assets make to the significance of an area and its sense of place.

121. The original monitoring framework for the Development Management Policies document states that this policy will be monitored by looking the number of planning

permissions granted heritage assets improved with a target to minimise. It proved too difficult to collect the information for this indicator in the 2015-16 monitoring report but a revised indicator has been developed for the amended monitoring framework, relating to listed building consents. It has also been decided to include a couple of other related indicators already monitored for the GNDP AMR.

122. Therefore, this policy will be monitored by looking at the following indicators:
- Percentage of Listed Building consents granted with a target of maximise
 - Percentage of Conservation Areas with appraisals with a target of an increase in the number of Conservation Areas with appraisals until all are completed. This is already monitored for the GNDP AMR.
 - Number of listed buildings lost/demolished with a target of none. Again, this is already monitored for the GNDP AMR.

Percentage of Listed Building Consents granted

123. In the 2016/17 monitoring there were 161 listed building applications coded against policy 4.10. Of these 160 (99%) were granted. This can be considered to meet the target of maximise. The one application refused (2017/0021) for a timber conservatory to the side of Tudor Rose Cottage at Seamere Green Lane in Dickleburgh was refused because it was considered that the impact of the proposal would detract from the special architectural and historic interest of the building.

Percentage of Conservation Areas with appraisals

124. For the 2016/17 monitoring year the percentage of Conservation Areas with appraisals is 19%. This is up from 12% in 2015/16. For further trend information see the GNDP AMR.

Number of listed buildings lost/demolished

125. For the 2016/17 monitoring year the number of listed buildings lost /demolished was zero, meeting the target set in the GNDP AMR. For past trend information see the GNDP AMR.
126. Based on the above monitoring information it can be concluded that Policy DM 4.10 is working as intended.

Conclusion

127. Generally, the policies in the South Norfolk Development Management Policies document are judged to be working as intended. As this is the second South Norfolk Local Plan Monitoring Report this year it has been possible to start making some comparisons with previous data. It was not possible to monitor a number of indicators last year due to difficulties in data collection but this has been rectified in this report following the agreement of an amended monitoring framework. This has improved the quality of this monitoring report and allows the Council to more successfully test the effectiveness of the policies in the plan.

Site Specific Allocations and Policies

128. This section monitors the Strategic Principles from the South Norfolk Site Specific Allocations and Policies Document for the period 01/04/2016 to 31/03/2017 and reflects the indicators shown in the Monitoring Framework which accompanies the plan.
129. The delivery of housing and employment land and 5-year land supply is already monitored and reported as part of the Joint Core Strategy Annual Monitoring Report.
130. Please note – There were errata in the original Monitoring Framework included at the beginning of the Site Specific Allocations and Policies document. The references below to sites in Poringland refer to the correct policy numbers.

Strategic Principle SP1: To allocate appropriate sites for housing and affordable housing, in the most sustainable locations within the most sustainable settlements to meet the Joint Core Strategic requirements.

131. This Strategic Principle has been monitored by looking at the following indicators:
- Enhancing/providing facilities as part of new development i.e. schools, village halls, retail, housing with care, open space as per requirements set out in the following site policies, with a target of 100% requirements met.
132. The table below outlines the policy requirements for each site listed and what has been secured through section 106 agreement or condition (where known) showing that policy requirements have been met. As the sites are completed, it will be possible to monitor delivery of these conditions, and whether the 100% target has been met will be reported on in future monitoring years. However, at this stage it is possible to report that policy has been effective in securing appropriate agreements/conditions on allocated sites with permission.

Policy	Site	Policy Requirement	Secured through S106 agreement/ condition	Delivery
EAS1	Land south and east of Easton	<ul style="list-style-type: none"> • New village centre to include village hall, village green/focal recreational space, post office/small scale convenience goods retail opportunity • Expanded primary school 	Planning permission 14/2611/O OPEN SPACE /PLAY AREAS <ul style="list-style-type: none"> • Play area/open space scheme to be submitted for each phase • Occupancy to depend on compliance with scheme, confirmation of nominated body and transfer of areas to management 	Development not started

		<ul style="list-style-type: none"> • Protection of allotments and other sites in community use 	<p>company/nominated body by certain trigger points</p> <p>VILLAGE CENTRE</p> <ul style="list-style-type: none"> • Village centre scheme to be submitted prior to commencement of Phase U/or occupation of 300 dwellings • Village centre scheme works to be completed prior to occupation of 80% of dwellings on Phase U • Transfer of freehold interest to nominated body <p>ALLOTMENTS</p> <ul style="list-style-type: none"> • Specification to be approved by the Council prior to occupation of more than 50% of dwellings on Phase X • Works to lay out allotments to take place prior to occupation of 50% of dwellings on Phase X • Nominated body to be confirmed <p>SCHOOL EXPANSION</p> <ul style="list-style-type: none"> • Not to occupy more than 200 dwellings until transfer of school extension site to County Council agreed 	
EAS2	Easton Gymnastics club facility	<ul style="list-style-type: none"> • New gymnastic facility 	Planning permission 2014/2069/F for a gymnasium	Development complete
COS1	Land West of Lodge Farm, Dereham Road	<ul style="list-style-type: none"> • Single form entry Primary school 	<p>Planning permission 13/0567/F & 16/0402/F</p> <ul style="list-style-type: none"> • Primary school – not less than 1.1 ha. Contribution £791,792 • Sports pavilion and car parking to be provided • Local shop site to be provided 	Development commenced

			<ul style="list-style-type: none"> • 5 equipped play areas to be provided 	
HET1	Land north of Hethersett	<ul style="list-style-type: none"> • Expansion of local schools or provision of land for additional schools • Community facilities such as formal open space and/or community buildings 	<p>Planning permission 11/1804/O (15/1594/D, 15/1681/D)</p> <p>EDUCATION</p> <ul style="list-style-type: none"> • Primary School site 1.1 ha plus contingency sites of .4ha and .5ha • Secondary School site 2ha • Contingency site 1.6ha • Primary contribution £4,000,000 • Secondary contribution £1,950,000 <p>COMMUNITY FACILITIES</p> <ul style="list-style-type: none"> • Community Pavilion min 300sqm • Community facilities £400,000 • Neighbourhood Centre 2ha for local facilities <p>OPEN SPACE</p> <ul style="list-style-type: none"> • Play areas and recreational areas to be provided in each of 5 phases • Allotments 4.7ha 	Development commenced
HET2	Land north of Grove Road	<ul style="list-style-type: none"> • Housing with care 	No planning permission at 31/03/17	-
HET4	Land north of Great Melton Road	<ul style="list-style-type: none"> • Contribution towards expansion of local schools 	<p>Planning permission 12/1814/F</p> <ul style="list-style-type: none"> • Education £784,306.35 • Play area min 1900 sqm • Recreational space £139,760 	Development commenced
COL2	Land rear/east of Institute of Food Research (IFR)	<ul style="list-style-type: none"> • Uses ancillary/complementary to Science Park development 	<p>Planning permission 12/2113 – renewal of 08/1181 to allow use of site as a temporary car park until 31 December 2017</p> <p>(Renewal application 17/1422 – approved outside current monitoring period)</p>	-

DIS6	Former Hamlins Factory Site, Park Road	<ul style="list-style-type: none"> Retail use limited to non-food goods and an integral part of development with offices limited to A2 	Planning permission 2012/1493 for pub/restaurant on part of site:	Development complete
DIS7	Feather Mills site, Park Road	<ul style="list-style-type: none"> Retail use limited to non-food goods, offices restricted to A2 	No planning permission at 31/03/17	-
HAR5	Land off Station Hill	<ul style="list-style-type: none"> Food store provision of 270m² to be run by a single operator, no non-food retail or class A2, A3, A4 or A5 units 	No planning permission at 31/03/17	-
POR1	Land at Heath Farm	<ul style="list-style-type: none"> Open space 	<p>Planning permission 13/0505/O (100 units)</p> <p>EDUCATION</p> <ul style="list-style-type: none"> Nursery £5922.10 Primary £303,908.40 Secondary £303,545.80 <p>RECREATION</p> <ul style="list-style-type: none"> Play area min 1000 sqm Recreational Space min 2000 sqm <p>Planning permission 13/1986/O & 14/0732/D (150 units)</p> <p>EDUCATION</p> <ul style="list-style-type: none"> Nursery £83,836.80 Primary £455,862.60 Secondary £452,983.20 <p>RECREATION</p> <ul style="list-style-type: none"> Play area min 1000 sqm Recreational Space min 2000 sqm 	<p>Development not started</p> <p>Development commenced</p>
POR4	Land south of Stoke Road	<ul style="list-style-type: none"> Open Space at POR5 (in full or in conjunction with POR6) 	<p>Planning permission 10/1331/F (232 units)</p> <ul style="list-style-type: none"> Education £349,320 	Development commenced

			<ul style="list-style-type: none"> • Multi Use Games Area (MUGA) £86,268 • Play area 2338sqm • Recreational space 9735 sqm 	
POR5	Land south of Heath Loke	<ul style="list-style-type: none"> • An appropriate mix of children's play areas, sports pitches, informal recreation and semi-natural open space, according to most up to date open space assessment 	(See POR4 and POR 6)	-
POR6	Land north of Shotesham Road and east of Carr Lane	<ul style="list-style-type: none"> • The provision of open space at POR5 (in full or conjunction with POR4) 	Planning permission 11/0476/O (278 units) 14/0393/D & 14/0319/D <ul style="list-style-type: none"> • Education £742,351.57 • MUGA £102,113 • Open Space 11439 sqm • Childrens play space 5240 sqm 	Development commenced
TROW1	Land on White Horse Lane and to the rear of Charolais Close & Devon Way	<ul style="list-style-type: none"> • New primary school of at least 1.4 ha 	Planning permission 13/0463/O & 16/0803/D + 16/0805/D <ul style="list-style-type: none"> • Primary School site 1ha • Education £492,181.27 • Open space 4082 sqm min • Play space 1857 sqm Planning permission 14/0981/O <ul style="list-style-type: none"> • Primary School site 0.4 ha • Open Space 2000 sqm • Play space 1000 sqm • To provide MUGA 	Development not started Development not started
TROW2	Land north of A146 & east of A47	<ul style="list-style-type: none"> • New Park and Ride Site 	No planning permission as at 31/03/17	-
LOD1	Land north of George Lane	<ul style="list-style-type: none"> • 1.5ha amenity open space • 0.61ha to provide for infrastructure including a 	Planning Permission 13/1647/O & 16/0853/D <ul style="list-style-type: none"> • Education £555,488.81 • Open space min 8375 sqm 	Development commenced

		medical centre (already built)	• Play area min 3625sqm	
STO1	Land to the south of Stoke Holy Cross Primary School	<ul style="list-style-type: none"> • Expansion and improvement of facilities at adjoining Primary School • Open space on southern boundary to provide an expansion of open space at southern end of Five Acres 	<ul style="list-style-type: none"> • Permission 12/2034/F/14/1874/f • Play area min 1000 sqm • Recreational space £29,636 • Additional community payment £75,000 • Car park contribution £36,500 	Development commenced
TAS1	Land north of Church Road and west of Tasburgh School	<ul style="list-style-type: none"> • Expansion or improvement to the school facilities 	No planning permission as at 31/03/17	-
WOR1	Land at the junction of High Road and Low Road	<ul style="list-style-type: none"> • Public amenity space on land immediately adjoining site 	No planning permissions as at 31/03/17	-

- Provision of Affordable housing; Site 5-9 = 20%, Site 10-15 = 30%; Sites 16+ = 33%

133. The table below shows applications granted planning consent between 1 April 2016 – 31 March 2017, detailing the total number of dwellings on each site, the number of affordable homes secured and the percentage of affordable housing. The table has been split to reflect the affordable housing percentages in Joint Core Strategy Policy 4: Housing Delivery. It shows that on sites between 5-9 dwellings and 10-15 dwellings the percentage in the policy are being met. In the case of 16+ dwellings although the 33% was met on four out of the nine sites in a number of cases the percentage was significantly lower bringing the overall percentage down to 25%. In most cases the policy is being delivered, although there are a few exceptions particularly on larger sites, with an overall percentage of 22.8% being achieved. This is compared to an overall percentage of 31.8% in 2015/16.

