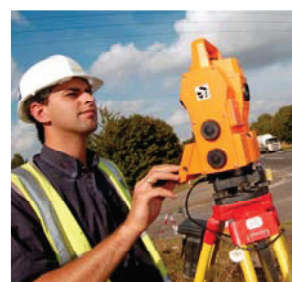


Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2013-2014

December 2014



Jobs, homes, prosperity for local people



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1. Executive Summary

- 1.1 This Annual Monitoring Report provides a useful indication of how the Greater Norwich area is performing 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 has increased this year by more than the target requires for the first time since the base date of the plan;
 - The amount of business and employment floorspace developed has been significant;
 - The proportion of people working in higher occupations has increased;
 - New housing completions by bedroom number have met the appropriate proportions set out in the Sub-Regional Housing Market Assessment;
 - The proportion of new and converted dwellings developed on Previously Developed Land has met target across the Greater Norwich area as a whole;
 - No planning permissions have been granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
 - Public transport accessibility to market towns and key centres of employment at peak times has improved;
 - The proportion of 16-18 year olds not in education, employment or training has decreased;
 - The proportion of Local Sites in positive conservation management has increased each year since 2007/08;
 - Life expectancy has increased; and
 - The proportion of people claiming Employment Support Allowance/ Incapacity Benefit has remained broadly stable over time.
- 1.3 There are a number of indicators where targets are not currently being met, some of which have been adversely affected by the global economic downturn. There are however a number of indicators which are perhaps less influenced by external factors and these are the areas where the overall focus for action must be placed.

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 [here](#)

Purpose

- 2.4 The Annual Monitoring Report measures the implementation of the JCS policies and outlines the 5 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 CIL regulations require this report to include details of CIL receipts received over the monitoring period. These details can be found in Appendix B. Details are not included for South Norfolk because they adopted CIL after the end of the 2013/14 financial year.

3. Joint Core Strategy Monitoring

3.1 Spatial planning objectives 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**

Throughout Broadland, Norwich and South Norfolk, high standards of design and sustainable access will be promoted to reduce greenhouse gases and adapt to the impact of climate change. Zero and low carbon developments will be encouraged. Water efficiency will be a priority in both new and existing development. New development will generally be guided away from areas with a high probability of flooding. Where new development in such areas is desirable for reasons of sustainability (e.g. in the city centre), flood mitigation will be required and flood protection will be maintained and enhanced.

- **To allocate enough land for housing, and affordable housing, in the most sustainable settlements**

The type, size and tenure, including affordable housing, will meet the needs identified by the Greater Norwich Sub Regional Housing Assessments. Most new homes will be built in the Norwich Policy Area (around 33,000 out of 36,820 between 2008 and 2026). Smaller sustainable settlements will accommodate smaller-scale growth. People will have alternatives to using cars and new housing, employment and services will be planned so they are grouped together wherever possible. The settlement hierarchy defines the towns and villages with a good range of jobs, services and facilities. Appropriate densities will make sure land is used efficiently and community needs will be met.

- **To promote economic growth and diversity and provide a wide range of jobs**

Existing employment sites will be safeguarded and enough land for employment development will be allocated to meet the needs of inward investment, new businesses and existing businesses wishing to expand or relocate. Norwich city centre will continue to exert a powerful economic influence over the wider area. Its growth will be further encouraged, so that the centre remains one of the best in the country for retail and employment. Within the Norwich Policy Area, Thorpe St Andrew, Longwater, Norwich Research Park, Norwich Airport, Rackheath, Hethel and Wymondham will also be the focus of further jobs growth. Supporting economic growth in the market towns and revitalising the rural economy are also priorities. Mixed-use development, live/ work units and diversification schemes will be encouraged to reduce the need for local people to commute long distances to work. As the employment needs of the area are so diverse it is essential to provide jobs for all people in the community.

- **To promote regeneration and reduce deprivation**

There are significant concentrations of deprivation in Norwich, as well as equally serious pockets of deprivation in surrounding towns, villages and rural areas. Growth will be used to bring benefits to local people, especially those in deprived communities, to regenerate communities, local economies, under-used brownfield land and neighbourhoods by creating safe, healthy, prosperous, sustainable and inclusive communities. Development and growth will be used to bring benefits to local people, especially those in deprived communities.
- **To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population**

Within Broadland, Norwich and South Norfolk there is a need to improve, expand and develop new education provision to serve an increasing population and higher educational aspirations. It is essential to provide an environment and the facilities to improve the skills of the workforce to support the developing economy of the area.
- **To make sure people have ready access to services**

Norwich city centre will continue to provide a wide range of services accessible to a very wide area. The diversity, vitality and accessibility of the city centre will be maintained and enhanced. Investment will be encouraged in district and local centres to enhance accessibility, vitality and viability. The surrounding market towns and service centres will continue to play a key service role. Innovative approaches will be taken to support rural service provision. Wherever new homes or jobs are to be developed, existing supporting services must either already be adequate or will be provided at the right stage of a new development. This will ensure existing and future residents and workers will have access to the services they need.
- **To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact**

The location and design of development will reduce the need to travel especially by private car. Greater use of sustainable modes of transport will be encouraged by better public transport, footways and cycle networks, and by co-location of housing with services, jobs, shops, schools and recreational facilities. A Bus Rapid Transit system and general enhancement to bus infrastructure will be introduced on key routes in the Norwich area. The strategic road network is also essential, especially for the health of the economy. The road network will provide improved access within Broadland, Norwich and South Norfolk in particular through the construction of the Northern Distributor Road. More than 90% of the area is rural and rural isolation can be reduced by encouraging newer communication and information technologies.
- **To positively protect and enhance the individual character and culture of the area**

Promoting culture will help to develop the economy, stimulate further regeneration, increase sustainable tourism and promote community

involvement. The role of Norwich as the cultural capital of East Anglia will be enhanced, so local people and visitors have access to a variety of facilities such as theatres, art galleries, museums and buildings of architectural and historic interest. Smaller scale cultural opportunities exist throughout the rest of the area and, in particular, in the market towns. Adequate public open space, sport and recreational facilities, as well as access to the countryside, is needed locally to make sure everyone can take part in community activities. More visitors will be encouraged to the area by protecting the very qualities that make the area attractive. Gateways between the wider Norwich area and the Broads, the Brecks and the coast will be enhanced in a way that does not harm their special character.

- **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**

The area is a special place and everyone should be proud of where they live, work, or study. Norwich has a remarkable historic centre with some fine architecture. There are also extensive areas of open space, historic parks and gardens, wildlife sites and wooded ridges in the city. The surrounding market towns and villages are very attractive with each having its own identity. People living in the area have access to open countryside, river valleys, wildlife sites and the special qualities of the Broads and the coast. It is a priority to maintain and improve these special qualities so that everyone can enjoy them. The use of previously developed land will be prioritised to minimise the loss of agricultural land and the countryside. The scale of development we have to accommodate will require the development of some significant greenfield areas, which will affect the existing landscape. Where this is necessary, development must provide environmental gains through green infrastructure, including allotments and community gardens. Biodiversity, geodiversity and locally distinctive landscapes will be protected and enhanced. Linkages between habitats will be promoted, helping to enable adaptation to climate change. Sustainable access to the countryside will be promoted. Efficient use will be made of minerals, energy and water resources, and the production of waste will be minimised.

- **To be a place where people feel safe in their communities**

People will have a stronger sense of belonging and pride in peoples' surroundings. There will be reduced crime and the fear of crime. Better community facilities, better road safety and design of new developments will help to reduce crime.

- **To encourage the development of healthy and active lifestyles**

Within Broadland, Norwich and South Norfolk the accessibility of open space, the countryside, sports and recreational facilities will be improved. People will also be offered the best opportunities to make healthy travel choices as part of their daily lives. By working with NHS Norfolk and Norfolk

County Council, medical and social facilities will be properly planned for new developments and will be accessible to all.

- **To involve as many people as possible in new planning policy**

All sections of the community will be actively encouraged to express their own vision of the future through this strategy, further plans and planning applications. There will be a particular focus on involving people who have not previously had a say in planning. As many people as possible should play a part in the ambitious long-term plans for growth across the whole area. This will help make planning more inclusive, and give confidence that the benefits of growth are felt more equally across existing and new communities in and around Norwich.

3.2 The sections that follow show how each of the objectives and indicators highlighted in the monitoring framework of the Joint Core Strategy 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 will not always be consistent given that we are drawing from three different local authority sources. 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.

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 2013 and 31st March 2014**.

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

South Norfolk has not identified any locally specific indicators and as such only the current Local Development Scheme update is appended.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Total CO ² emissions per capita ¹²	Decrease	DECC	Broadland Norwich South Norfolk	6.7 6.3 8.8	6.4 5.7 8.0	6.6 5.8 8.3	6.0 5.2 7.6	6.1 5.5 7.8	Data not yet available	
Renewable energy capacity permitted by type	Year-on-year increase	LPA		See Table below						
Decentralised and renewable or low carbon energy sources permitted in major developments	Year-on-year percentage increase	LPA	Broadland	100%	75%	67%	No major sites	85%	93%	
			Norwich	See paragraph 3.10 below						
			South Norfolk	No data	No data	No data	No data	No data	No data	
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 Broadland Norwich South Norfolk	4 0 2 2	1 0 1 0	2 0 0 2	0 0 0 0	0 0 0 0	Data not yet available	
All new housing schemes permitted to reach Code for Sustainable Homes level 4 for water on adoption and housing schemes of a minimum of 500 dwellings to reach level 6 for water by 2015		LPA	Broadland Norwich South Norfolk	All developments of 10+ dwellings 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) reused ³ , b) recycled and c) composted	Year-on-year increase in total	LPA	Greater Norwich area	42%	41%	43%	47%	49%	45%	
			Broadland	b) 32%	b) 30%	b) 28%	b) 27%	b) 23%	b) 23%	
				c) 18%	c) 18%	c) 22%	c) 22%	c) 21%	c) 22%	
			Norwich	b) 28%	b) 28%	b) 28%	38%	b) 38%	b) 23%	
				c) 6%	c) 6%	c) 10%	c) 8%	c) 11%	c) 11%	
South Norfolk	b) 37%	b) 36%	b) 40%	b) 42%	b) 41%	b) 40%				
				c) 9%	c) 10%	c) 11%	c) 13%	c) 15%	c) 15%	

¹ DECC per capita data published on 26 June 2014 and different from previously published data

² Calendar year results

³ Re-use is difficult to measure as it includes collection at charity banks and is likely to be higher than any current measurable data.

3.6 Total CO₂ emissions per capita

CO₂ emissions per capita increased in each of the local authority areas in the Greater Norwich area between 2011 and 2012. However values are still considerably lower than they were in 2008 – the base date of the Plan.

3.7 Renewable energy capacity permitted by type

Location	Type	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Broadland	TOTAL	12 kW	~ 1 MW	~ 1.2 MW	6.4 MW	59 MW	18MW	Red
	Wind	12 kW	0.3 kW	20 kW	3.6 MW	9 MW	0.1MW	
	Solar PV	Unknown	Unknown	91MW ⁴	0.8 MW	49 MW	10MW	
	Hydro	0 MW	0 MW	0 MW	0 MW	0 MW	0MW	
	Biomass	0 MW	1 MW	0.2 MW	2 MW	1 MW	8MW	
Norwich		No schemes	Biomass - 12MW	No schemes	No data	No schemes		Grey
South Norfolk	TOTAL	2.1 MW	0.2 MW	36 kW	142 kW	37kW	140kW	Green
	Wind	2 MW	10 kW	22 kW	13 kW	11 kW	110 kW	
	Solar PV	20 kW	0.1 MW	0 MW	121 kW	25 kW	30 kW	
	Sewerage	0 MW	0 MW	0MW	0 MW	0 MW	0 MW	
	Biomass	0.1 MW	0.1 MW	-	-	-	0 MW	
Air	-	-	16 KW	8 kW	8 kW	0 MW	Red	

3.8 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.

3.9 For the data presented here, results have fluctuated considerably over the plan period so far. Results are made up of relatively few sites and therefore might be expected to fluctuate somewhat one year to the next. This does however make it difficult to assess this indicator with certainty.

3.10 Decentralised and renewable or low carbon energy sources permitted in major developments

Limited data from across the Greater Norwich area means it is difficult to establish whether or not the use of decentralised and renewable or low carbon energy sources in major developments is increasing as the target requires. However, good progress has been made towards increasing the standard of construction of new development through both improvements to building regulations and the requirements for major planning applications to demonstrate 10% of the energy produced from renewable or low carbon sources (policy 3 in the JCS). Government has signalled its intention to prevent LAs imposing requirements of policies such as JCS3 from the end of 2014 as energy requirements will be implemented solely through Building Regulations. Click [here](#) for further details.

⁴ Five schemes where total generating capacity is unknown

- 3.11 **Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality**
No planning permissions have been granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality this year.
- 3.12 **All new housing schemes permitted to reach Code for Sustainable Homes level 4 for water on adoption and housing schemes of a minimum of 500 dwellings to reach level 6 for water by 2015**
All developments of 10+ dwellings have to show they will meet this standard therefore 100% compliance will be assumed as permission will not be granted without this assurance.
- 3.13 Government has signalled its intention to prevent LPAs setting strict requirements for water usage. Therefore it appears unlikely that the Code for Sustainable Homes level 6 requirement for water efficiency for developments of over 500 dwellings, scheduled to be introduced in 2015 under JCS3, will be able to be implemented. However, it seems likely that it will be possible to continue to implement the code level 4 requirement on all housing developments.
- 3.14 **Percentage of household waste that is a) reused, b) recycled and c) composted**
The percentage of household waste that is reused, recycled and composted has reduced this financial year. However, Norfolk-wide changes to the collection of recyclable material is hoped to drive recycling rates up from 2014/15.
- 3.15 Recycling and composting rates remain below target for Norwich City Council. The major contributing factors are the changes in regulations which mean that street sweepings cannot currently be recycled and the fact that recyclable items are increasingly made using less material (the effect known as "light weighting"). The council has worked together with all the other Norfolk councils to implement a new recycling service (from 1st October 2014) which has considerably increased the range of items that can be recycled and this will have a positive impact on future recycling performance.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Net housing completions	NPA – 1,825 per annum	LPA	NPA	1,193	923	910	915	882	992	Red
	Greater Norwich area – 2,046 pa		Greater Norwich area	1,736	1,237	1,168	1,182	1,244	1,241	
	Broadland NPA – 617 pa		Broadland - NPA	104	84	81	157	56	217	
	Broadland RPA – 89 pa		Broadland - RPA	198	109	69	70	111	139	
	Norwich – 477 pa		Norwich	527	399	377	280	407	210	
	South Norfolk NPA – 731 pa		South Norfolk - NPA	562	440	452	478	419	565	
	South Norfolk RPA – 132 pa		South Norfolk - RPA	345	205	189	197	251	110	
Affordable housing completions	33% of all developments on new allocations or above qualifying threshold where permission is first granted after adoption of strategy	LPA	Greater Norwich area	684	322	243	394	407	336	Red
				34%	26%	21%	33%	34%	28%	
			Broadland	83	55	31	44	67	74	
				27%	27%	19%	19%	41%	23%	
			Norwich	235	92	112	171	145	123	
				45%	23%	30%	61%	38%	56%	
			South Norfolk	366	175	100	179	195	139	
	40%	27%	16%	27%	24%	21%				
(Gross) new house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	Figures within 10% tolerance (06-11): 1 bedroom – 17% 2 bedrooms – 29% 3 bedrooms – 35% 4+ bedrooms – 19%	LPA		See Table below						Green
Provision of Gypsy and Traveller pitches	Greater Norwich area 51 (11-16)	LPA	Greater Norwich area	4	19	7	7	7	8	Red
	Broadland 3		Broadland	2	8	0	2	1	2	
	Norwich 11		Norwich	0	0	0	3	0	0	
	South Norfolk 37		South Norfolk	2	11	7 (permissions granted)	2	6	6	
The proportion of households without a car in rural areas able to access a market town or key service centre at least twice a week by public transport in 30 minutes	Increase	Norfolk County Council	NORFOLK	78.8%	79.0%	80.90%	No longer recorded			Grey
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	Increase	Norfolk County Council	Greater Norwich area	No data	No data	97.2%	96.9%	96.2%	96.6%	Green
Percentage of completed developments scoring no reds in BfL12	No reds	LPA	Broadland	Indicator and target have altered for this report. Building for Life is now assessed according to a RAG status score against 12 indicators				No data	No data	Grey
			Norwich					60%	Data to be collected every 2 years. Will be back dated for 13/14 next year.	
			South Norfolk					No data	No data	

3.16 **Net housing completions**

Overall the level of delivery of new housing remains considerably below target. Although 2013/14 saw the highest level of housing completion across the NPA in any of the past 5 years it remains a long way below the annual delivery target. Rates of delivery in rural areas overall remain at or above target levels.