	Total Dwellings	Affordable Homes	Percentage Affordable
Sites 5-9 dwellings (20%)			
Framingham Earl, Long Road	7	2	29%
	7	2	29%
Sites 10-15 dwellings (30%)			
Wicklewood, N of 69 High Street	14	4	29%
Pulham Market, Tattlepot Road	10	3	30%

Great Moulton, N of High Green	10	3	30%
	34	10	30%
Sites 16+ dwellings (33%)			
Wymondham, Carpenters Barn, Phase 2 (There was a higher percentage on phase 1, making 25% overall)	133	16	12%
Bixley	60	20	33%
Wymondham, Pelham Site	150	19	13%
Wymonmdham E & W of Rightup Lane	153	23	15%
Loddon, George Lane	200	66	33%
Trowse, White Horse Lane	99	32	33%
Little Melton, N of Gibbs Close	27	4	15%
Little Melton, E of The Gardens	28	9	32%
Costessey Lodge Farm 2 (part of larger site)	14	5	36%
	864	194	25%
Total	905	206	22.8%

- Planning applications made in accordance with numbers allocated in site policies as follows, with a target of minimum allocations met or exceeded:

NORWICH POLICY AREA

Growth locations = 2676 units

Norwich Fringe = 160 units

Key Service Centres = 370 units

Service Villages = 435 units

Other Villages = 15 units

RURAL AREA

Key Service Centres = 295 units

Main Towns = 461 units

Service Villages = 381 units

134. The table below shows which allocated housing sites had planning permission as at 31/03/17, taken from 2016/17 Residential Land Availability study. Please note the figures shown above and in the table below have been updated from those which are shown in the Monitoring Framework to reflect changes made to site numbers through the examination process.

135. The table shows that many of the allocated sites already have planning permission so good progress is being made towards the minimum targets on the Local Plan. For example, out of a total minimum number of allocations of 4793 in 2015/16 there had been 3207 permissions (67%) and in 2016/17 this had risen to 4201(88%). The number of allocated units with planning permission is particularly strong in the Growth locations, Norwich Fringe in the Norwich Policy Area and Key Service Centres in both the Norwich Policy Area and rural area. The number with

permission is less strong in the Main towns in the rural area and Service Villages in both the Norwich Policy area and rural area, although there has been a noticeable increase in rural area service villages from 108 units at the end of 2015/16 to 186 units at the end of 2016/17 although this is still only 49% of the total required.

	Settlement	Allocation	Site	Total no of units allocated	No of units with pp at 31/03/16	No of units with pp at 31/03/17
NORWICH POLICY AREA						
Growth Locations	Costessey	COS1	Land west of Lodge Farm, Dereham Road	500	495	509
	Easton	EAS1	Land south and east of Easton	900	0	890
	Hethersett	HET1	Land north of Hethersett	1080	1196	1196
	Hethersett	HET2	Land north of Grove Road	40 (with care)	0	0
	Hethersett	HET4	Land north of Great Melton Road	156	151	151
			TOTAL	2676	1842 (69%)	2746 (102%)
Norwich Fringe	Trowse	TROW1	Land on White Horse Lane and rear of Charolais Close & Devon Way	160	174	173
			TOTAL	160	174 (109%)	173 (108%)
Key Service Centres	Poringland	POR1	Land at Heath Farm	250	250	250
	Poringland	POR2	Land at Oaklands Farm, Pigot Lane	100	100	100
	Poringland	POR4	Land south of Stoke Road, west of The Street and north of Heath Loke	20(new)	0	0
			TOTAL	370	350	350

	Settlement	Allocation	Site	Total no of units allocated	No of units with pp at 31/03/16 (95%)	No of units with pp at 31/03/17 (95%)
Service Villages	Bracon Ash	BRA1	Land at Norwich Road, Bracon Ash	20	0	0
	Bramerton	BRAM1	Land at Church Farm, The Street	10	10	10
	Little Melton	LIT1	Land at Ringwood Close	20	20	20
	Mulbarton	MUL1	Land off Long Lane/The Rosery	180	180	180
	Newton Flotman	NEW1	Land adj Alan Avenue	30	0	0
	Spooner Row	SPO1	Land at Chapel Road	10	13	13
	Spooner Row	SPO2	Land at School Lane	5	0	0
	Stoke Holy Cross	STO1	Land to the south of Stoke Holy Cross Primary School	100	53	53
	Surlingham	SUR1	Land on The Street north west of No 66	5	0	5
	Surlingham	SUR2	Land east of New Road	5	0	2
	Swardeston	SWA1	Land on Main Road	30	0	0
Tasburgh	TAS1	Land north of Church Road and west of Tasburgh School	20	0	0	
			TOTAL	435	276 (63%)	283 (65%)
Other Villages	Bawburgh	BAW1	Land at Stocks Hill	5	5	5

	Settlement	Allocation	Site	Total no of units allocated	No of units with pp at 31/03/16	No of units with pp at 31/03/17
	Keswick	KES1	Land at Low Road	10	9	9
			TOTAL	15	14 (93%)	14 (93%)
	RURAL AREA					
Key Service Centres	Hingham	HIN1	Land south of Norwich Road	95	88	88
	Loddon	LOD1	Land north of George Lane	200	200	200
			TOTAL	295	288 (98%)	288 (98%)
Main Towns	Diss	DIS1	Land north of Vinces Road	35	0	0
	Diss	DIS3	Land off Denmark Lane (Roydon)	42	0	0
	Diss	DIS4	Land north of Frenze Hall Lane	125	0	0
	Diss	DIS5	Former Haulage Depot, Victoria Road	15	See above	6
	Harleston	HAR1	Land at Mendham Lane	120	120	120
	Harleston	HAR3	Land at Former Howard Rotavator Works, Mendham Lane	29	35	35
	Harleston	HAR4	Land at Spirketts Lane	95	0	0
			TOTAL	461	155 (34%)	161 (35%)
Service Villages	Great Moulton	GRE1	Land north of High Green opposite White House	5	0	10

	Settlement	Allocation	Site	Total no of units allocated	No of units with pp at 31/03/16	No of units with pp at 31/03/17
			Farm Bungalow			
	Alpington	ALP1	Land south of Wheel Road	10	10	10
	Aslacton	ASL1	Coopers Scrapyrd, Church Road	15	14	14
	Barford	BAR1	Land at Church Lane	10	0	0
	Barnham Broom	BARN1	Land at Bell Road	20	24	24
	Bergh Apton	BER1	Land south of Cookes Road and east of The Street	7	11	11
	Bergh Apton	BER2	Land south-west of the site of St Martins Church, The Street	5	0	5
	Brooke	BKE1	Land on both sites of Norwich Road to north of No 30 and No 35	12	12	12
	Brooke	BKE2	Land at High Green Farm	8	13	13
	Broome	BRO1	Land at Yarmouth Road adj No 185	5	0	0
	Broome	BRO2	Land at Yarmouth Road adj No 39	5	0	5
	Bunwell	BUN1	Land north of Bunwell Street	8	0	8
	Bunwell	BUN2	Land at The Turnpike	7	0	8
	Carleton Rode	CAR1	Land west of Rode Lane	5	0	0

	Settlement	Allocation	Site	Total no of units allocated	No of units with pp at 31/03/16	No of units with pp at 31/03/17
	Carleton Rode	CAR2	Land south of Flaxlands Road	5	0	0
	Dickleburgh	DIC1	Land north of Langmere Road and east of Limmer Avenue	20	0	0
	Ditchingham	DIT1	Land north of Rider Haggard Way	20	0	0
	Earsham	EAR1	Land west of School Road and south of Queensway	20	0	0
	Geldeston	GEL1	Land west of The Kells	10	0	0
	Gillingham	GIL1	Land south of The Street	10	0	0
	Hales	HAL1	Land at Yarmouth Road west of Hales Hospital	10	0	0
	Hempnall	HEM1	Land east of Roland Drive	20	0	0
	Pulham Market	PUL1	Land at Sycamore Farm, Tattlepot Road	10	0	10
	Rockland St Mary	ROC1	Land off Bee-Orchid Way	20	0	0
	Scole	SCO1	Land to the north of Ransome Avenue	15	0	0
	Seething	SEE1	Land east of Seething Street	10	0	5
	Tacolneston	TAC1	Land adjacent The Fields	20	0	0
	Thurlton	THL1	Land north of Beccles Road	20	0	27

	Settlement	Allocation	Site	Total no of units allocated	No of units with pp at 31/03/16	No of units with pp at 31/03/17
			west of College Road			
	Wicklewood	WIC1	Land at Hackford Road	6	0	0
	Wicklewood	WIC2	Land fronting High Street	8	14	14
	Woodton	WOO1	Land to the rear of Georges House, The Street	20	0	0
	Wortwell	WOR1	Land at the junction of High Road and Low Road	5	0	0
	Wreningham	WRE1	Land adjacent to builders yard, Church Road	10	10	10
			TOTAL	381	108 (28%)	186 (49%)

Strategic Principle SP2: To protect and allocate land for employment to promote economic growth and diversity for a wide range of jobs.

136. This Strategic Principle has been monitored by looking at the following indicators:

- Loss of allocated and permitted employment land, with a target to minimise (see monitoring for Development Management Policy DM 2.1)
- Take up of employment land allocations, with a target that all allocated employment land should be taken up by the end of the plan period.

137. The table below shows the take up of employment land allocations, highlighting the amount of land available on each site. Monitoring for the period 01/04/16 to 31/03/17 shows no change from last year. This shows that the take up of employment land has been slow, with many of the larger employment allocations yet to gain planning permission.

Settlement	Site Name	Size (Ha)	Amount of land available	Use	Allocation
Brooke	Brooke Industrial Park	4.8	c. 1.20 Ha Piecemeal development has taken place over the years – primarily allocated to safeguard employment use but some further potential	B1, B2, B8	BKE3
Colney	Land adjacent to Norwich Research Park (NRP)	39.4	c. 35 Ha Whole allocation has planning permission – some limited building has taken place	B1(b)	COL1
Colney	Land rear/east of Institute of Food Research	3.7	3.7 Ha (Currently temp. car park – allocation has planning permission but has not been built)	B1(b)/ Hospital expansion	COL2
Costessey	Longwater Employment Area	13.3	c. 11 Ha 8.5 ha being promoted by Bidwells and 2.3 ha (behind The Range promoted by Vincent Howes)	B1, B2, B8	COS3
Hethel	Land South and West of Lotus Cars	20	20 Ha (No planning permission)	Advanced engineering/ technology uses	HETHEL2
Hingham	Land adjacent to Hingham Industrial Estate at Ironside Way	2.24	c. 2.07 Ha (Car park on small part of site) (2013/1685 – Caterham cars expansion – not built)	B1, B2, B8	HIN2
Keswick	Land west of Ipswich Road	4	4 Ha (Undetermined application for wider site)	B1	KES2
Loddon	Land at Beccles	1.1	0 Ha	B1, B2	LOD2

	Road/A146 junction		(2007/2725 – commenced and built)		
Loddon	Land adjacent to Loddon Industrial Estate, Little Money Road	1.84	1.84 Ha (No planning permission)	B1, B2, B8	LOD3
Poringland	Ex MOD site, Pine Loke	4.3	4.3 Ha (No planning permission)	B1	POR3
Trowse	Land north of A146 & east of A47	3.2	3.2 Ha (No current Park & Ride plans)	Park & Ride site	TROW2
Diss	Former Hamlins Factory Site	1.76 in total	c.0.87 Ha (2012/1493 – pub/restaurant built on part of site, remainder no planning permission)	Retail (non-food), leisure, offices (A2 only) and housing	DIS6
Diss	Feather Mills Site, Park Road	2.21 in total	2.21 Ha (No planning permission)	Retail (non-food), leisure, offices (A2 only) and housing	DIS7
Diss	Land at Station Road/Nelson Road	2.89	c. 1.76 Ha (2013/1748 – care home permission on part of site, remainder no planning permission)	B1	DIS8
Diss	Land at Sandy Lane (North of Diss Business Park)	4.22	4.22 Ha (No planning permission)	B2, B8	DIS9
Diss	Land at Diss Business Park	3.7	0 Ha (Largely built out – primarily allocated to safeguard employment use)	B1, B2, B8	DIS10
Harleston	Land off Station Hill	1.23	1.23 Ha (No planning permission)	B1, small scale foodstore, health and community facilities	HAR5
Harleston	Land north of Spirketts Lane	1.6	1.6 Ha	B1, B2	HAR6

			(Part of site currently in use as a lorry park but no recent planning permission)		
Harleston	Land south of Spirketts lane	4	4 Ha (No planning permission)	B1, B2, B8	HAR7

Strategic Principle SP3: To seek the appropriate re-use of previously developed land

138. This Strategic Principle has been monitored by looking at the following indicator:

- Permission granted on brownfield land with a target of all allocated brownfield sites to be taken up by 2026.

139. Data from the Council's Residential Land Availability document shows the number of new permissions granted on brownfield sites during the 2016/17 monitoring year. The total number of brownfield sites granted permission over the monitoring period was 51 out of a total of 2668 units (2%), this is down from the 10% in 2015/16. There were no brownfield allocations granted permission in the Norwich Policy Area and one site for 6 units in the rural area at a builder's yard in Diss. The majority of brownfield permissions over the monitoring period were on windfall sites.

New permissions granted 2016/17 (No of units)	Permitted on Brownfield Allocations	Permitted on Brownfield Commitments	Permitted on Newly identified Brownfield Windfalls
Norwich Policy Area	0	0	26
Rural Area	6	0	19
Total	6	0	45

140. The table below lists all the brownfield allocations from the Site Specific Allocations and Policies plan with an indication of planning and delivery status. It shows that of the seven brownfield sites allocated in the plan only one has been developed at the current time with a further four having planning permission. The take-up of these sites will continue to be monitored in future reports.

Allocation	Address	No of units	Planning status	Delivery status
BRAM1	Land north of Church Farm (Former Parker Seeds), The Street	10	13/1881 – 10 units	Complete
ASL1	Cooper Scrapyard site, Church Road	15	06/0171 – 14 units	Not started
BKE2	Land at High Green Farm, 49 High Green	8	14/2041 – 13 units	Not started
DIS5	Former Haulage Depot, Diss	15	17/0042 – 6 units	Not started

DIS6	Former Hamlins Site, Park Road	Not more than 25% of area	No permission	Not started
DIS7	Feather Mills Site, Park Road	Not more than 25% of area	No permission	Not started
HAR3	Land south of Mendham Lane	29	14/0184 – 35 units	Not started

141. It is worth noting that from 31 December 2017 (outside this current monitoring period) all local planning authorities in England are required to produce and publish a register of previously developed land. More detail about the Council's Brownfield Register will be available for the 2017/18 monitoring report.

Strategic Principle SP4: To avoid allocating land in flood zones 2 and 3

142. This Strategic Principle has been monitored by looking at the following indicator:

- Flood mitigation/enhancement requirements identified in the following policies with a target of 100% of measures set out are agreed by Environment Agency/Anglian Water and secured by planning permission

143. The table below outlines the policy requirements for each site listed with regards to water management and flood mitigation and a summary of what has been secured through planning condition (where known). DIS5 overlaps Flood Zone 2, although the policy requires avoidance of this area.

144. As the sites are completed, it will be possible to monitor delivery of these conditions, and whether the 100% target has been met will be reported on in future monitoring years. However, at this stage it is possible to report that the policy has been effective in securing appropriate conditions on sites with permissions.

Policy	Site	Policy Requirements	Planning Condition	Delivery
DIS5	Former Haulage Depot, Victoria Road	• Development outside flood zones 2 and 3 and subject to appropriate flood mitigation measures	2013/0385 for 60 bed care home had no EA objection, has been permitted and constructed within flood zone 1, after the site was re-profiled	Development not started
POR1	Land at Heath Farm	• Formalisation of existing arrangement for	Planning permissions (13/0505/O) – 100 dwellings and (13/1986/O &	Development commenced

		<p>surface water drainage</p> <ul style="list-style-type: none"> • Full drainage assessment to take place • Wastewater infrastructure capacity to be confirmed 	<p>14/0732/D) – 150 dwellings: Full drainage assessment and waste water capacity requirements secured through conditions:</p> <ul style="list-style-type: none"> • Details of on-site and off-site surface water drainage, foul water and sewage disposal (including pumping station) to be agreed before development commences 	
POR2	Land at Oaklands Farm, Pigot Lane	<ul style="list-style-type: none"> • Design to take into account small watercourse • Appropriate buffer zone around pumping station and access to maintain water main crossing site • Significant mitigation for surface water drainage required through a Sustainable Urban Drainage system • Wastewater infrastructure capacity to be confirmed 	<p>Planning permissions (11/1284/O & 14/1342/D): Significant mitigation for surface water and capacity of waste water secured through conditions to ensure:</p> <ul style="list-style-type: none"> • Details of surface water drainage (including a restricted peak runoff rate for critical duration 1 in 100 year rainfall event) agreed before occupation • Details of foul water and sewage disposal, and off-site surface water drainage system agreed before work on site commences. 	Development commenced

HIN2	Land adjacent to Hingham Industrial Estate at Ironside Way	<ul style="list-style-type: none"> • Wastewater infrastructure capacity to be confirmed 	No planning permission as at 31/03/17	-
NEW1	Land adj to Alan Avenue	<ul style="list-style-type: none"> • Site layout to account for water main crossing site • No overland surface water flows leaving site which might increase flood risk elsewhere • Wastewater infrastructure capacity to be confirmed 	No planning permission as at 31/03/17	-
BAR1	Land at Church Lane	<ul style="list-style-type: none"> • Wastewater infrastructure capacity to be confirmed • Direct or indirect discharge into Barford Flood Alleviation Scheme needs prior consent from SNC 	No planning permission as at 31/03/17	-
BER1	Land south of Cookes Road and east of The Street	<ul style="list-style-type: none"> • Appropriate surface water drainage attenuation 	Planning permission (15/2836/F): Conditions to ensure: <ul style="list-style-type: none"> • Details of the drainage scheme agreed before work on site commences 	Development not started

Strategic Principle SP5: To avoid allocating land that adversely impacts upon designated nationally and internationally protected sites for landscape for nature conservation value, such as SSSIs, Special Areas of Conservation (SAC), Special Protection Areas (SPAs), Ramsar Sites and to positively enhance the natural environment and minimise the loss of undeveloped land.

145. See indicators under JCS Spatial Planning Objective 9 as monitored for the GNDP AMR.

Strategic Principle SP6: To ensure that all site allocations identify, where possible any infrastructure requirements.

146. This Strategic Principle has been monitored by looking at the following indicator:

- Infrastructure requirements identified in site policies are realised as follows: highways improvements, pedestrian/cycle links/improvements, water requirements for the following sites, with a target of 100% achieved.

147. The following table outlines the policy requirements for each site listed with regards to highway improvements and pedestrian/cycle links and a summary of what has been secured through planning condition (where known). Please note water requirement have been covered under the monitoring indicator for Strategic Principle 4 above and are not repeated here. As the sites are developed, it will be possible to monitor delivery of these conditions, and whether the 100% target has been met will be reported on in future monitoring years. However, at this stage it is possible to report that the policy has been effective in securing many appropriate conditions and contributions towards off-site highway schemes on sites with permissions.

Policy	Site	Policy Requirements	Planning Conditions	Delivery
EAS1	Land south and east of Easton	<ul style="list-style-type: none"> • Contributions to short, medium and long term improvements to A47 Easton and Longwater junctions • New vehicular access for development to south of village to supplement Marlingford Road and Bawburgh Road • Provision for and contributions to Dereham Road BRT in accordance with NATS • Pedestrian and cycle links to key locations including Longwater employment area, Costessey medical centre, Ormiston Victory Academy, Costessey P&R and Easton College 	<p>Planning permission 14/2611/O:</p> <ul style="list-style-type: none"> • Not to allow occupation of relevant phase until all Travel Plan contributions have been paid to County Council 	Development not started
COS1	Land west of Lodge Farm, Dereham Road	<ul style="list-style-type: none"> • Contributions to short, medium and long term improvements to A47 Longwater junction • Provisions for and contributions to Dereham Road BRT in accordance with NATS • Pedestrian and cycle links to key locations including Longwater employment area, Bowthorpe employment area, Costessey Medical centre and Ormiston Victory Academy 	<p>Planning permission 13/0567/F & 16/0402/F</p> <ul style="list-style-type: none"> • Highway contribution £225,000 <p>Improvements to off-site highways secured through conditions:</p> <ul style="list-style-type: none"> • No development on site until a detailed scheme for the off-site highways improvement works has been approved in writing by the LPA • Prior to occupation of the 100th dwelling off-site highway improvement works 	Development commenced

			(new traffic signal access onto Dereham Road) shall be completed <ul style="list-style-type: none"> • Prior to occupation of the 200th dwelling off-site highway improvement works (Longwater Interchange shall be completed) 	
COS3	Longwater Employment Area	<ul style="list-style-type: none"> • Contributions to short, medium and long term improvements to A47 Longwater junction • Provision for and contributions to Dereham Road BRT in accordance with NATS • Pedestrian and cycle links to key locations including Longwater retail, Queens Hills, New Costessey and Easton 	No additional planning permissions as at 31/03/17	-
COS5	Royal Norfolk Showground	<ul style="list-style-type: none"> • Contributions to short, medium and long term improvements to the A47 Longwater and Easton junctions • Provision for and contributions to Dereham Road BRT in accordance with NATS 	No planning permissions at 31/03/17	-
HET1	Land north of Hethersett	<ul style="list-style-type: none"> • Vehicular access onto Colney lane • Footpath and cycle route to Norwich Research Park and Little Melton • Additional public rights of way to increase access to the countryside • Design of scheme to minimise impact on existing roads in village 	Planning permission 11/1804/O (15/1594/D & 15/1681/D): <ul style="list-style-type: none"> • Highways contribution £250,000 Highways improvements secured through conditions: • Shared use footway/cycleway along Colney Lane 	Development commenced

			from Braymeadow to A47 over bridge and from Back Lane to Norwich Road <ul style="list-style-type: none"> • Improvements to Park & Ride Site 	
HET2	Land north of Grove Road	<ul style="list-style-type: none"> • Access via HET 1 and integration with masterplan for that site 	No planning permission as at 31/03/17	-
HET4	Land north of Great Melton Road	<ul style="list-style-type: none"> • Provision of footpath along Great Melton Road to New Road 	<p>Planning permission 12/1814/F:</p> <ul style="list-style-type: none"> • Footpath to be implemented and available for use within 1 year of commencement of development • 2014/1430 masterplan shows footpath along Great Melton Road to New Road 	Development commenced
HETHEL2	Land south and south west of Lotus Cars	<ul style="list-style-type: none"> • Suitable and safe access • Improved accessibility and cycleway links to Wymondham • Improvements to the local footpath network 	No planning permission as at 31/03/17	-
COL1	Land adjacent to Norwich Research Park (NRP)	<ul style="list-style-type: none"> • Improvements to B1108 Watton Road to 7.3 metre single carriageway standard and to main junctions which access NRP • Improvements to capacity at B1108/A47 junction • Public transport improvements, including links to A11 BRT corridor and Thickthorn P&R • Pedestrian and cycle links with wider NRP and to/from significant areas of housing e.g. 	<p>2012/1880 & 2012/1477 and subsequent permissions:</p> <ul style="list-style-type: none"> • Development to take place in accordance with approved plans including highway improvement schemes • All footways and cycleways to be fully surfaced in accordance with phasing plan • Travel plan to be agreed 	Development commenced

DIS8	Land at Station Road/Nelson Road	<ul style="list-style-type: none"> • Redevelop coal depot to include completion of link road to Diss rail station from Nelson Road • Local footpath improvements and safe access, plus high quality footway/cycle links to Diss railway station 	<p>Planning permission 2013/1748 (care home on part of site)</p> <ul style="list-style-type: none"> • Detailed scheme for off-site highway improvement works (footway link – eastern section) to be agreed • Detailed scheme for a new footpath on the western edge of the site to be agreed 	Development of care home on part of site complete
DIS9	Land at Sandy Lane (north of Diss Business Park)	<ul style="list-style-type: none"> • Safe access and deliver improved footpath links to the town centre and railway station 	No planning permission as at 31/03/17	-
DIS10	Land at Diss Business Park	<ul style="list-style-type: none"> • Safe access and deliver improved footpath links to the town centre and rail station 	Largely built out prior to adoption of Plan	
HAR1	Land at Mendham Lane (Housing allocation)	<ul style="list-style-type: none"> • Safe road access of Mendham Lane. Retention of Mendham Lane access to adjacent farm • Improved footway and cycleway links to town centre and Fuller Road industrial estate via Howard Close and Mendham Lane 	<p>Planning permission 12/0530/F</p> <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority 	Development complete
HAR2	Land at Mendham Lane (open space allocation)	<ul style="list-style-type: none"> • Link to HAR1 (see above) 	(see above)	
HAR3	Land at Former Howard Rotavator Works,	<ul style="list-style-type: none"> • Safe highway access to Mendham Lane • Provision of footway/cycleway along Mendham Lane 	<p>Planning permission 14/0184/O:</p> <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be 	Not started