3.17 All parts of the NPA show a considerable rate of under delivery against target but the level of shortfall is particularly acute in the Broadland part of the NPA where overall since the JCS base date of 2008 just 19% of the pro-rata housing target has so-far been delivered. This is due on the dependence of the Broadland part of the NPA on bringing forward large strategic scale allocations in order to deliver the JCS, progress on which has been inhibited as a result of the legal challenge to the JCS in addition to challenging market conditions. However, it should be noted that delivery in the Broadland part of the NPA in 2013/14 was more than double the level delivered in four of the five preceding years and bearing in mind the progress being made on planning permissions and site allocations this has the potential to be just the start of long term sustained and significant increases in delivery in the area.

3.18 It should also be noted that although the rate of delivery did increase in 2013/14 and is expected to increase further in the current monitoring year, the rate at which delivery is increasing is considerably slower than the rate at which new permissions and allocations are adding to the available land supply. Land supply in the NPA improved considerably between April 2013 and April 2014 building on the significant increases from the previous year. Sites for around 3,000 additional homes were added to the 5 year supply between April 2013 and April 2014. The total supply of housing sites available for development within the 5 year period is now in excess of 11,300 (which could easily support much higher delivery rates than are current being seen).

3.19 In total, across the whole plan period, there are identified sites sufficient to deliver almost 19,500 homes across the NPA. If sites identified in submitted local plans to which objections have been received are included then this figure increases to over 22,000 homes. If sites identified in emerging local plans which have yet to be submitted are included then this figure increases to in excess of 29,000 homes across the NPA. In addition, significant windfall sites, particularly in the City are expected. When combined with the 5,800 homes already delivered across the NPA, sufficient provision is being made to deliver the 2008-2026 target of 33,000 homes.

3.20 The mismatch between high levels of housing supply yet comparatively low rates of delivery may be reflective of market conditions and confidence. Through measures such as the Local Infrastructure Fund to support the private sector to deliver, direct investment in infrastructure to overcome constraints and engagement in skills initiatives to improve labour supply, the Greater Norwich Growth Board is seeking to increase the proportion of the available land which is taken up in any one year. It remains to be seen what the impact of these initiatives and improved market conditions will have on delivery in future years.

3.21 **Affordable housing completions**

Affordable housing completions accounted for 28% of all completions this year.

3.22 Provision of Gypsy and Traveller pitches

Broadland has exceeded its requirement for the provision of gypsy and traveller pitches over the plan period to date through the grant of planning permissions. Elsewhere in the Greater Norwich area the requirement for the provision of gypsy and traveller pitches has not been met. Additional sites for gypsy and traveller pitches will be delivered through the grant of further planning permissions or in emerging local plans, as appropriate.

3.23 The City Council has recently had confirmation that a bid for £820,000 to the Homes and Communities Agency's Affordable Homes Programme 2015-18 has been successful. The council worked with Orwell Housing Association to bid for the grant funding which will enable 13 new pitches in the city. According to the terms of the grant, the pitches must be completed by 31st March 2018.

3.24 South Norfolk Council is preparing a separate Gypsies and Travellers Local Plan Document and the Issues and Options consultation ended on 24 October 2014.

3.25 Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)⁵

This indicator has shown an improvement in accessibility during the 2013/14 monitoring year despite ongoing local authority budget cuts.

3.26 Percentage of completed developments scoring no reds in BfL12⁶

No data is available for this indicator this year.

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

This indicator has achieved target this year.

Location	08/09	09/10	10/11	11/12	12/13	13/14
Greater Norwich area	No data	No data	1 bed – 101 2 bed – 452 3 bed – 339 4+ bed – 202	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
Broadland ⁷	No data	1 bed – 6 2 bed – 45 3 bed – 76 4+ bed – 79	1 bed – 15 2 bed – 51 3 bed – 46 4+ bed – 34	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
Norwich ⁸	No data	No data	1 bed – 67 2 bed – 256 3 bed – 56 4+ bed – 11	1 bed – 54 2 bed – 191 3 bed – 46 4+ bed – 53	1 bed – 51 2 bed – 113 3 bed – 33 4+ bed – 22	1 bed – 58 2 bed – 106 3 bed – 27 4+ bed – 19
South Norfolk	1 bed – 57 2 bed – 221 3 bed – 420 4+ bed – 209	1 bed – 7 2 bed – 136 3 bed – 199 4+ bed – 145	1+ bed – 19 2+ bed – 145 3+ bed – 237 4+ bed – 157	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

⁵ Results from September: 2013/14 figures from September 2014

⁶ Data for this indicator will be collected every 2 years. Next year's report will include 13/14 data.

⁷ Gross completions

⁸ Includes conversions

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status	
Amount of floorspace developed by employment type	B1 – 118 hectares/ 295,000m ² B2/8 – 111 hectares 2007 – 2026	LPA	Greater Norwich area Broadland Norwich South Norfolk	See Table below							
Office space 2007-2026	100,000m ² Norwich City Centre 100,000m ² NRP 50,000m ² BBP 50,000m ² elsewhere	LPA	Norwich	13,205m ²	657 m ²	2404 m ²	-115 m ²	-3187m ²	-7,213m ²		
			NRP				0m ²	892 m ²	2,504 m ²		
			BBP				0m ²	No data	No data		
			Elsewhere				1,701m ²	S. Norfolk 2,072 m ²	S. Norfolk 3,866 m ²		
Annual count of employee jobs by BRES across Plan area	1,750 per annum increase	ABI(2008/09) BRES thereafter	Greater Norwich area	175,700	172,800	171,900	171,700	172,800	175,400		
			Broadland	40,800	45,500	45,300	44,200	43,300	44,100		
			Norwich	92,700	84,200	81,700	81,600	83,200	84,600		
			South Norfolk	42,200	43,000	45,000	45,800	46,400	46,700		
Employment rate of working age population	Increase	Annual Population Survey	Greater Norwich area	73.30%	73.60%	73.60%	75.60%	78.60%	74.10%		
			Broadland	78.90%	76.10%	76.60%	80.10%	81.70%	75.90%		
			Norwich	68.90%	72.30%	70.50%	70.00%	70.90%	70.30%		
			South Norfolk	73.60%	72.90%	74.70%	78.80%	86.40%	77.70%		
New business registration rate as a percentage of business stock	To be determined	Business Demography	Greater Norwich area	9.20%	9.30%	8.00%	9.40%	8.90%	Data not yet available		
			Broadland	8.60%	8.80%	7.70%	8.50%	8.30%			
			Norwich	10.80%	10.20%	9.10%	10.70%	10.50%			
			South Norfolk	8.30%	9.00%	7.10%	9.00%	7.80%			
Percentage of workforce employed in higher occupations	Annual increase of 1%	Annual Population Survey	Greater Norwich area	44%	43%	41%	39%	46%	47%		
			Broadland	42%	40%	42%	38%	38%	46%		
			Norwich	49%	45%	40%	37%	49%	48%		
			South Norfolk	40%	42%	42%	42%	49%	46%		
National retail ranking	Maintain top 10 ranking	CACI	Norwich	11 th	10 th	10 th	9 th	13 th	14 th		
Net change in retail floorspace in city centre	Increase by 20,000 sqm of comparison goods floorspace in City Centre 2007-2016 (split into 5 year tranches)	LPA	Norwich	-68m ²	-547m ²	-1055m ²	-188m ²	-3268sqm	544sqm		
Percentage of completed town centre uses in identified centres and strategic growth locations	Increase	LPA	Broadland	No data	No data	A1 = 96% A2=100% B1a=84% D2 = 0%	A1 = 99% A2 = 94% B1a=43% D2 = 0%	No data	A1 = 94% A2 = 0% B1a = 76% D2 = 0%		
			Norwich	No data	No data	No data A1=73% A2=0%	No data A1 = 40% A2 = 0%	No data A1 = 36% A2 = 33%	No data A1 = 81% A2 = 0%		
			South Norfolk	A1=73% A2=0%	A1=29% A2=100%	A1=96% A2=100%	A1 = 40% A2 = 0%	A1 = 36% A2 = 33%	A1 = 81% A2 = 0%		
				B1a=0% D2=0%	B1a=11% D2=64%	B1a=84% D2=0%	B1a = 0% D2 = 97%	B1a = 39% D2 = 62%	B1a = 63% D2 = 40%		

3.27 Amount of floorspace developed by employment type⁹

The amount of floorspace developed for employment has met target this year.