	Mendham Lane	to the Fuller Road Industrial Estate and the junction with Spirketts Lane	approved by Local Planning Authority <ul style="list-style-type: none"> • Visibility splay to be defined • Traffic Regulation Order for waiting restrictions on Mendham Lane and an extension to 30mph speed limit • No dwellings occupied until footpath provided • Pedestrian link from the site onto Mendham Lane 	
HAR4	Land at Spirketts Lane	<ul style="list-style-type: none"> • New and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and allocated employment site HAR6 and improve links to HAR7 • Provide highways access via both Willow Walk and Spirketts Lane 	No planning permission as at 31/03/17	-
HAR5	Land off Station Hill	<ul style="list-style-type: none"> • No highway requirements 	No planning permission as at 31/03/17	-
HAR6	Land north of Spirketts Lane	<ul style="list-style-type: none"> • Pedestrian and cycleway links to Spirketts Lane and existing and proposed adjacent housing areas to the west 	No planning permission as at 31/03/17	-
HAR7	Land south of Spirketts Lane	<ul style="list-style-type: none"> • Provide road access from Spirketts Lane (rather than directly off the A143) • Provide footway/cycleway links for the length of Spirketts Lane site frontage to join to new 	No planning permission as at 31/03/17	-

		footway/cycleway from HAR4		
POR1	Land at Heath Farm	<ul style="list-style-type: none"> • Suitable vehicular access onto Caistor Lane and Stoke Road with pedestrian access to enable access to the school via Norwich Road 	<p>Planning permission 13/0505/O (100 units):</p> <ul style="list-style-type: none"> • All footways and cycleways shall be fully surfaced and serviced in accordance with phasing plan <p>Planning permission 13/1986/O & 14/0732/D (150 units):</p> <ul style="list-style-type: none"> • All footways to be fully surfaced • Detailed scheme for off-site highways works to be agreed, including safe primary access – widening of Caistor Lane, footpath to Norwich Road, enhancements to walk to school route, enhancement to bus stops on Norwich Road 	<p>Development not started</p> <p>Development commenced</p>
POR2	Land at Oaklands Farm, Pigot Lane	<ul style="list-style-type: none"> • No highways requirements 	<p>Planning permissions 11/1284/O & 14/1342/D:</p> <ul style="list-style-type: none"> • No works to commence until detailed scheme for kerbed 1.8m wide footway alongside Pigot Lane between the site and junction with Long Road has been agreed 	Development commenced
POR3	Ex MOD site, Pine Loke	<ul style="list-style-type: none"> • Appropriate access to the site 	No planning permission as at 31/03/17	-
POR4	Land south of Stoke Road, west of The Street	<ul style="list-style-type: none"> • No highway requirements 	No planning permission as at 31/03/17	-

	and north of Heath Loke			
POR6	Land north of Shotesham Road and east of Carr Lane	<ul style="list-style-type: none"> Continuation of the link road from Stoke Road to Shotesham Road which has separate planning consent 	<p>11/0476/O 14/0393/D & 14/0319/D</p> <ul style="list-style-type: none"> Detailed plans of road, footways and cycleways to be approved No works to commence until provision of 20mph speed limit on Shotesham Road, speed reactive 30 mph sign on the Street and footway/cycleway along The Street from Devlin Drive to junction with Shotesham Road Prior to occupation of 50th dwelling vehicular route to be open through the development to Shotesham Road Travel plan to be agreed 	Development commenced
HIN1	Land south of Norwich Road	<ul style="list-style-type: none"> Safe access to the B1108 and adequate footpaths to link site to town centre 	<p>Planning permission 14/2322/F</p> <ul style="list-style-type: none"> Visibility splay defined Detailed scheme for 2 pedestrian refuges on Norwich Road required 	Development commenced
HIN2	Land adjacent to Hingham Industrial Estate at Ironside Way	<ul style="list-style-type: none"> Local road improvements and a safe access with road access to the site from existing industrial estate at Ironside Way 	<p>Planning permission 2013/1685 (Caterham cars expansion on part of the site) includes:</p> <ul style="list-style-type: none"> Visibility splays to be provided On-site car and cycle parking, servicing, loading, 	-

			<p>turning and waiting areas to be agreed</p> <ul style="list-style-type: none"> • Detailed scheme for a 1.8m wide footway between Ironside Way and the proposed new site access to be agreed • Prior to commencement of use off-site highways works to be agreed 	
LOD1	Land north of George Lane	<ul style="list-style-type: none"> • Road access to the site must be off George Lane • Highways improvements to the A146/George Lane junction • Enhanced footway/cycleway links to the town centre 	<p>Planning permission 13/1647/O & 16/0853/D</p> <ul style="list-style-type: none"> • Off-site highways works to be approved including realignment of George Lane • Prior to occupation of 125th dwelling works related to new roundabout on A146 to be completed. 	Development commenced
LOD2	Land at Beccles Road/A146 junction	<ul style="list-style-type: none"> • Local highways improvements and safe access from Beccles Road close to site boundary with adjacent industrial estate • No road access from adjacent industrial estate 	Site largely built out before adoption of plan	Development complete
LOD3	Land adj to Loddon Industrial Estate, Little Money Road	<ul style="list-style-type: none"> • Local highways improvements, with road access to the site from Little Money Road 	No planning permission as at 31/03/17	-
LIT1	Land at Ringwood Close	<ul style="list-style-type: none"> • Advice from the Highways Authority on the traffic capacity of Mill Road, Burnthouse Lane junction and improved pedestrian access to 	<p>Planning permissions 13/0092/O & 14/2431/D:</p> <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be 	Development commenced

		village services including school	approved by Local Planning Authority • Traffic Regulation Order for 20 mph speed limit on Mill Lane secured by Highways Authority	
BRA1	Land at Norwich Road	• Safe access and visibility from/to the B1113	No planning permission as at 31/03/17	-
MUL1	Land off Long Lane/The Rosery	• Suitable access from the junction at The Rosery/Long Lane, which may require significant highways work to improve visibility	Planning permissions 11/2093/O & 14/0487/D: • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority • Of-site highways improvement works to include tactile paving at crossing points on Cuckoofield Lane • Traffic Regulation Orders for 30mph and/or 20mph speed limits/zones on Long Lane, The Rosery and Cuckoofield Lane • Prior to occupation of 50 th dwelling a speed monitoring programme agreed, no development in excess of 70 dwellings until additional traffic assessment	Development commenced
NEW1	Land adjacent to Alan Avenue	• Suitable access from Alan Avenue	No planning permission as at 31/03/17	-
SPO1	Land at Chapel Road	• No highway improvements	Planning permissions 12/2016/O & 14/2472/D:	Development commenced

			<ul style="list-style-type: none"> • Proposed northern access with traffic management on Chapel Road • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority • Visibility Splay to be provided • Prior to first occupation completion of speed management measures 	
SPO2	Land at School Lane	<ul style="list-style-type: none"> • Pedestrian refuge to be provided on the western side of School Lane to improve pedestrian access to the school 	No planning permission as at 31/03/17	-
STO1	Land to the south of Stoke Holy Cross Primary School	<ul style="list-style-type: none"> • Vehicular access from Long Lane with pedestrian and cycle access also provided from Five Acres • Local highways improvements and the provision of a safe access 	Planning permission 12/2034/F & 14/1874/F: <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority • Detailed scheme for a 1.8m wide footway alongside Long Lane between the site and existing provision to the west to be agreed • Traffic Order Regulation to extend 30mph speed limit to a position to the east of the proposed estate road junction 	Development commenced
SUR1	Land on The Street north-west of No 66	<ul style="list-style-type: none"> • Local highways improvements and the provision of a safe access 	Planning permission 16/1480/O: <ul style="list-style-type: none"> • Details of parking provision in accordance with 	Development not started

			<p>adopted standard and turning areas to be approved by Local Planning Authority</p> <ul style="list-style-type: none"> • Vehicular access to be laid out in accordance with highway specification • Proposed private drive to be maintained in perpetuity at min width of 4.2 metres • Visibility splay provided • Off-site highway improvement works e.g. carriage widening, verge provision and site accesses to be approved by Local Planning Authority • Traffic Regulation Order to extend the existing 30mph speed limit 	
SUR2	Land east of New Road	<ul style="list-style-type: none"> • Local highways improvements and the provision of a safe access 	No planning permission as at 31/03/17	-
SWA1	Land on Main Road	<ul style="list-style-type: none"> • No highways requirements 	No planning permission as at 31/03/17	-
TAS1	Land north of Church Road and west of Tasburgh School	<ul style="list-style-type: none"> • No highways requirements 	No planning permission as at 31/03/17	-
GRE1	Land north of High Green opposite White Horse Bungalow	<ul style="list-style-type: none"> • No highways requirements 	<p>Planning permission 15/2536/F: Prior to occupation of each dwelling the following must be undertaken</p>	Development commenced

			<ul style="list-style-type: none"> • Vehicular access for each property to be laid out as shown on the approved plan • Visibility splay to be provided • Proposed access/onsite car parking and turning area for each property to be laid out 	
ASL1	Coopers Scrapyard site, Church Road	<ul style="list-style-type: none"> • Safe vehicular access onto Church Road • Footway links along Church Road between the site access and the school entrance and the bus stops on Muir Lane 	<p>Planning permission 06/0171/O</p> <p>Details of conditions not available for this monitoring report</p>	Not started
BAR1	Land at Church Lane	<ul style="list-style-type: none"> • Safe access onto Church Lane • Footpath to link the site to the main part of the village 	<p>No planning permission as at 31/03/17</p>	-
BARN1	Land at Bell Road	<ul style="list-style-type: none"> • Access either from Mill View or Bell Road • Footpath or pedestrian refuge to be provided along Bell Road 	<p>Planning permissions 13/0854/O:</p> <ul style="list-style-type: none"> • Visibility splay defined • Detailed scheme for off-site footpath improvement • Traffic Regulation Order to extend the 30mph speed limit 	Not started
BKE1	Land on both sides of Norwich Road to north of No 30 and No 35	<ul style="list-style-type: none"> • Local highways improvements and the provision of safe access 	<p>Planning permission 13/2201/F:</p> <ul style="list-style-type: none"> • Visibility splay defined • Prior to occupation proposed accesses, car parking and turning areas agreed • Highway improvement works agreed before work on site 	Development complete

			<ul style="list-style-type: none"> • Traffic Regulation order to extend the 30mph speed limit 	
BKE2	Land at High Green Farm	<ul style="list-style-type: none"> • Local highways improvements and the provision of safe access 	Planning permission 14/2041/F: <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority • Visibility splay defined 	Development not started
BRO1	Land at Yarmouth Road adjacent No 185	<ul style="list-style-type: none"> • Safe access(es) will need to be provided 	No planning permission as at 31/03/17	-
BRO2	Land at Yarmouth Road adjacent No 39	<ul style="list-style-type: none"> • Safe access(es) will need to be provided 	Planning permission 16/2689/F: <ul style="list-style-type: none"> • Vehicular access to be laid out in accordance with approved plans • Visibility splays to be provided • Proposed access/onsite car parking and turning to be laid out in accordance with approved plans 	Development not started
BUN2	Land at The Turnpike	<ul style="list-style-type: none"> • Vehicular access onto The Turnpike to be agreed • Footpath to be provided on The Turnpike • Pedestrian access to the primary school from the site 	Planning permission 16/1855/O: <ul style="list-style-type: none"> • No works to commence until detailed plans of road and footway have been approved • Visibility splay to be provided • Offsite highway improvement works to be approved 	Development not started
CAR1	Land west of Rode Lane	<ul style="list-style-type: none"> • Pedestrian refuge provided on the west of Rode Lane 	No planning permission as at 31/03/17	-

CAR2	Land south of Flaxlands Road	<ul style="list-style-type: none"> • Vehicular access to the site subject to agreement by Highways Authority, which may require a continuation of the adjacent access road 	No planning permission as at 31/03/17	-
DIC1	Land north of Langmere Road and east of Limmer Avenue	<ul style="list-style-type: none"> • Local highways improvements and the provision of a safe access will need to be provided 	No planning permission as at 31/03/17	-
DIT1	Land north of Rider Haggard Way	<ul style="list-style-type: none"> • Vehicular access to the development via Waveney Road and Hamilton Way with pedestrian access to the footpath running along the western boundary of the site 	No planning permission as at 31/03/17	-
EAR1	Land west of School Road and south of Queensway	<ul style="list-style-type: none"> • A new section of footway on the western side of School Road from the site to the existing footway north of Queensway • Pedestrian link to Church Path • Safe vehicular access onto School Road 	No planning permission as at 31/03/17	-
GEL1	Land west of The Kells	<ul style="list-style-type: none"> • Access from Kells Way • Local highway improvements and provision of a safe access 	No planning permission as at 31/03/17	-
GIL1	Land south of The Street	<ul style="list-style-type: none"> • Vehicular access from The Street with pedestrian and cycle access to the school 	No planning permission as at 31/03/17	-
HAL1	Land at Yarmouth Road, west of Hales Hospital	<ul style="list-style-type: none"> • Access from Yarmouth Road • Local highways improvements and the provision of a safe access 	No planning permission as at 31/03/17	-

HEM1	Land east of Roland Drive	<ul style="list-style-type: none"> • Vehicular access from Bungay Road, combined with access to the village hall and playing field with local improvements as required by the Highways Authority 	No planning permission as at 31/03/17	-
PUL1	Land at Sycamore Farm, Tattlepot Road	<ul style="list-style-type: none"> • Access from Tattlepot Road • Local highways improvements and the provision of a safe access 	Planning permission 15/2491/F: <ul style="list-style-type: none"> • Detailed plan of roads and footways to be approved • No works to be carried out on roads, footways or cycleways other than in accordance with specification • Visibility splay to be provided • Off-site highway improvement works to be approved 	Development not started
ROC1	Land off Bee-Orchid Way	<ul style="list-style-type: none"> • Improvement to the existing access from Bee-Orchid Way to provide adequate access for the development 	No planning permission as at 31/03/17	-
SCO1	Land to the north of Ransome Avenue	<ul style="list-style-type: none"> • Access through the recently completed affordable housing scheme with any local improvements as required by the Highways Authority 	No planning permission as at 31/03/17	-
SEE1	Land east of Seething Street	<ul style="list-style-type: none"> • Local highways improvements and the provision of a safe access 	Planning permission 16/2070/O: <ul style="list-style-type: none"> • Vehicular access to be laid out in accordance with approved plan • Proposed access/on site car parking and turning areas to be laid out prior to occupation 	Development not started