		08/09	09/10	10/11	11/12	12/13	13/14	RAG status
B1	Greater Norwich area (floorspace in sqm)	19,244	5,414	30,294	8,525	Incomplete	46,639	
B2		5,589	2,072	2,056	10,907		33,243	
B8		2,525	10,325	5,357	7,482		35,021	
B1	Greater Norwich area (hectares)	7.7	2.2	12.1	3.4	Incomplete	18.7	
B2		1.4	0.5	0.5	2.7		8.2	
B8		1.7	6.9	3.6	5.0		23.5	
B2/B8		3.1	7.4	4.1	7.7		-	
B1	Broadland (sqm)	4,857	1,348	23,161	2,406	3,576	3,576	
B2		1,613	0	408	7,802	760	2,989	
B8		1,593	892	4,553	3,238	8,277	1,704	
B1	Norwich (sqm)	13,205	657	2,404	-115	-3,188	B1a -10,924 B1b 16,926 B1c 19,129	
B2		1,696	0	0	0	No data	23,648	
B8		932	0	0	0	No data	21,780	
B1	South Norfolk (sqm)	1,182	3,409	4,729	6,234	11,828	21,704	
B2		2,586	2,072	1,648	3,105	3,453	6,606	
B8		0	9,433	804	4,244	6,675	11,537	

3.28 Office space developed

Of the net loss of 10,924sqm of office floorspace (use class B1a), 7,213sqm of this was lost in the city centre, and 5,640sqm of that lost in the city centre has been from permitted development right changes of use from offices to residential.

3.29 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.

⁹ Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

- 3.30 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 2014, derived from planning permissions and completions records. The loss of 7,212sqm in 2013/14 accounts for less than 2% of total floorspace.¹

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	-7213sqm net loss

3.31 **Annual count of employee jobs¹⁰¹¹**

2,600 new jobs we created according to this dataset in the last year.

3.32 **Employment rate of working age population**

Employment rates have decreased 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.

3.33 **New business registration rate as a percentage of business stock¹²**

The rate of new business registrations has decreased in this monitoring year.

3.34 **Percentage of workforce employed in higher occupations**

The percentage of workforce employed in higher occupations across the Greater Norwich area has increased by 1% in the monitoring year as the target requires.

3.35 **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 position of 13th from 9th. This year, the city centre is ranked joint with Reading but we have taken position 14 (Reading is ranked 13th). Technically there is no change in our position.

- 3.36 The sector covers comparison as well as convenience and food services. It is important to note that Norwich does not have a large supermarket in the city centre and with the exception of one other (Aberdeen) all cities within the top 20 do have such provision.

- 3.37 In addition, many of the shopping centres ranked above Norwich have received large retail investment in the past few years. For example, Buchanan Quarter in Glasgow, Lime Square in Manchester, Union Square in

¹⁰ Data gathered in September

¹¹ Although this dataset is not recommended for monitoring purposes it is nonetheless the only dataset available for measuring jobs at lower level geographies.

¹² Calendar year data

Aberdeen and Monument Mall in Newcastle. Whilst Norwich has had significant investment in recent years, for example improvements to M&S and John Lewis stores, in the Venuescore ranking Norwich is competing against major cities that benefit from on-going high levels of investment activity and public realm improvements.

- 3.38 It should be noted that Norwich is the only centre in the East of England that ranks in the top twenty.
- 3.39 **Net change in retail floorspace in city centre**
There has been a modest increase of retail floorspace in the city centre in this monitoring period (544sqm). This can be attributed to a re-calculation of floorspace following the improvements and redevelopment of M&S.
- 3.40 **Previous Years**
Recent trends show a reduction in total retail floorspace in the city centre in the period between April 2008 and April 2013. The change in policy in 2011 allowed more flexibility of uses in the city centre to encourage the development of other city centre functions such as cafes and restaurants to support retail strength and the early evening economy function of the primary retail area. In addition, a decline in the proportion of retail units in several frontage groups throughout the primary and secondary areas also occurred.
- 3.41 Although a reduction in retail floorspace runs counter to the aim of Policy 11: Norwich City Centre 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.
- 3.42 **Percentage of completed town centre uses in identified centres and strategic growth locations**
Proportions vary depending on use class and location.

Objective 4: to promote regeneration and reduce deprivation

3.43 No data has been available since the 2010/11 financial year for this objective

Indicator	Target	SOURCE	Location	08/09	09/10	10/11
Number of Lower 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	No data	No data	23
			Broadland	No data	No data	0
			Norwich	No data	No data	23
			South Norfolk	No data	No data	0
Percentage of previously developed land which is vacant for more than 5 years	Year-on-year reduction	LPA	Broadland	1.00%	1.30%	1.40%
			Norwich	No data	No data	No data
			South Norfolk	1.40%	1.20%	1.20%

3.44 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. Indeed it could be that deprivation and/or the number of people suffering from deprivation has worsened. Although the Index of Multiple Deprivation is not released annually a relative¹³ improvement has been observed between the 2007 and 2010 releases. Across the districts, all the deprived LSOAs in this regard are in Norwich.

3.45 By 2026 the target is for half as many LSOAs in the national most deprived 20%. Given that a relative reduction of 5 LSOAs has been observed in three years it is 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.

3.46 Percentage of previously developed land which is vacant for more than 5 years

Limited data for this indicator means it is difficult to determine whether this indicator has achieved target across the Greater Norwich area.

¹³ Relative to all other Lower Super Output Areas (LSOAs) in England

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	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English ¹⁴	Year-on-year increase from 2007 value of 53%	Norfolk County Council	Greater Norwich area	55.29%	59.29%	62.09%	59.89%	57.48%	Data not yet released	
			Broadland	62.08%	65.20%	67.94%	63.55%	62.16%		
			Norwich	40.24%	44.12%	48.05%	51.66%	45.04%		
			South Norfolk	61.59%	63.00%	67.38%	63.04%	62.57%		
16 to 18 year olds who are not in education, employment or training ¹⁵	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Central ¹⁶	4.90%	6.30%	No data	No data	No data	No data	
			Greater Norwich area	No data	No data	5.60%	7.20%	5.60%	5.30%	
			Broadland	No data	No data	3.70%	5.20%	3.80%	3.30%	
			Norwich	No data	No data	8.80%	11.60%	8.90%	9.20%	
Proportion of population aged 16-64 qualified to NVQ level 2 or higher	Annual 2% increase	Annual Population Survey	Greater Norwich area	63.70%	69.90%	69.40%	71.70%	74.30%	75.50%	
			Broadland	66.30%	70.00%	67.40%	73.30%	78.60%	74.10%	
			Norwich	61.90%	66.00%	66.60%	71.60%	74.00%	76.30%	
			South Norfolk	63.30%	75.00%	75.20%	70.10%	70.00%	75.80%	
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Population Survey	Greater Norwich area	26.70%	28.50%	32.60%	31.50%	35.30%	35.20%	
			Broadland	25.40%	24.80%	26.00%	25.40%	29.40%	32.80%	
			Norwich	28.60%	30.50%	39.10%	37.70%	40.60%	39.00%	
			South Norfolk	25.40%	29.40%	30.50%	29.20%	34.10%	32.20%	
Achievement of at least 78 points across the Early Years Foundation Stage, with at least 6 in each of the scales in PSE and CLL	No target set for 11/12	Norfolk County Council	Greater Norwich area	51.99%	53.54%	54.47%	59.13%	No longer measured		
			Broadland	59.27%	60.20%	56.81%	63.86%			
			Norwich	44.68%	43.90%	47.55%	62.61%			
			South Norfolk	52.60%	57.30%	60.55%	57.24%			

¹⁴ School year

¹⁵ Calendar year

¹⁶ Children's Services Area

- 3.47 **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 reduced last year but figures are still above base date rates.
- 3.48 **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 reduced in the Greater Norwich area as a whole but rates in Norwich have increased over the last year.
- 3.49 **Proportion of population aged 16-64 qualified to NVQ level 2 or higher**
The proportion of population aged 16-64 qualified to at least NVQ level 2 reduced in the Greater Norwich as a whole over the monitoring year.
- 3.50 **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 reduced in the Greater Norwich as a whole over the monitoring year.
- 3.51 **Achievement of at least 78 points across the Early Years Foundation Stage, with at least 6 in each of the scales in PSE and CLL**
This indicator is no longer measured.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Net change in retail floorspace in city centre	20,000 sqm comparison goods floorspace in City Centre 2007-2016 (split into 5 year tranches)	LPA	Norwich	-68m ²	-547m ²	-1055m ²	-188m ²	-3268m ²	544sqm	
National retail ranking	Maintain top 10 ranking	CACI	Norwich	11 th	10 th	10 th	9 th	13 th	14 th	
Percentage of units vacant in defined primary shopping areas	Not more than 5%	LPA and Norfolk County Council	Norwich	7.70%	9.20%	7.80%	9.20%	13.60%	13.80%	
			Aylsham	11%		9%		11.70% ¹⁷		
			Diss	8%		6%		7.80%		
			Harleston	13%	No data	11%	No data	5.70%	No data	
			Loddon	5%		7%		6.30%		
			Long Stratton	5%		7%		5.40%		
Wymondham	9%		4%			5.40%				

3.52 Net change in retail floorspace in city centre

See paragraph 3.36

3.53 National Retail Ranking for Norwich

See paragraph 3.32

¹⁷ Possible data discontinuities in market town information due to changing methodologies

3.54 Percentage of units vacant in defined primary shopping areas

The 13.8% represents the vacancy rate across all shop *units* within the primary area, the highest figure in the plan period. This negative trend, taking into consideration the reduction in the floorspace vacancy rates, implies that it is the smaller shops which are struggling in the primary area. When considering available vacant floorspace (i.e. that which is being marketed, but not including floorspace currently under renovation) this figure drops to 3.8%. This is a significant decrease in vacant floorspace from the peak vacancy rate of 11.7% in 2010, but is marginally higher than the rate of 2.8% at the start of the plan period in 2008.

3.55 In the secondary area the vacant unit rate is 4.3%, the lowest rate in the plan period and significantly lower than the peak vacant unit rate of 11.2% in 2009. This shows that smaller independent shops in areas like the Norwich Lanes and St. Benedict's Street are thriving unlike those in the primary area.

3.56 The floorspace vacancy rate in the secondary area is 1.2%, the lowest figure in the plan period by a significant margin.

3.57 Although technically achieved in the monitoring period for 2014/15, it is of great importance to note that the Norwich Lanes has recently won Great British High Street of the year 2014. The judges were impressed with the 'leadership exhibited by the Norwich Lanes Association who are working in partnership with traders and Norwich Business Improvement District to develop a strong brand, organising a series of innovative events and marketing campaigns'.

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	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
The proportion of households without a car in rural areas able to access a market town or key service centre at least twice a week by public transport in 30 minutes	Increase	Norfolk County Council	NORFOLK	78.80%	79%	80.90%	No longer recorded			
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900) ¹⁸	Increase	Norfolk County Council	Greater Norwich area	No data	No data	97.20%	96.90%	96.20%	96.60%	
Percentage of people crossing Norwich's inner ring road on foot or bike	Increase	Norfolk County Council	Inner ring road	45,845 35%	47,207 36%	43,962 34%	No data	No data	No data	
Building for Life: percentage of developments scoring no reds on criteria 1, 2, 3, 8, 9 and 10	No reds	LPA	Broadland Norwich South Norfolk	Indicator and target have altered for this report. Building for Life is now assessed according to a RAG status score against 12 indicators – 6 of which are transport related				No data 70%	No data No data ¹⁹ No data	

¹⁸ Results from September: 2013/14 figures from September 2014

¹⁹ Data for this indicator will be collected every 2 years. Next year's report will include 13/14 data.

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

This indicator has shown an improvement in accessibility during the 2013/14 monitoring year despite ongoing local authority budget cuts.

3.59 **Percentage of people crossing Norwich's inner ring road on foot or bike**

Data is no longer available for this indicator

3.60 **Building for Life: percentage of developments scoring no reds on criteria 1, 2, 3, 8, 9 and 10**

No data is available for this indicator this year.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Percentage of previously developed land which is vacant for more than 5 years	Year-on-year reduction	LPA	Broadland	1.00%	1.30%	1.40%	No data	No data	No data	
			Norwich	No data	No data	No data	No data	No data	No data	
			South Norfolk	1.40%	1.20%	1.20%	No data	No data	No data	
Percentage of Conservation Areas with appraisals	Year-on-year increase	LPA	Broadland	No data	No data	70%	74%	76%	76%	
			Norwich	47%	59%	71%	71%	71%	76%	
			South Norfolk	No data	9%	10%	10%	12% ²⁰	12%	
Percentage of completed developments scoring no reds in BfL12	No reds	LPA	Broadland	Indicator and target have altered for this report. Building for Life is now assessed according to a RAG status score against 12 indicators				No data	No data	
			Norwich					60%	No data ²¹	
			South Norfolk					No data	No data	

3.61 Percentage of previously developed land which is vacant for more than 5 years

No data is available for this indicator this year.

3.62 Percentage of Conservation Areas with appraisals

Results vary by location. One new Conservation Area Appraisal for Norwich has been adopted in 2013/14 for Bowthorpe.

3.63 Percentage of completed developments scoring no reds in BfL12

No data is available for this indicator this year.

²⁰ Figure amended. Previously recorded figure used an inconsistent methodology

²¹ Data for this indicator will be collected every 2 years. Next year's report will include 13/14 data.

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	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Net change in Local Sites in "Positive Conservation Management"	Year-on-year improvements	Norfolk Wildlife Trust	Greater Norwich area	49%	52%	58%	60%	63%	67%	
			Broadland	53%	53%	59%	64%	69%	69%	
			Norwich	74%	78%	81%	79%	88%	88%	
			South Norfolk	44%	48%	55%	56%	59%	64%	
% 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	No data	No data	No data	26.0%	No data	No data	
							0.1%			
							8.0%			
							79.0%			
							17.6%			
Number of designated Air Quality Management Areas (AQMAs)	None	LPA	Greater Norwich area	4	4	4	1	1	1	
			Broadland	1	0	0	0	0	0	
			Norwich	3	4	4	1	1	1	
			South Norfolk	0	0	0	0	0	0	
Percentage of SSSIs in favourable condition or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland	50%	77%	84%	83%	94%	94%	
			Norwich	80%	80%	100%	60%	75%	75%	
			South Norfolk	33%	40%	86%	86%	86%	78%	
Number of listed buildings lost/demolished	None	LPA	Greater Norwich area	0	0	0	1	0	1	
			Broadland	0	0	0	0	0	0	
			Norwich	0	0	0	0	0	1	
			South Norfolk	0	0	0	1	0	0	
Number of Tree Preservation Orders (TPOs) where trees are lost through development	None	LPA	Broadland	No data	No data	No data	No data	No data	No data	
			Norwich	No data	No data	No data	No data	0	0	
			South Norfolk	No data	No data	No data	No data	No data	No data	
Percentage of new and converted dwellings on Previously Developed Land	25%	LPA	Broadland	75%	65%	45%	57%	51%	46%	
			Norwich	95%	99%	94%	90%	76%	96%	
			South Norfolk	38%	32%	29%	25%	23%	15%	

3.64 Net change in Local Sites in “Positive Conservation Management”

Across the Greater Norwich area as a whole the proportion of Local Sites in positive conservation management has increased over the last year.

3.65 % of river assessed as good or better

Data is not available for this indicator this year

3.66 Number of designated Air Quality Management Areas

The number of designated AQMAs in the Greater Norwich area reduced from 4 to 1 in 2011/12 following the reclassification of the whole city centre as an AQMA. The target set in the JCS is for no AQMAs. This indicator remains unable to be met despite site specific measures actively addressing air quality issues being introduced.

3.67 Percentage of SSSIs in favourable condition or unfavourable recovering condition

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

3.68 Number of listed buildings lost/demolished

The listed building which has been granted permission for demolition was 52 - 54 All Saints Green. This site forms part of a major regeneration site in the city centre adjacent to the bus station which is being redeveloped for student accommodation.

3.69 Number of Tree Preservation Orders (TPOs) where trees are lost through development

Lack of data means it is difficult to determine whether this indicator is achieving target.

3.70 Percentage of new and converted dwellings on Previously Developed Land

Target is being achieved in both Broadland and Norwich for this indicator.

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

Indicator	Target	Source	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Reduction in overall crime	12/13 (pro rata):		Greater Norwich area	24,159	21,699	20,284	20,247	18,435	18,769	
	BDC	3,871	Broadland	3,799	3,545	3,318	3,227	2,950	3,106	
	Norwich	14,409	Norwich	16,176	14,176	13,151	12,985	11,812	11,881	
	South Norfolk	4,033	South Norfolk	4,184	3,978	3,815	4,035	3,673	3,782	
Number of people killed or seriously injured in road traffic accidents ²²	Year-on-year reduction in those KSI	Norfolk County Council	Greater Norwich area	167	147	150	158	148	193	
			Broadland	62	51	46	39	55	70	
			Norwich	43	37	42	42	49	61	
			South Norfolk	62	59	62	77	44	62	

3.71 Reduction in overall crime

There has been a modest increase in total crime between 2012/13 and 2013/14. However, rates of total crime are considerably lower now that they were in 2008/09.

3.72 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.