			<ul style="list-style-type: none"> • Visibility splay to be provided 	
TAC1	Land adjacent The Fields	<ul style="list-style-type: none"> • Local highways improvements and the provision of a safe access will need to be provided 	No planning permission as at 31/03/17	-
THL1	Land north of Beccles Road west of College Road	<ul style="list-style-type: none"> • Access from Beccles Road • Safe access 	Planning permission 14/2222/F: <ul style="list-style-type: none"> • Visibility splay to be provided • Detailed plan of roads and footways to be approved 	Development not started
WIC1	Land at Hackford Road	<ul style="list-style-type: none"> • Vehicular access to be agreed 	No planning permission as at 31/03/17	-
WIC2	Land fronting High Street	<ul style="list-style-type: none"> • No highways requirements in policy 	Planning permissions 13/1070/O & 14/2337/D: <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority • Off-site footpath improvement works at High Street/Wymondham Road junction 	Development not started
WOO1	Land to the rear of Georges House, The Street	<ul style="list-style-type: none"> • Access adjacent to Georges House • Upgrade of access and footway improvement to the requirements of the Highways Authority 	No planning permission as at 31/03/17	-
WOR1	Land at High Road/Low Road	<ul style="list-style-type: none"> • Provision of a safe access(es) 	No planning permission as at 31/03/17	-
WRE1	Land adjacent to builders yard, Church Road	<ul style="list-style-type: none"> • Vehicular access to be agreed with Highways Authority, which may require an access road to ensure sufficient visibility 	Planning permission 15/2449/F: <ul style="list-style-type: none"> • Visibility splay measuring defined • Prior to occupation access, car parking and turning areas 	Development not started

			provided, highway improvement works agreed	
ALP1	Land south of Wheel Road	<ul style="list-style-type: none"> • Safe access(es) and improvement to the local footpath network as required by the highways authority 	Planning permission 15/0707/F: <ul style="list-style-type: none"> • Visibility splay defined • Prior to occupation access, carparking and turning areas provided • Highway improvements to be agreed 	Development complete Discharge of highway conditions
BAW1	Land at Stocks Hill	<ul style="list-style-type: none"> • Improvements to the local footpath network and a safe access, both to be agreed with the local Highways Authority 	Planning permissions 13/1274/O & 152320/D: <ul style="list-style-type: none"> • Visibility splays, access arrangements, parking provision and turning areas to be agreed prior to commencement 	Development complete
BAW2	Bawburgh and Colney Lakes	<ul style="list-style-type: none"> • Footpath and cycle link with access for major residential development at various points of entry to be agreed with the local Highways Agency 	No planning permissions as at 31/03/17	-
KES2	Land west of Ipswich Road	<ul style="list-style-type: none"> • Access road across the site from B1113 at A140 to Tesco Harford to be agreed with the Highways Authority • Right turn from junction into site from B1113 	No planning permissions as at 31/03/17	-

Strategic Principle SP7: To ensure that all allocated uses positively protect and enhance the individual character of the area

148. This Strategic Principle has been looked at by monitoring the following indicator:

- Green Infrastructure provision/enhancements, protection of Heritage assets, County Wildlife Sites and existing footpaths are realised in planning applications made on the following sites

149. The table below outlines the policy requirements for each site listed with regards to green infrastructure and what has been secured through planning condition (where known). As the sites are developed, it will be possible to monitor delivery of these conditions to see whether policy requirements are being realised in planning applications to ensure delivery/ protection. However, at this stage it is possible to report that the policy has been effective in securing appropriate conditions on sites with permissions.

Policy	Site	Policy Requirement	Planning Condition	Delivery
EAS1	Land south and east of Easton	<ul style="list-style-type: none"> • Assessment of significance of St Peters Church as a heritage asset • Ensure that sufficient open space and landscaping is retained around St Peters Church such that its setting, wooded setting of Diocesan House and the Vicarage are protected • Provision of landscape buffer and enhancements to A47 corridor • Identification and protection of significant biodiversity features including trees and hedgerows • Green Infrastructure enhancements, including the approach to the area between the village and Easton College • Contributions to access improvements to the Yare Valley and Bawburgh/Colney Lakes 	Planning permission 14/2611/O: <ul style="list-style-type: none"> • An ecological management plan shall be submitted and approved by LPA prior to commencement of development • No development shall take place within any phase until a Green Infrastructure Management Plan has been submitted and approved by the LPA • Development to take place in accordance with approved plans 	Development not started
COS1	Land west of Lodge Farm, Dereham Road	<ul style="list-style-type: none"> • Provision of a landscape buffer and enhancements to the A47 corridor • Proposals will need to take account of the gateway location for Costessey and Norwich and the transition to the 	Planning permission 13/0567/F & 16/0402/F: <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • Green Infrastructure £24,750 	Development commenced

		<p>rural landscape to the south</p> <ul style="list-style-type: none"> • Contributions to access improvements to the Yare Valley and Bawburgh/Colney Lakes 	<ul style="list-style-type: none"> • No works until measures identified in Tree Protection Plan are in place • Land management plan to be put in place • Written scheme of investigation for a programme of archaeological works to be agreed 	
COS2	Land south west of Lodge Farm, Long Lane	<ul style="list-style-type: none"> • Landscape setting of COS1 and Norwich City 	(See COS1 above)	
COS3	Longwater Employment Area	<ul style="list-style-type: none"> • Protection of Long Dale CWS to the north of the Employment Area 	Detail of planning conditions not available for this monitoring report	
COL1	Land adjacent to Norwich Research Park (NRP)	<ul style="list-style-type: none"> • Landscape design quality, including safe and attractive public realm • Development contributes positively to landscape setting, including retention of existing shelter belts, hedgerows and significant trees 	<p>2012/1880 & 2012/1477 and subsequent permissions:</p> <ul style="list-style-type: none"> • Detailed landscaping scheme to be approved, including hard and soft landscaping • Tree Protection plan to be agreed • Damaged or defective trees to be replaced within 5 years • Ecological Management plan agreed 	Development commenced
HET1	Land North Hethersett	<ul style="list-style-type: none"> • Layout and landscaping of final scheme must minimise the impact on the strategic gap between Hethersett and neighbouring settlements • Design should respond to the layout of earlier settlement patterns 	<p>Planning permission 11/1804/O (15/1594/D & 15/1681/D)</p> <ul style="list-style-type: none"> • Woodland Area 2.8ha • All reserved matters shall be accompanied by an Ecological 	Development commenced

		<p>around commons and greens or other focal points</p> <ul style="list-style-type: none"> • Design must integrate landscape, open space and footpaths with the existing settlement • Maximise the benefit of green infrastructure provision and avoid adverse impact on designated sites, linking ponds, water courses and hedgerows • Landscape buffer to the north should provide green infrastructure links between Beckhithe Meadow and Braymeadow County Wildlife Sites and incorporate existing woodland and hedgerow features across the site 	<p>Management Plan and landscaping scheme</p> <ul style="list-style-type: none"> • Ecological buffer zone at Beckhithe Meadow CWS completed within 1 year from commencement of phase 5, and retained for lifetime of development, no development within 10m of boundary • Ecological buffer zone alongside Colney Lane cycle lane to provide continuous wildlife habitat, incl. amphibian fencing and tunnels. Buffer zone completed within 1 year from commencement of phase 2 • No trees or hedges shall be cut down, uprooted, lopped, destroyed, or topped without approval • No development within any phase to take place until a Tree Protection plan agreed • No dwellings to be built between Burnthouse Lane and Colney Lane until 3 years from date of consent and only then if this land has been excluded from the strategic gap or the Council agree in writing 	
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HET3	Land west of Poppyfields	<ul style="list-style-type: none"> • Open space provision to integrate with the existing settlement and new development at HET1 and HET4 • Archaeological surveys must be carried out prior to any groundwork and the views of the Historic Environment Service should be sought at the earliest stage 	(see HET4)	-
HET4	Land north of Great Melton Road	<ul style="list-style-type: none"> • Landscaping must provide a suitable interface with the surrounding countryside • Green infrastructure should include woodland creation to the west of the site in line with Greater Norwich Green Infrastructure Delivery Plan • There should be no negative impact on the setting of adjacent listed buildings and adjacent TPO woodland 	<p>Planning permission 12/1814/F:</p> <ul style="list-style-type: none"> • No development to take place until a Tree Protection Plan has been agreed and tree protection measures installed • Hard and soft landscaping to be agreed • Land management plan to be put in place • No works until written scheme of investigation for a programme of archaeological works agreed 	Development commenced
TROW1	Land on White Horse Lane and to the rear of Charolais Close and Devon Way	<ul style="list-style-type: none"> • Development to reflect the context of the Trowse Conservation Area • Development to be designed with appropriate landscaping to mitigate for any visual impact from the A146 and A47 	<p>Planning permission 13/0463/O (99 units) & 16/0803/D 16/0805/F:</p> <ul style="list-style-type: none"> • Before work starts full details of ecology mitigation, plus landscape management plan to be agreed • No works to take place until a written scheme of investigation for a programme of archaeological works agreed 	Development not started

			<ul style="list-style-type: none"> • No trees or hedges shall be cut down, uprooted, lopped, destroyed, or topped without approval Planning permission 14/0981/O (75 units): • Hard and soft landscaping to be agreed • No development until a Tree Protection plan has been agreed, tree protection measures to be installed prior to commencement • Before development starts full details of ecology mitigation and timings for implementation to be agreed • No works until written scheme of investigation for a programme of archaeological works agreed 	Development not started
DIS1	Land north of Vinces Road	<ul style="list-style-type: none"> • Provide appropriate landscaping along the boundary to Vinces Road employment area • Contribute towards protection and enhancement of green infrastructure along Frenze Brook, including enhancement of the CWS and adjacent land currently used for informal access 	No planning permission as at 31/03/17	-
DIS2	Land off Park Road	<ul style="list-style-type: none"> • Provision of small number of dwellings (10-15) to enable the rest of the site to deliver open space, natural green space and a riverside walk 	No planning permission as at 31/03/17	-

		<ul style="list-style-type: none"> • Provide off-site open space requirements for new residential allocations nearby • River corridor protected and buffered with habitat creation • Facilitate provision of a riverside walk to extend the existing riverside walk (which ends at Morrisons supermarket) 		
DIS4	Land north of Frenze Hall Lane	<ul style="list-style-type: none"> • Approx. 10m landscape belt along northern and eastern boundaries of the site • Contribution towards protection and enhancement of the CWS and adjacent land currently used for informal access. All green infrastructure to be integrated with that of surrounding sites 	No planning permission as at 31/03/17	-
DIS5	Former Haulage Depot, Victoria Road	<ul style="list-style-type: none"> • Provide appropriate landscaping to the eastern and southern boundaries • Make appropriate contributions towards protection and enhancement of green infrastructure along Frenze Brook • Protect and buffer river corridor, with habitat creation along the river 	Planning permission 17/0042/F & 15/1698/F: <ul style="list-style-type: none"> • No relevant conditions 	Development not started
DIS6	Former Hamlins Factory Site, Park Road	<ul style="list-style-type: none"> • Landscaping to screen the adjacent electricity sub-station • Impacts on TPO trees on Park Road taken into account • Scheme design takes into account adjacent Conservation Area • Contributions made towards green 	Planning permission 12/1493 (pub/restaurant on part of the site): <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • No works until a landscape management plan has been agreed 	Pub/restaurant on part of site - complete

		infrastructure provision at DIS2 (including habitat creation along river)	<ul style="list-style-type: none"> No works to take place until written scheme of investigation for a programme of archaeological works agreed 	
DIS7	Feather Mills Site, Park Road	<ul style="list-style-type: none"> Impacts on TPO trees along Park Road are considered The scheme design takes into account the adjacent Conservation Area Contribution is made towards green infrastructure provision at DIS2 (including habitat creation along river) 	No planning permission as at 31/03/17	-
DIS8	Land at Station Road/Nelson Road	<ul style="list-style-type: none"> Provide appropriate landscaping on boundaries adjacent to housing Contribute towards protection and enhancement of green infrastructure along Frenze Brook, incl. enhancement of the CWS and adjacent land currently used for informal access 	<p>Planning permission 2103/1748 (Care home on part of site):</p> <ul style="list-style-type: none"> Soft landscaping to be agreed No works to take place until written scheme of investigation for a programme of archaeological works agreed 	
DIS9	Land at Sandy Lane (north of Diss Business Park)	<ul style="list-style-type: none"> Landscaping to the eastern boundary and retain trees along the northern and southern boundaries Protect the adjacent CWS to the east from unacceptable impacts by an ecological buffer Contribute towards protection and enhancement of green infrastructure along Frenze Brook, incl. enhancement of the CWS and adjacent land 	No planning permission as at 31/03/17	-

		currently used for informal access. All green infrastructure to be integrated with that of surrounding sites		
DIS10	Land at Diss Business Park	<ul style="list-style-type: none"> • Retain tree and deliver appropriate landscaping along site boundaries • Protect the adjacent CWS to the north-east • Contribute towards protection and enhancement of green infrastructure along Frenze Brook, incl. enhancement of the CWS and adjacent land currently used for informal access • All green infrastructure should be integrated with that of surrounding sites 	Site largely built out prior to adoption of Plan	Development complete
HAR1	Land at Mendham Lane (Housing allocation)	<ul style="list-style-type: none"> • Provide approximately 10m landscape belt to the eastern boundary and landscaping to incorporate associated site HAR2 • Contribute towards green infrastructure provision or enhancement along the Waveney corridor 	Planning permission 12/0530/F: <ul style="list-style-type: none"> • No development until trees have been protected and landscape management plan has been agreed • Hard and soft landscaping • Development in accordance with the mitigation and enhancement in the Ecological Survey • No works until written scheme of investigation for a programme of archaeological works agreed 	Development commenced
HAR2	Land at Mendham Lane (open space allocation)	<ul style="list-style-type: none"> • Contribute (with HAR1) towards green infrastructure protection or enhancement along the Waveney corridor 	(see above)	