²² Calendar year

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

Indicator	Target	Source	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Percentage of working age population receiving Employment Support Allowance and incapacity benefits	No increase on 2007 level in spite of predicted ageing population	DWP benefits claimants (NOMIS)	Greater Norwich area	5.80%	5.70%	5.70%	5.60%	5.50%	5.50%	
			Broadland	4.60%	4.50%	4.50%	4.50%	4.50%	4.40%	
			Norwich	7.80%	7.60%	7.80%	7.50%	7.40%	7.50%	
			South Norfolk	4.50%	4.50%	4.40%	4.40%	4.30%	4.10%	
Healthy life expectancy at age 65 of a) males and b) females ²³	Increase at each survey	ONS	Broadland	a) 18.4 b) 21.0	a) 18.8 b) 21.0	a) 19.3 b) 21.1	a) 19.6 b) 21.6	Data not yet released	Data not yet released	
			Norwich	a) 18.5 b) 21.5	a) 18.4 b) 21.8	a) 18.6 b) 22.1	a) 19.1 b) 22.4			
			South Norfolk	a) 19.5 b) 21.2	a) 19.7 b) 21.5	a) 19.9 b) 21.6	a) 20.2 b) 22.2			
The proportion of households without a car in rural areas able to access a market town or key service centre at least twice a week by public transport in 30 minutes	Increase	Norfolk County Council	NORFOLK ²⁴	78.80%	79%	80.90%	No longer recorded			
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	Increase	Norfolk County Council	Greater Norwich area	No data	No data	97.20%	96.90%	96.20%	96.60%	
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%)	Sport England		See Table below						

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

Rates have remained broadly consistent for this indicator over the plan period.

3.74 Healthy life expectancy at age 65

Healthy life expectancy has continued to increase in the recent survey as the target requires.

3.75 Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)²⁵

This indicator has shown an improvement in accessibility during the 2013/14 monitoring year despite ongoing local authority budget cuts.

²³ Data is gathered over a three year period. Data stated for 2008/09 is 2007-2009 ONS data

²⁴ Data not available at Greater Norwich area level

²⁵ Results from September: 2013/14 figures from September 2014

3.76 Accessibility of leisure and recreation facilities

Data is only available for Broadland for this indicator. Over the monitoring year accessibility to leisure and recreation facilities has remained the same.

		08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Greater Norwich area	Sports Halls	67%		60%	60%	No data	No data	
	Swimming Pool	65%	No data	61%	61%	No data	No data	
	Indoor Bowls	12%		22%	22%	No data	No data	
Broadland	Sports Halls			85%	86%	88%	88%	
	Swimming Pool	No data	No data	89%	93%	89%	89%	
	Indoor Bowls			21%	21%	21%	21%	
Norwich	Sports Halls			69%	62%	No data	No data	
	Swimming Pool	No data	No data	46%	46%	No data	No data	
	Indoor Bowls			46%	46%	No data	No data	
South Norfolk	Sports Halls			36%	33%	No data	No data	
	Swimming Pool	No data	No data	44%	44%	No data	No data	
	Indoor Bowls			0%	0%	No data	No data	

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

Indicator	Target	Source	District	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Statement of Community Involvement/ Engagement	Statement of compliance Accepted	LPA	Broadland Norwich South Norfolk	Adopted 2006 First adopted in 2007 and updated in 2010. Revised SCI adopted July 2013 Adopted 2007						
Recognised participatory design process for major growth locations	Used for all major growth locations – over 500 dwellings	LPA	Broadland Norwich South Norfolk	Developer will have to demonstrate compliance at planning application stage						

3.77 Statement of Community Involvement/ Engagement

All districts have an adopted Statement of Community Involvement/ Engagement

3.78 Recognised participatory design process for major growth locations

Developers will have to demonstrate compliance at planning application stage

Additional monitoring framework for the Broadland part of the Norwich Policy Area

- 3.79 This section has been added for the first time this year.
- 3.80 Following the adoption of the Joint Core Strategy in March 2011 a court judgment remitted parts of the previously adopted plan for further consideration. This judgment remitted specific elements of the proposals within the Broadland part of the Norwich Policy Area and in particular: a) the Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle (including employment growth at Rackheath but excluding employment land at Broadland Business Park and the airport); and b) 2,000 homes proposed on smaller sites throughout the Broadland part of the Norwich Policy Area. These proposals were resubmitted for further examination, and policies 21 and 22 were necessary in order to ensure the soundness of this part of the JCS. For the avoidance of doubt, policies 21 and 22 apply only to the proposals previously remitted by the Court order.
- 3.81 A number of additional indicators were added to monitor policies 21 and 22 and these are highlighted here
- 3.82 **Percentage of residents who travel to work:**
- **by private motor vehicle**
 - **by public transport**
 - **by foot or cycle**
 - **work at home or mainly at home**
- 3.83 See Appendix D for figures.
- 3.84 The percentage of residents who travelled to work by private motor vehicle in Broadland increased between the 2001 and 2011 censuses.
- 3.85 Over the same period the percentage of residents who travelled to work by public transport decreased while the percentage of residents who travelled to work by foot or cycle increased.
- 3.86 The percentage of residents who worked from home decreased between the 2001 and 2011 censuses.
- 3.87 **Housing land supply within the Broadland part of the Norwich Policy Area**
When measured against the National Planning Policy Framework (NPPF) requirement for 5 years supply, plus 5% to facilitate choice and competition, as at April 2014 there was 67.2 % of the required supply in the Broadland part of the Norwich Policy Area (NPA), or 3.36 years supply, based upon existing housing commitments. If sites within emerging local plan documents, which are expected to be adopted in 2015, are taken into account then there

would be 112.8% of the required supply in the Broadland part of the Norwich Policy Area (NPA), or 5.64 years supply.

3.88 See Appendix A for further details

3.89 **Unfit housing – percentage of overall housing stock not meeting ‘Decent Homes Standard’**

3.90 Most recent data (2006) shows that 14% of all housing stock in Broadland did not meet ‘Decent Homes Standard’.

3.91 **Heritage at risk – number and percentage of:**

- **Listed Buildings; and**
- **Scheduled Ancient Monuments on Buildings at Risk Register**

3.92 See Appendix D for figures.

Appendix A – Greater Norwich area Five-year supply of housing assessment

Summary

This note identifies the housing land supply for the Greater Norwich area, with a focus on the Norwich Policy Area (NPA), to meet Joint Core Strategy and national policy requirements. When measured against the National Planning Policy Framework (NPPF) requirement for 5 years supply, plus 5% to facilitate choice and competition, as at April 2014 there was:

- 95.6% of the required supply in the Norwich Policy Area (NPA), 4.78 years of a 5 year supply (including the additional 5% requirement);
- 200.2% of the required supply in the Broadland Rural Area; and
- 182.2% of the required supply in the South Norfolk Rural Area.

It should be noted that the land supply in the NPA improved considerably between April 2013 and April 2014 building on the significant increases from the previous year. This stemmed from the fact that the rate at which new development sites are being identified through the planning process is considerably faster than the rate at which developments are being completed. Sites for around 3,000 additional homes were added to the 5 year supply between April 2013 and April 2014, during the same period just fewer than 1,000 were completed in the NPA. The total supply of housing sites available for development within the 5 year period is now in excess of 11,300. In total, across the whole plan period, there are sites with planning permission or in adopted local plans sufficient to deliver almost 19,500 homes across the NPA.

Whilst a 5 year supply cannot be demonstrated each authority within the NPA will need to take a view on how to address the requirements of the NPPF when considering planning applications. Given the rate at which the land supply position is being improved it is highly likely that a 5 year supply will be attained during the current monitoring year. An update to this assessment will be published if and when this can be demonstrated.

Introduction

1. The National Planning Policy Framework (NPPF) sets out the Government's aims for the delivery of a choice of high quality homes. The NPPF seeks to achieve a significant increase in housing delivery, including measures to promote a more responsive and flexible supply of housing land. Paragraph 47 of the NPPF requires local authorities to meet the '*full, objectively assessed needs for market and affordable housing in the housing market area*'. One of the key elements of ensuring a responsive supply of housing land is the requirement for local planning authorities to be able to 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*'. To be considered deliverable NPPF footnote 11 states that sites should be:

- Available – available for development now;
- Suitable – in a suitable location for development now; and
- Achievable – there is a reasonable prospect of housing being delivered in the five-year period, including taking into account the viability of sites.

Sites with planning permission should be '*considered deliverable ... unless there is clear evidence*' that they will not be delivered.

2. The tables attached as appendices all relate to the situation as at 1st April 2014.
3. The figures across the NPA show a considerable improvement compared to the situation as at April 2013. At April 2013 the land supply across the NPA was 84.2% of the 5 year requirement. Overall land supply within the five year period has risen from 9,535 units to 11,317 units. However, the land supply requirement for the five years has risen from 11,320 to 11,839 as delivery was below target in 2013/14 and there is one year fewer left in the plan period.

Housing Requirement and Sources of Supply

4. The Joint Core Strategy (JCS) sets out the strategic planning framework for the three authorities to 2026. The JCS was originally adopted in March 2011 but was partly remitted following a legal challenge. This led to a process where a part JCS was prepared and examined. The part JCS, and certain amendments to the original JCS, were adopted by all three local planning authorities in January 2014.
5. The JCS housing requirement is based on an assessment of local need (including a Strategic Housing Market Assessment (SHMA)). A Topic Paper produced by the GNDP (Greater Norwich Development Partnership) updated in December 2012²⁶ to accompany submission of the part JCS looked at a range of evidence sources and concluded that the level of growth set out in the JCS strikes a balance between what is achievable within environmental and infrastructure constraints and a reduced level which may artificially constrain delivery.
6. The topic paper was supplemented in April 2013 to take account of the latest government Household Interim Projections²⁷. It was further supplemented by analysis related to the East of England Forecasting Model in July 2013²⁸. This evidence showed that the adopted JCS housing provision sat well with the latest regional and national projections and accorded with local evidence (included the latest update to the SHMA). Indeed the most recent available evidence suggests the actual need may be towards the lower end of the range taken into account in JCS formulation.
7. This position was examined in the context of the part JCS. The GNDP evidence on housing was challenged through the Examination process both by those arguing for higher and lower numbers. However, on this matter the Inspector backed the GNDP position concluding 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"²⁹.
8. On the basis of the evidence presently available the levels of housing growth planned for in the JCS are sufficient to fully meet the objectively assessed housing needs for the various housing market areas with the GNDP area. This is consistent with the requirements of the NPPF.
9. Work commenced on preparing a fresh SHMA in late 2013. This is expected to be published in late 2014/early 2015. In order to accord with latest government guidance on the definition of Housing Market Areas it has been considered appropriate to broaden the SHMA's geographical extent to also include the areas of Breckland and North Norfolk

²⁶ Topic Paper: Homes and Housing (GNDP, December 2012) ref TP12/SDJCS14

²⁷ Topic Paper: Homes and Housing Supplement (GNDP, April 2013) ref TP13/SDJCS14.1

²⁸ Publication of the East of England Forecasting Model (GNDP, July 2013) ref DV36.

²⁹ See part JCS Inspector's report para 40.

District Council. This has necessitated the involvement of a wide range of Councils in its production.

10. 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 to the city. Figures are presented for the NPA, its constituent Council areas, plus separate Rural Areas figures for Broadland and South Norfolk.
11. Each local authority has taken a broadly similar approach to collecting and presenting information for monitoring land supply. For sites of 5 or more units (10 or more units in Norwich) the authorities have undertaken a site-by-site assessment, in conjunction with site owners, developers or agents where possible. It is assumed that all sites of less than 5 units (less than 10 units in Norwich) will be delivered within the five-year supply period; this is distinct from a windfall assumption as it is based on known sites with planning permission, which are considered suitable and available for delivery in accordance with NPPF paragraph 47, footnote 11. Details of the larger sites are included in Appendices D (Norwich Policy Area) and E (Rural Areas).
12. It should be noted that in addition to the identified sites (i.e. existing allocations, permissions and applications with a resolution to permit), the JCS makes a number of assumptions about delivery on new sites to be allocated through the respective Local Plans for Broadland, Norwich and South Norfolk. Land from new sources is very likely to be available in the latter half of the five-year period. These sites have only been included in the main five-year supply calculations where they are considered to meet the terms of the NPPF, i.e. included within a plan that has been submitted for Examination and there is no significant outstanding objection to the proposed allocation. Presently this means that only some of the provision from the emerging Norwich and South Norfolk site allocation DPDs is included in the main sources of supply. However, the potential impact on housing land supply of emerging Local Plans allocations is shown for all areas in the trajectories in Appendices A1 to B2 for information and to assist with demonstrating the soundness of emerging Local Plans.
13. Although the JCS does not rely on the provision of windfall development to meet objectively assessed needs it is considered appropriate (and in accordance with para 48 of the NPPF) for some element of windfall provision for Norwich City to be included in the housing land supply calculations. The evidence in support of this was presented to the part JCS Examination³⁰. This was accepted as amended by the JCS Inspector³¹.
14. There is no prescribed approach to the sources of supply that can be included within housing land supply. Assumptions need to relate to local circumstances and evidence. The sources of supply were fully considered in the part JCS Examination and are not proposed to be changed at present. However, it is considered that the assumptions used are conservative and may underestimate the contribution to land supply from certain sources. Further information is given on the implications of this below.

Methodology for Calculation of Housing Land Supply

15. Both locally and nationally there is considerable debate about the appropriate methodology for calculating housing land supply. In particular about the approach to how any backlog is dealt with in the calculation and whether it should be met across the entire

³⁰ See JCS evidence statements DV 21 (sec 1.2), DV35 and DV50.

³¹ See part JCS Inspector's report para 67. The adjusted figure used is 50 units in the first year of the five year supply period, 100 units in the second year of the five year period and 150 units in the three subsequent years.

remaining plan period (the residual or “Liverpool” approach) or met in full within the five year period (the “Sedgefield” approach).

16. The JCS was prepared and is to be monitored in accordance with the former approach. This is clearly illustrated in the trajectory contained in appendix 6 of the adopted plan and is made explicit in the definition of indicators in appendix 8³².
17. Current government guidance allows for both methodologies to be used and the issue was the subject of debate at the part JCS Examination. On this issue the Inspector agreed with the GNDP that “the shortfall should be added to the housing delivery target over the plan period”³³.
18. There is a strong logic to taking this approach. Having considered all reasonable alternatives in the plan preparation process and determined that an approach involving significant urban extension is the preferred option, it is appropriate to allow for the extensions to be implemented before alternative sites are considered, as failure to do this could undermine investor confidence and the plan-led approach to long-term sustainable development. 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.
19. The GNDP role with regard to the land supply has now been taken over by the Greater Norwich Growth Board (GNGB). The GNGB Councils believe strongly that the “Liverpool” approach to calculating housing land supply remains appropriate in the light of local circumstances. This approach will therefore continue to be used as the basis for Local Plan monitoring and Development Management decisions across the GNGB area. The GNGB notes that the Planning Practice Guidance published in March 2014 favours the use of the “Sedgefield” methodology. However, it does not require it. This has been confirmed by a recent decision issued on behalf of the Secretary of State³⁴.
20. The GNGB’s use of the 5% buffer in calculating land supply has also been challenged by those suggesting that a 20% buffer should be applied as the authorities are persistent under deliverers. This matter has been clarified in both the part JCS Inspector’s report³⁵ and a planning appeal decision³⁶. It is clear that, measuring delivery over an appropriate period in the light of economic cycles, there has not been persistent under delivery in the NPA and therefore a 5% buffer should be used.

Norwich Policy Area (NPA)

21. How the NPA is used in relation to land supply has also been the subject of debate at the part JCS Examination and the aforementioned planning appeal.
22. The result of this process means that for development management purposes the local planning authorities will treat the whole NPA as the relevant area for the calculation of housing land supply. Separate figures for constituent parts of the NPA will continue to be published in this monitoring report to allow scrutiny, for purposes of assessment of

³² See pg 149 of the adopted JCS where the housing supply indicator is defined as “CLG Core Output indicators H.2 a-d” which defines the residual approach.

³³ See part JCS Inspector’s report para 66

³⁴ Appeal at Land to the North of Hospital Lane, to the South of Mill Lane and to the East of Bouskell Park, Blaby (S62A/2014/0001)

³⁵ See paras 61 – 65 of part JCS Inspector’s report

³⁶ See paras 19-20 of appeal decision ref APP/G2625/A/13/2195084 of Oct 2013

soundness of emerging Local Plans with the JCS, and consideration of the trigger point identified in JCS policy 22.

23. The NPA performance against the JCS requirement is set out below and shown as a trajectory over the JCS period in Appendix A1³⁷.

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	-856
Total 2008-14	5,815	10,950	-5,158
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 5% required by the NPPF		2,368	
2014/15 Current year	1,135 (Excluded from the 5 year supply)	2,368	-1233
2015/16	2,046	2,368	-322
2016/17	2,522	2,368	+154
2017/18	2,553	2,368	+185
2018/19	2,140	2,368	-228
2019/20	2,056	2,368	-312
Five year supply/requirement	11,317	11,839	-522

24. The above table and the trajectory in Appendix A1 demonstrate that across the NPA the supply of deliverable land at 1st April 2014 represented 95.6% of what is required under the NPPF, a shortfall of 522 units. The trajectories in Appendices A2 - 4 illustrate the respective positions for the parts of the NPA.