HAR3	Land at Former Howard Rotavator Works, Mendham Lane	<ul style="list-style-type: none"> • Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor 	Planning permission 14/0184/O: <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • No works until a landscape management plan has been agreed 	Development not started
HAR4	Land at Spirketts Lane	<ul style="list-style-type: none"> • Provide appropriate buffering/screening along the south-eastern boundary bordering the existing lorry park to mitigate potential noise and lighting impacts • Contribute towards green infrastructure protection enhancement along the Waveney Valley corridor 	No planning permission as at 31/03/17	-
HAR5	Land off Station Hill	<ul style="list-style-type: none"> • Should contribute towards green infrastructure protection or enhancement along the Waveney Valley corridor 	No planning permission as at 31/03/17	-
HAR6	Land north of Spirketts Lane	<ul style="list-style-type: none"> • Provide enhanced landscape screening on western and northern boundaries of the site • Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor 	No planning permission as at 31/03/17	-
HAR7	Land south of Spirketts Lane	<ul style="list-style-type: none"> • Provide enhanced planting along all site boundaries • Protect the mature tree belt along Spirketts Lane frontage • Contribute towards green infrastructure protection or 	No planning permission as at 31/03/17	-

		enhancement along the Waveney valley corridor		
POR5	Land south of Heath Loke	<ul style="list-style-type: none"> • Public access 	Details of planning conditions not available for this monitoring report	-
POR6	Land north of Shotesham Road and east of Carr Lane	<ul style="list-style-type: none"> • Sensitive treatment of the western boundary, with the design incorporating existing hedgerows and blocks of mature trees • Site design takes account of trees protected by TPOs at the boundary of the site 	Details of planning conditions not available for this monitoring report	Development commenced
HIN1	Land south of Norwich Road	<ul style="list-style-type: none"> • Approximately 10 m landscape belts to the eastern and southern boundaries to screen the development as viewed from Seamere Road • Protection of TPO trees/hedgerow on the northern site boundary 	<p>Planning permission 14/2322/F:</p> <ul style="list-style-type: none"> • Ecology mitigation and enhancement undertaken in accordance with ecology survey • Hard and soft landscaping to be agreed • No works until a landscape management plan and Tree Protection plan have been agreed, and tree protection measures installed • No works until written scheme of investigation for a programme of archaeological works agreed 	Development commenced
HIN2	Land adjacent Hingham Industrial Estate at Ironside Way	<ul style="list-style-type: none"> • Retention of existing tree belts along northern, eastern and southern boundaries 	<p>Planning permission 2013/1685 (Caterham cars expansion on part of site):</p> <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • No development until a Tree 	

			Protection plan has been agreed and tree protection measures installed	
LIT1	Land at Ringwood Close	<ul style="list-style-type: none"> • The site should avoid the use of hard materials on the western boundary, to protect the views from All Saints Church to the north-east • The ecological value of the site should be assessed before this site is developed. Features such as ponds, hedgerows and wooded patches should be maintained where possible 	<p>Planning permission 13/0092/O & 14/2431/D:</p> <ul style="list-style-type: none"> • Prior to commencement a scheme for the retention and enhancement of vegetation along the west boundary to be agreed • Development in accordance with mitigation recommendations in Amphibian and Reptile Protected Species Report • No development until a Tree Protection plan has been agreed and tree protection measures installed 	Development commenced
LOD1	Land north of George Lane	<ul style="list-style-type: none"> • Approximately 10m landscaping belt along the western boundary within the site • Provision of natural green space with public access within low lying northern area of site overlapping flood zones 2/3 	<p>Planning permission 13/1647/O & 16/0853/D:</p> <ul style="list-style-type: none"> • Network of walks available through site • Full details of ecology mitigation shall be submitted and approved • No trees or hedges shall be cut down, uprooted, lopped, destroyed, or topped without approval • No development until a Tree Protection plan has been agreed, and tree protection measures installed 	Development commenced

LOD3	Land adjacent to Loddon industrial estate, Little Money Road	<ul style="list-style-type: none"> • Landscape enhancements to western and southern boundaries 	No planning permission as at 31/03/17	-
SPO2	Land at School Lane	<ul style="list-style-type: none"> • Site layout takes account of a tree protected by a TPO, adjacent to the site 	No planning permissions as at 31/03/17	-
BUN2	Land at The Turnpike	<ul style="list-style-type: none"> • Development should not adversely affect the setting of nearby listed building 	Planning permission 16/1855/O: <ul style="list-style-type: none"> • Biodiversity Management Plan to be agreed • Design to incorporate retention of boundary trees and hedgerows due to potential for bats • No trees or hedgerows to be cut down, uprooted, destroyed, lopped or topped other than in accordance with approved plans without written consent 	
HEM1	Land east of Roland Drive	<ul style="list-style-type: none"> • Development retains the historic agricultural building on the Bungay Road frontage of the site • Any adjacent development respects the setting of these buildings and contributes positively to the adjacent conservation area • Appropriate boundary treatment on the southern boundary to minimise the impact on the open landscape 	No planning permissions as at 31/03/17	-
PUL1	Land at Sycamore Farm, Tattlepot Road	<ul style="list-style-type: none"> • Retention of the listed Sycamore Farm and its historic outbuildings close to the site frontage 	Planning permission 15/2491/F: <ul style="list-style-type: none"> • No trees or hedges shall be cut down, uprooted or destroyed, lopped 	Development commenced

			<p>or topped, other than in accordance with approved plans with written approval of local authority.</p> <ul style="list-style-type: none"> • Any trees or hedges removed without consent shall be replaced during the next planting season with trees of such size and species as agreed in writing with the local authority • No occupation of dwellings until 4 bat boxes have been erected at locations and specifications agreed by the local authority 	
BAW1	Land at Stocks Hill	<ul style="list-style-type: none"> • Visual impact from the Conservation Area is minimised • Design respects the context of the Conservation Area and River Valley 	<p>Planning permissions 13/1274/O & 15/2320/D:</p> <ul style="list-style-type: none"> • Full details of ecology mitigation shall be submitted and approved 	Development complete
BAW2	Bawburgh and Colney Lakes	<ul style="list-style-type: none"> • A conservation management plan to protect species should be agreed prior to the commencement of development with zoned access to protect some areas from damage and disturbance 	No planning permission as at 31/03/17	-
WIC2	Land fronting High Street	<ul style="list-style-type: none"> • An appropriate setting is created for Wicklewood Windmill, improving the visibility of this landmark from the High Street 	<p>Planning permissions 13/1070/O & 14/2337/D:</p> <ul style="list-style-type: none"> • Development in accordance with the Ecological Assessment 	Development commenced

			<ul style="list-style-type: none"> • Hard and soft landscaping to be agreed 	
WRE1	Land adjacent to builder yard, Church Road	<ul style="list-style-type: none"> • Public Right of Way (footpath) adjacent to site to be preserved • Site design avoids harmful impact on the setting of nearby listed building and the tree protected by a TPO on the corner of the site 	<p>Planning permission 15/2449/F:</p> <ul style="list-style-type: none"> • Full details of ecology mitigation to be approved • Hard and soft landscaping and landscape management plan to be agreed • No trees or hedges to be cut down, uprooted, lopped, destroyed, or topped without approval • All hedgerows maintained at a minimum height • Development in accordance with details in the Arboricultural Statement and Tree Protection Plan, tree protection measures to be installed prior to commencement • No works until written scheme of investigation for a programme of archaeological works agreed 	Development commenced
ALP1	Land south of Wheel Road	<ul style="list-style-type: none"> • Appropriate boundary treatment on the sites southern boundary to minimise its impact on the open landscape • The public footpath on the western boundary of the site should be maintained 	<p>Planning permission 15/0707/F:</p> <ul style="list-style-type: none"> • Full details of ecology mitigation to be approved • The hedgerow on the western boundary to be planted at least 1m east of the public footpath and shall be maintained to ensure the Public 	<p>Development Complete</p> <p>Discharge of conditions for hard & soft landscaping, Ecology and archaeology</p>

			<p>Right of Way retains a minimum width of 4m</p> <ul style="list-style-type: none"> • No trees or hedges to be cut down, uprooted, lopped, destroyed, or topped without approval • Hard and soft landscaping to be agreed • All hedgerows maintained at a minimum height • Development to take place in accordance with details in the Arboricultural Statement and Tree Protection Plan, tree protection measures to be installed prior to commencement • No works to take place until written scheme of investigation for a programme of archaeological works agreed 	
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Strategic Principle SP8: To ensure that site allocations are close to services so that people have ready access and minimal need to travel by car

150. This Strategic Principle has been looked at by monitoring the following indicator:

- Access to service and facilities by public transport, with a target to increase at each survey.

151. See GNDP AMR for monitoring relating to this indicator.

Conclusion

152. Generally the policy requirements in the South Norfolk Site Specific Allocations and Policies document are being met through the grant of planning permission. Delivery of the policy requirements will be monitored further in future years as sites are developed.

Long Stratton Area Action Plan

153. This section monitors the policies from the Long Stratton Area Action Plan for the period from 01/04/16 to 31/03/17. The AAP was not adopted until May 2016 so this is the first time the policies within it have been monitored. For this year's monitoring report it has not been possible to monitor each individual indicator from the Monitoring Framework in detail and instead a commentary is provided to summarise the effectiveness of each policy, which incorporate the indicators where possible.

154. As the site are developed, it will be possible to monitor the delivery of the policy requirements and whether targets have been met will be reported on in future monitoring years. However, it does seem possible at this stage to report that the policies in the AAP have been effective in securing appropriate conditions on those sites with planning permission.

General Monitoring Indicators and Targets:

155. For the following policies (LNGS1, LNGS2) there are a number of general indicators:

- Development meets the highest standards of design, energy efficiency and affordability whilst recognising the need to sustain and improve the distinctive character of Long Stratton
- New development contributes to the delivery of infrastructure and facilities in Long Stratton through S106 or payment of CIL (where appropriate)
- Site phasing is such that satisfactory wastewater infrastructure capacity can be resolved as appropriate
- Provision of open space (for housing developments) that meets the Council's published standards
- Surface water flooding resolved as appropriate

156. These will be considered when assessing each individual policy where appropriate.

Policy LNGS1 – Allocation of land at east, south east and north west of Long Stratton for housing and bypass

157. This policy allocates 140.1 hectares of land for housing, employment, a bypass and associated infrastructure. The allocation will accommodate at least 1800 new homes and 9.5 hectares of employment opportunities.

158. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Provision of a masterplan for the site
- Bypass phasing and housing delivery
- Provision of mixed tenure housing with care as part of development

- Provision of new on-site primary school as part of the development
- Provision of a primary and secondary public crossing between Long Stratton and the wider countryside across the proposed bypass
- Provision of a new common to the east for public use
- Provision of new habitat with ponds for protected species
- Design of development and green infrastructure to reflect the Historic Landscape Characterisation and Sensitivity Assessment allowing for grid patterns to be retained and links between the village and the countryside
- Buffer to the Long Stratton Waste Water Recycling Centre to be used for Green Infrastructure
- Improvements to Hempnall crossroads
- Improved pedestrian and cycle links to The Street/Ipswich Road, including routes through Churchfields, Edge's Lane, Star Lane and Hall Lane
- New vehicular link with the centre of Long Stratton from the east
- Provision of pedestrian and cycle links via Cygnet House and St Michaels Road
- Highway/access improvements to/from Swan Lane
- Delivery and phasing of link road between the A140 and Swan Lane
- The application of safeguarding provisions in Norfolk Minerals and Waste Core Strategy
- Allocation of 9.5 hectares of employment land masterplanned as part of the adjoining development
- Development to enhance and improve through design and landscaping the approach/gateway to Long Stratton from the south

159. This allocation did not have planning permission as at 31/03/17. Application 2016/1295 for change of use of agricultural land to ancillary residential curtilage and potential future footpath link at Cygnet House, Swan Lane was assessed against this policy within the monitoring period and no conflicts with the policy were identified. The identification of the potential future footpath link was considered as a positive contribution in terms of LNGS1.

Policy LNGS2 – Allocation of land west of Tharston Industrial Estate

160. This policy allocates 2.5 hectares of land for employment use to support local employment opportunities and economic growth within use classes B1, B2 and B8.

161. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Improved pedestrian and cycle links
- Access from Salamanca Road and direct from the Stratton Motor Company site
- Retention/diversion of footpath
- Design and landscaping to the open countryside

162. There were no applications assessed against this policy during the 2016/17 monitoring year.

Policy LNGS3 – Town Centre policy

163. This policy allows for development proposals for town centre uses such as shopping, food and drink and leisure uses to come forward within the defined town centre boundary.

164. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Development proposals for shopping, food and drink, leisure and other main town centre uses will be encouraged within the defined town centre boundary
- There should be no unacceptable concentration of non-A1 uses within the primary frontage of Long Stratton shopping area

165. One application was assessed against this policy during the 2016/17 monitoring year, 2016/2663/CU at 2 Cooper Court. The proposal was to change the use from Class A1 (shops) to Class A3 (restaurants and cafes) to permit use as a vintage tea room. This proposal was judged to be in accordance with policy LNGS3 and is now operational as a tea room.

Policy LNGS4 – Sequential approach and impact assessment for provision in Long Stratton

166. This policy states that sequential assessments and impact assessments are required for any planning applications for main town centre uses outside the defined town centre boundary.

167. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- The requirement for all new retail, leisure and office development of 500 sq. m or more to submit a sequential assessment of any available sequentially preferable locations for potential alternative sites

168. There were no applications assessed against this policy in the 2016/17 monitoring year.

Policy LNGS5 – General Green Infrastructure requirements for new developments within the Long Stratton AAP area

169. This policy requires new developments in Long Stratton to maintain, protect and enhance green infrastructure.

170. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- New developments must maintain, protect and enhance green infrastructure

- New developments required to provide ecological links to the nearest green infrastructure and provide ecological buffers
- New developments to improve habitat connectivity, public access, recreational provision and the quality of County Wildlife Sites
- New planning proposals should aspire to net biodiversity gain and be accompanied by detailed ecological assessment
- The consideration of the cumulative impact of developments on biodiversity assets

171. There were no applications assessed against this policy in the 2016/17 monitoring year.

Policy LNGS6 – Protecting existing recreation or amenity land in Long Stratton

172. This policy seeks to protect and enhance existing recreation or amenity land within Long Stratton, only allowing for change of use or redevelopment in certain circumstances.

173. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- The protection and enhancement of existing recreation or amenity land within Long Stratton with the change of use or redevelopment of this land only being permitted where it meets the criteria of the policy

174. There were no applications assessed against this policy in the 2016/17 monitoring year.

Policy LNGS7 – New recreation provision in Long Stratton

175. This policy requires developments to provide new on-site public open space commensurate with the level of development proposed.

176. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Developer requirement to provide new on-site public open space in Long Stratton using the Council's 1994 recreational open space standards

177. There were no applications assessed against this policy in the 2016/17 monitoring year

Policy LNGS8 – Land for new burial ground in Long Stratton

178. This policy gives criteria under which planning permission may be granted for a new burial ground either inside or outside the development boundary.

179. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Provision of new burial ground in keeping with the character of the surrounding area
- Provision of new burial ground that will not have an adverse impact on the amenity of local residents
- Provision of new burial ground that is appropriately located in relation to public transport
- Provision of a new burial ground that has adequate vehicular access, including parking arrangements for disabled users
- Provision of a new burial ground that will have no significant impact on controlled waters (groundwater or surface water)
- Provision of new burial ground that will have no significant impact on the ecological value of the area
- Provision of new burial ground that will have no significant impact on nationally important heritage assets and any impact on lesser significant assets is significantly decreased

180. There were no applications assessed against this policy in the 2016/17 monitoring report.

Policy LNGS9 - Accessibility

181. This policy sets out how improved access should be achieved through new developments.

182. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- New development to improve permeability for pedestrians and cyclists to/from centre of Long Stratton, key services and facilities, education, health care and wider countryside
- The layout of new development will improve bus circulation and connectivity which will increase bus usage.

183. There were no applications assessed against this policy in the 2016/17 monitoring period

Conclusion

184. It is too early to say that the policy requirements of the Long Stratton Area Action Plan are being met as this is the first year that the AAP has been monitored and many of the policies have had no applications assessed against them. This document has concentrated on setting up a baseline position to enable more comprehensive monitoring system to be put in place for 2017/18 when it is expected that the planning application for the allocation under LNGS1 will have been received.

Wymondham Area Action Plan

185. This section monitors the policies from the Wymondham Area Action Plan for the period 01/04/16 to 31/03/17. For this year's report it has not been possible to monitor the delivery each individual indicator from the Monitoring Framework and instead a commentary is provided to summarise the effectiveness of each policy, incorporating progress towards the delivery of targets where possible. A more comprehensive monitoring system will be put in place to track the delivery of the policies in the 2017/18 monitoring year.

General Monitoring Indicators and Targets:

186. For the following policies (WYM1, WYM2, WYM3, WYM4, WYM5, WYM6, WYM7 and WYM18 there are a number of general indicators:

- New development contributes to the delivery of infrastructure and facilities in Wymondham through S106 or payment of CIL (where appropriate)
- Heritage statement and field evaluation provided to assess the impact of the development on the historic environment
- Detailed ecological assessment provided. Ecological links and buffers provided to nearest green infrastructure
- Water supply network and resource issues addressed (where appropriate). Satisfactory wastewater infrastructure capacity resolved as appropriate
- Provision of open space (for housing developments to meet the needs of residents of the development

187. These will be considered when assessing each individual policy where appropriate.

Policy WYM 1: Allocation of land at Friarscroft Lane

188. This policy allocates land amounting to 0.60 hectares for housing and associated infrastructure, landscaping and open space at Friarscroft Lane in Wymondham. The allocation could accommodate approximately 20 dwellings.

189. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Design of development to reflect location in Conservation Area and proximity to County Wildlife Site, allowing for natural surveillance and grass verges to alleviate the pressure of dog fouling
- Provision of open space on land outside the development boundary adjacent to the County Wildlife Site provided that there are no large areas of hard standing, boundary features allow for natural surveillance and public interpretation boards/dog mess bins are provided
- Improved footpath and cycle links to the town centre
- Vehicular access from London Road (via the Medical Centre) with no through route to Friarscroft Lane
- Flooding issues addressed/mitigated

190. This allocation does not have planning permission as at 31/03/17.

Policy WYM 2: Land at Old Sales Yard, Cemetery Lane

191. This policy allocates land amounting to 1.88 hectares for mixed use development at the Old Sales Yard on Cemetery Lane to incorporate approximately 64 dwellings and an element of commercial use.

192. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Provision of a natural grassland buffer to River Tiffey and creation of wildlife corridors to link Tolls Meadow to the Lizard
- Design of development to reflect location in Conservation Area
- Enhancement of gateway to Wymondham and setting of railway station
- Improvements to car and coach parking
- Improved pedestrian and cycle links to the town centre
- The application of safeguarding provisions in the Norfolk Minerals and Waste Core Strategy
- Flooding issues addressed/mitigated

193. This site was formally allocated for employment use in the 2003 South Norfolk Local Plan but was granted permission in 2003 (2002/1713/O) for a mixed use development, including 53 dwellings. This was increased to 64 dwellings by a later permission allowed on appeal in 2009 (2009/0835/D), which is reflected in the Wymondham AAP allocation. A further permission was approved in 2013 (2012/1948/O) which sought an extension of time for implementation of the outline consent. This application expired in December 2016. Permission (2016/2668/O) for up to 61 dwellings was permitted in August 2017 outside the current monitoring period. Development has yet to commence on site.

Policy WYM 3: Land at South Wymondham

194. This policy allocates land amounting to 67 hectares for housing and associated infrastructure, landscaping and open space at South Wymondham. The allocation could accommodate approximately 1230 dwellings.

195. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Provision of a masterplan for the site
- Provision of extensive areas of open space and landscaping
- Effective ecological buffer to the A11, the Lizard and nearby residential properties
- Provision of subway under the railway bridge and resolution of flooding issues
- Provision of retail and community facilities as part of the development
- Provision of new on-site primary school as part of the development

- Provision of care home as part of the development
- Improved pedestrian and cycle links
- Highways improvements to Right Up Lane with no vehicular access allowed to Right Up Lane past the former BOCM Pauls factory site
- Access to smaller area to the west to be via Silfield Road, via demolition of domestic property. No access onto Park Lane
- The application of safeguarding provisions in the Norfolk Minerals and Waste Core Strategy

196. The allocation was granted planning permission for 1230 dwellings in February 2014. (12/0371/O and 11/0505/O) followed by a number of discharge of condition and reserved matters applications, both inside and outside the current monitoring period. There was a further application in 2014 (2014/1064/F) for the provision of a new pedestrian and cycle subway under the Norwich to Cambridge railway line located between the existing Station Road underpass and Wymondham Railway Station.

197. The original outline planning applications contain a large number of conditions including:

- The need for a phasing scheme and design code for the whole site
- No more than 250sqm of retail space
- Green Infrastructure Management Plan to be agreed
- Ecological buffer zone of no less than 20 metres between the development and adjacent Lizard and Wades Pit County Wildlife Sites
- Scheme for the off-site improvement of the highway drainage from Station Road railway bridge to the River Tiffey agreed.

198. Development has now commenced on site and more detailed monitoring regarding the fulfilment of the policy requirements will take place for the 2017/18 monitoring report.

Policy WYM 4: Retirement Care Community on Wymondham Rugby Club Site

199. This policy allocates land amounting to 3.88 hectares for a retirement care community and associated infrastructure and landscaping on the Wymondham Rugby Club site off Tuttle Lane.

200. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Relocation of Wymondham Rugby Club to a suitable site
- Vehicular access to be via the Whispering Oaks development. The current access onto Tuttle Lane to be closed

201. This site had planning permission (2008/2092/F, extension of time limit 2012/1883/F) for a retirement care community, linked to the relocation of Wymondham Rugby Club to a site off Norwich Common. Through the planning

consent the retirement care community was proposed to be comprised of an 80 bed nursing home, 65 retirement apartments, 25 elderly mentally infirm places, 24 retirement homes with garages, ancillary accommodation for 12 employees, ancillary communal facilities for the use of residents and a doctor's surgery.

202. An application (2015/1482/O) was submitted in June 2015 for 90 market dwellings at Tuttle Lane, including the demolition and relocation of Wymondham Rugby Club with an additional 300 dwellings at Norwich Common (parcel B). This application was refused by the Council in December 2015 because it was considered that the development of Parcel B for 300 dwellings would erode and undermine the openness of the strategic gap between Wymondham and Hethersett but was allowed on appeal in September 2016. A reserved matters application 2016/2946/D was approved in April 2017, outside the current monitoring period.
203. The approval of this planning permission means that Policy WYM4 is unlikely to be delivered as envisaged, although the new proposal does meet the policy requirements in that the Rugby Club will be relocated to a suitable site and vehicular access to the development is proposed to be via the Whispering Oaks development with the access onto Tuttle Lane to be closed.

Policy WYM 5: Land at Browick Road

204. This policy allocates land amounting to 22 hectares to support local employment opportunities and economic growth within use classes B1, B2 and B8 at Browick Road.
205. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:
- Extensive landscaping provided to form an effective buffer to nearby residential areas, the railway line and A11 and the Lizard Conservation Area/County Wildlife site
 - The application of safeguarding provision in the Norfolk Minerals and Waste Core Strategy
 - Network Rail consulted regarding possible level crossing improvements
 - Archaeological investigation of Historic Environment Record
 - Footway and cycleway improvements to link with town centre, railway station and nearby residential and employment areas
 - Ancillary uses permitted to serve the allocation and surrounding employment uses but housing will not be permitted
206. This allocation does not have planning permission as at 31/03/17.

Policy WYM 6: Land adjacent to Chestnut Drive Business Park, London Road

207. This policy allocates land amounting to 5 hectares to support local employment opportunities and economic growth within use classes B1, B2 and B8 as an extension to the Chestnut Drive Business Park on London Road.

208. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Provision of a grassland buffer to east of site adjacent to County Wildlife Site at Bays River Meadow
- No development to take place within 15 metres of pumping station
- The application of safeguarding provisions in the Norfolk Minerals and Waste Core Strategy
- Flooding issues addressed/mitigated

209. The site currently has permission (2012/1201/F) for office/industrial units (which has commenced), with outline permission for later phases of development to further extend the business park. This consent includes conditions to agree a surface water drainage scheme prior to occupation and submission of an ecological mitigation plan.

Policy WYM 7: Land at Elm Farm Business Park, Norwich Road

210. This policy allocates land amounting to 1.8 hectares to support local employment opportunities and economic growth within use classes B1, B2 and B8 as an extension to the Elm Farm Business Park.

211. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- Development to enhance and improve the gateway to Wymondham as approached on the B1172 from Hethersett

212. An application (2014/1824/O) for a proposed extension to the Business Park for B1, B2, B8 and D1 uses) was determined in February 2015. A reserved matters application has been submitted and is pending determination outside this current monitoring period.

Policy WYM 8: General green infrastructure requirements for new developments within Wymondham AAP area

213. The purpose of this policy is to ensure that new development in Wymondham provides green infrastructure.

215. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- New developments expected to contribute towards green infrastructure and enhancements through CIL or S106 contributions (as appropriate)
- New developments required to provide ecological links to the nearest green infrastructure and provide ecological buffers where appropriate
- New developments to improve habitat connectivity, public access, recreational provision and the quality of County Wildlife Sites

- New planning proposals should aspire to net biodiversity gain and be accompanied by detailed ecological assessment
- The consideration of the cumulative impact of developments on biodiversity assets

216. A detailed look at the monitoring period 01/04/16 – 31/03/17 shows that two applications were coded against this policy. The first was the outline application (2015/1482/O) at Wymondham Rugby Club and Land west of Elm Farm, Norwich Common as discussed under Policy WYM4 above which was refused by the Council in December 2015 and later allowed on appeal in September 2016. The second was 2016/1316, land on the south side of Cemetery Lane, for change of use of land to the storage or fencing/temporary building materials. This application was refused in July 2016 due to failure to demonstrate that there are no sequentially preferable sites, and likely harm to be caused to the river valley, conservation area and biodiversity.

Policy WYM 9: General green infrastructure requirements for new developments in the North of Wymondham

217. This policy builds on the more general WYM8 policy and seeks to ensure that where appropriate new development in the north of Wymondham will be required to maintain, protect and enhance green infrastructure.

218. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- New developments must maintain, protect and enhance green infrastructure where appropriate
- New developments must consider improved public access to the countryside and improve recreational provision where relevant
- Creation of footpaths and cycleway links to the north of the town as specified in the policy
- Enhancement of the setting of Ketts Oak
- Planting of hedgerow/parkland trees along Tuttle Lane from east to west creating an ecological corridor

219. A detailed look at the monitoring period 01/04/16 – 31/03/17 showed that only one application was coded against this policy. This was the outline application (2015/1482/O) at Wymondham Rugby Club and Land west of Elm Farm, Norwich Common as discussed under Policy WYM4 and WYM8 above.

Policy WYM 10: General green infrastructure requirements for new developments in the South of Wymondham

220. This policy builds on the more general WYM8 policy and seeks to ensure that where appropriate new development in the south of Wymondham will be required to maintain, protect and enhance green infrastructure.

221. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:
- New developments must maintain, protect and enhance green infrastructure where appropriate
 - Protection and enhancement of the Lizard, including an effective ecological buffer
 - Protection of Silfield Newt Reserve, including an effective ecological buffer
 - Ensure the creation of alternative green infrastructure routes for recreational access to relieve pressure on sensitive sites such as Silfield Newt Reserve
 - Explore biodiversity enhancement and green infrastructure accessibility projects to the south of the WYM 3 housing allocation
222. A detailed look at the monitoring period 01/04/16 – 31/03/17 showed that two applications were coded against this policy. These being 2015/2380/D for 150 dwellings, part of the South Wymondham development discussed under WYM3 above and 2016/2286/D for 14 dwellings at Barkers Mill, Rightup Lane.

Policy WYM 11: General green infrastructure requirements for new developments in the West of Wymondham

223. This policy builds on the more general WYM8 policy and seeks to ensure that where appropriate new development in the west of Wymondham will be required to maintain, protect and enhance green infrastructure.
224. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:
- New developments must maintain, protect and enhance green infrastructure where appropriate
 - Implementation of appropriate landscaping between development and Friarscroft Meadow County Wildlife Site
 - Enhancement of grassland habitat within the Tiffey Valley
 - Connection of the two rived or stream valleys by creating and enhancing grassland and planting hedgerow
 - Connection of river valleys with Groundsel Wood and Big Wood Meadow woodland County Wildlife Site
225. A detailed look at the monitoring period 01/04/16 – 31/03/17 showed that there was only one planning application coded against this policy during that time period, the refusal 2016/1316 for land on the south side of Cemetery Lane discussed under WYM8 above.

Policy WYM 12: Protecting existing recreation or amenity land in Wymondham

226. The purpose of this policy is to ensure the protection and enhancement of existing recreation or amenity land in Wymondham.

227. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:
- The protection and enhancement of existing recreation or amenity land within the town with the change of use or redevelopment of this land only being permitted where it meets the criteria of the policy
228. No applications were assessed against this policy within the 2016/17 monitoring year.

Policy WYM 13: New recreation provision in Wymondham

229. This policy provides guidance to developers regarding the provision of recreational space in Wymondham as part of new developments.
230. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:
- Developer requirement to provide new on-site public open space in South Wymondham to provide much needed recreational facilities in that area of the town
 - Developers of other housing sites will be required to provide adequate outdoor play facilities and recreational open space commensurate with the level of development proposed
 - New development to provide green infrastructure to create a network for safe movement around the urban environment of Wymondham and for non-vehicular access to the countryside to strengthen informal recreation
231. Monitoring has shown that only one application was assessed against this policy within the monitoring period 01/04/16 – 31/03/17, this being 2015/2380/D for 150 dwellings which is part of the allocated site at WYM3.

Policy WYM 14: Relocation of Wymondham Rugby Club

232. This policy allocates 12.30 hectares of land at Norwich Common for the relocation of Wymondham Rugby Club.
233. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:
- Land allocated at Norwich Common for the relocation of Wymondham Rugby Club only. The new facility must be provided prior to the loss of the existing rugby ground to ensure continuity of provision
 - Alternative sites considered if evidence demonstrates increased benefits of location
234. A detailed look at the monitoring period 01/04/16 – 31/03/17 highlights only one application that can be assessed against this policy. This was the outline application (2015/1482/O) at Wymondham Rugby Club and Land west of Elm Farm,

Norwich Common as discussed under Policy WYM4 above which was refused by the Council in December 2015 and later allowed on appeal in September 2016.

Policy WYM 15: Land for a new burial ground in Wymondham

235. This policy states that proposals for a new burial ground will be permitted either inside or outside the development boundary in Wymondham if certain criteria are met.

236. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

Provision of new burial ground:

- In keeping with the character of the surrounding area
- That will not have an adverse impact on the amenity of local residents
- That is appropriately located in relation to public transport
- That has adequate vehicular access, including parking arrangements for disabled users
- That will have no significant impact on controlled waters (ground water or surface water)
- That will have no significant impact on the ecological value of the area
- That will have no significant impact on nationally important heritage assets or any impact on lesser significant assets is significantly lessened

237. An outline application (2014/2495/O) for 375 dwellings, including a new cemetery, was refused by the Council in June 2015. This application was subsequently allowed on appeal in September 2016.

Policy WYM 16: Changes of use in Wymondham Town Centre

238. This policy encourages development proposals for shopping, food and drink and leisure based uses within the defined town centre boundary for Wymondham.

239. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- The development of new shopping, food and drink, leisure and other main town centre uses encouraged within the defined town centre boundary
- 50% or more of ground floor shop units in the Primary Shopping Area will be available for Class A1 use
- At least 45% of ground floor-non-residential units outside the Primary Shopping Area but within the defined Town Centre Boundary will be available for class A1 use. There should be no unacceptable concentration of non-A1 uses.

240. Monitoring that took place in August 2017 showed that:

Wymondham Primary Shopping Area – 58% of ground floor shop units in the Primary Shopping Area are available for Class A1 use – a small increase from the 2015/16 monitoring figure of 57%

Wymondham defined Town Centre Area (outside Primary Shopping Area) - 47% of ground floor non-residential units are available for Class A1 use – a small decrease in the 2015/16 monitoring figure of 48%.

241. These figures show that currently the percentages specified in Policy WYM16 for both the Primary Shopping Area and Town Centre Area continue to be met and there is no cause for concern. It is proposed to set up a quarterly monitoring system to ensure that up to date information is always available for Development Management purposes.

Policy WYM 17: Sequential approach and impact assessment for retail provision in Wymondham

242. This policy seeks to ensure that new retail, service, office and other main town centre uses will be encouraged to locate within the defined town centre boundary of Wymondham with sequential assessment and impact assessment required for applications for town centre uses outside the town centre boundary. The policy states that applications which fail the sequential test or are likely to have a significant adverse impact should be refused.

243. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:

- The development of new retail, service, offices and other main town centre uses encouraged within the town centre boundary of Wymondham
- Sequential assessment and impact assessment required for planning applications for main town centre uses outside the town centre boundary with preference given to accessible sites well connected to the town centre for pedestrians.
- All new retail, leisure and office development of 1,000 sqm or more to submit an impact assessment
- All new retail, leisure and office development of 500sqm or more to submit a sequential assessment.

244. A detailed look at the monitoring period 01/04/16 – 31/03/17 showed that there were two planning applications assessed against this policy during that time period. These were 2016/2599 and 2016/2600 both at 1A-1B Farrier Close Wymondham. Both applications sought to vary conditions of earlier consents, to amend the opening hours and vary the building occupier. Both were approved in February 2017 after an independent retail consultant found that there were no sequentially preferable sites available and the proposed changes would not have a significant impact on Wymondham town centre, thus in accordance with the requirements of the policy.

Policy WYM 18: Land at Norwich Road/Postmill Close

245. This policy allocates land amounting to 1.2 hectares for a new supermarket at Norwich Road/Postmill Close.
246. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:
- Condition imposed to restrict the amount of retail floorspace and the size of convenience and comparison goods sales areas to ensure retail impact does not exceed acceptable levels
 - Condition imposed to restrict the hours for loading and unloading to protect the residential amenity of nearby residential properties
 - Traffic management issues to be resolved
247. A Morrisons supermarket was built on this site prior to the adoption of the Wymondham Area Action Plan, meeting the requirements of the policy.

Policy WYM 19: Provision of a new station for the Mid-Norfolk Railway

248. This policy protects a site for a new station for the Mid-Norfolk Railway and states that any proposals that would prejudice the achievement of this scheme will be resisted.
249. It is proposed to monitor this policy by looking at whether the following policy requirements have been fulfilled:
- Detailed proposals for the new station to have regard to the sites proximity to the conservation area
 - Detailed proposals for the new station to provide for pedestrian access to the existing mainline station
 -
250. There were no planning applications for a new station for the Mid-Norfolk Railway on the allocated land as at 31/03/17.

Conclusions

251. Generally the policy requirements of the Wymondham Area Action Plan seem to be being met, although as this is only the second year that the policies in the Action Plan have been monitored and due to the fact that many sites are either only in the early stages of development or do not have planning permission it has been difficult to track the delivery of each individual policy requirement. Further monitoring on the delivery of the key indicators will be reported on in future years as development precedes.

The following table lists the Development Management policies which, due to their nature, do not lend themselves to monitoring, and therefore do not appear in the text above.

Policy Number	Policy Title
DM1.1	Ensuring development management contributes to achieving sustainable development in South Norfolk
DM2.3	Working at home
DM2.6	Food, drink and takeaways
DM2.7	Agricultural and forestry development
DM2.10	Conversion and re-use of buildings in the Countryside for non-agricultural use
DM2.11	Agricultural and other occupational dwellings in the Countryside
DM2.12	Tourist Accommodation
DM3.4	Residential extension, conversions within settlements
DM3.5	Replacement dwellings and additional dwellings on sub-divided plots within development boundaries
DM3.6	House extensions and replacement dwellings in the Countryside
DM3.7	Residential Annexes
DM3.8	Design Principles applying to all development
DM3.9	Advertisements and signs
DM3.11	Road safety and the free flow of traffic
DM3.13	Amenity
DM4.5	Landscape character and River Valleys
DM4.9	Incorporating landscape into design