25. The GNGB authorities acknowledge that there has been a 47% shortfall in delivery in the NPA since the start date of the JCS. Over and above the effects of the slow housing market, this is largely because until the adoption of the JCS the Local Plans for the area made allocations on the basis of achieving the 1999 Norfolk Structure Plan target of 1,195 units per annum in the NPA (1993-2011), 35% lower than the JCS requirements. As noted above, Site Specific Allocations are being progressed across all three authorities and it is anticipated that once new site allocations are made to accommodate the JCS level of growth, the level of delivery will also increase significantly. For all parts of the NPA the trajectories show an additional projected completion line to illustrate how emerging allocations will supplement existing sites and, where necessary, make up any current shortfall in five-year supply.

26. It should be noted that the 5 year supply above is not the entire land supply that is available within the plan period. There are a number of sites that are expected to come forward in the current year plus others that are expected to continue or come forward beyond the 5 year supply period, as well as those where uncertainties about whether they will be implemented mean that they are timetabled outside the 5 year supply

³⁷ Produced in accordance with the previous criteria for CLG LDF Core Output Indicator H2 (a-d) and CLG National Indicator NI159

period. In a number of instances it is possible that these sites will actually come forward within the 5 year period. A summary of the supply pipeline is set out in appendix C. In total there are identified sites sufficient to deliver almost 19,500 homes across the NPA³⁸. If sites identified in submitted local plans to which objections have been received are included then this figure increases to over 22,000 homes. If sites identified in emerging local plans which have yet to be submitted are included then this figure increases to in excess of 29,000 homes across the NPA. Assuming local plan preparation continues as planned, within the next two years it is anticipated that the local authorities will have sufficient sites identified in adopted local plans to meet JCS targets for the NPA for the period up to 2026.

Area	Years Supply	Units in the 5 Year Supply (with permission, resolution to permit, allocated or submitted for allocation with no objections)	Total Committed sites (with permission, resolution to permit, allocated or submitted for allocation with no objections (2014-2026))
Norwich Policy Area	4.78	11,317	19,420
Broadland NPA	3.36	3,057	5,358
Norwich	4.65	2,603	6,010
South Norfolk NPA	6.73	5,657	8,052
Broadland RPA	10.01	799	899
South Norfolk RPA	9.11	851	915

³⁸ This includes existing known sites with planning permission, existing allocations in adopted local plans and allocations in submitted local plans with no objections.

Broadland and South Norfolk Rural Areas

27. For the non-NPA Rural Areas, separate trajectories are produced for the Broadland and South Norfolk elements. These areas represent completely separate housing markets, where making up a shortfall in one district's rural area with sites in the other would not address the housing market issues. The trajectories attached at Appendices B1 and B2 demonstrate that Broadland and South Norfolk have 200.2% and 182.2% of the NPPF requirement respectively in their Rural Areas. This equates to a current surplus of 399 units in Broadland's Rural Area and 384 units in South Norfolk's Rural Area. The calculations are also set out in the following table:

Year	Broadland			South Norfolk		
	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus
2008/09	198	89	+109	345	131	+214
2009/10	109	89	+20	205	132	+73
2010/11	69	89	-20	189	131	+58
2011/12	70	89	-19	197	132	+65
2012/13	111	89	+22	250	131	+119
2013/14	139	90	+49	110	132	-22
Total 2008-14	696	535	+161	1,296	789	+507
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 5% required by the NPPF		80			93	
2014/15 Current Year	147 (Excluded from the 5 year supply)	80	+67	343 (Excluded from the 5 year supply)	93	+250
2015/16	169	80	+89	319	93	+226
2016/17	216	80	+136	180	93	+87
2017/18	156	80	+76	139	93	+46
2018/19	129	80	+49	108	93	+15
2019/20	129	80	+49	105	93	+12
Five year supply/ requirement	799	399	+400	851	467	+384

Implications of possible changes to assumptions

28. As noted in para 14 above there is no prescription about the assumptions that can be made in calculating land supply figures, these must be determined by evidence and can vary between different areas. In relation to supply in the NPA revisions to three possible assumptions have been examined to see what impact they would have on land supply.
29. Windfall assumptions in the NPA currently take no account of the historic rates of delivery on windfall sites (excluding garden land) in South Norfolk and Broadland parts of the NPA. If this was included there would be an increase of 320 homes deliverable in the five year period.
30. There is no allowance made for the supply that results from the provision of student accommodation. If such an allowance were made this would further increase the supply

by 26 units. The number of units is based on the number of shared facilities³⁹. However, if an alternative approach was used such as that accepted in a recent planning appeal in Cheshire⁴⁰, supply in the five year period would be increased by a further 31 units.

31. There is no allowance made for the supply that results from the provision of institutional care homes. If such an allowance were made this would further increase supply by 287 units.
32. The combined effect of all of the above assumptions would increase supply from 4.78 years (95.6% of requirement) to 4.99 years (99.8% of requirement) as at April 2014. A trajectory for the NPA including these changes to current assumptions can be found at Appendix F.
33. No decision has been taken to change these assumptions in calculating land supply at present.
34. With regard to student accommodation and residential care needs, the Inspector's report of Norwich City Council's emerging local plan was clear: in the absence of any 'recent information on the accommodation needs of students or residential care needs ... it is not possible to estimate how provision of additional bed-spaces in these sectors might release homes onto the market. Without such information the incorporation of student and institutional completions within the housing land supply calculation is unjustified.' Emerging case law, practice and guidance on this matter will be kept under review. The SHMA, expected to be published later in 2014/early 2015, should provide information on student accommodation need, as well as other specific groups such as the elderly, and therefore it is expected that these additional sources of supply will be able to be included in the future.

Action

35. Paragraph 49 of the NPPF requires local authorities to consider applications for housing '*in the context of the presumption in favour of sustainable development*' and states that '*relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*'. Each authority therefore will continue to apply this approach to housing proposals in the NPA as an adequate supply of housing land cannot currently be demonstrated.
36. This matter will be kept under close review by the GNGB authorities. Should it be possible to demonstrate a 5 year land supply during the current monitoring year, an update to this report will be issued. The publication of the housing land supply assessment for 2014/15 will be brought forward to early in the summer of 2015 as this is expected to demonstrate that a five year supply exists.
37. Additionally, the Growth Board will continue to promote the development of housing sites which do have planning consent. Notwithstanding recent strengthening of the housing market, rates of delivery remain historically low whilst housing land supply is at an all-time high. Indeed at current rates of delivery sufficient sites have already been identified through the planning system to last for over 20 years. Through working closely with partners in the development sectors and the LEP and through initiatives such as the Local Infrastructure Fund, the GNGB will do all that it can to stimulate delivery.

³⁹ See DCLG guidance: <https://www.gov.uk/definitions-of-general-housing-terms>

⁴⁰ Appeal at Land of Hind Heath Road, Sandbach, CW11 3WA (AA/R0660/A/14/221992)

Appendix A1 – Whole Norwich Policy Area Trajectory

Whole NPA - 2008/09 to 2025/26		COMPLETIONS						PROJECTIONS													
1 April - 31 March		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	1193	923	910	915	882	992														
Future Supply	Projected Completions - Current Year							1135													
	Projected Completions - Future Years Existing Sites								2046	2522	2553	2140	2056	1669	1582	1576	1474	1316	1316		
	Projected Completions - Future Years Emerging Sites								75	409	728	1035	1245	1245	1195	1170	1095	815	720	36932	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2065	2156	2253	2354	2378	2316	2196	2056	1848	1635	1350	884	42	-2048		
	JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1824	1824	32848	Total Required

Five Year Requirement	2253	2253	2253	2253	2253	11265	Units
Five Year Requirement plus 5% (5.25 years)	2366	2366	2366	2366	2366	11828	Units
Five Year Supply existing sites only	2046	2522	2553	2140	2056	11317	Units
						-511	Unit Surplus against 5.25 year requirement
						4.78	Years of the 5 year requirement
Five Year Supply including emerging sites	2121	2931	3281	3175	3301	14809	Units
						2981	Unit Surplus against 5 year requirement
						6.26	Years of the 5 year requirement

Appendix A2 – Broadland Norwich Policy Area Trajectory

Broadland NPA - 2008/09 to 2025/26		COMPLETIONS						PROJECTIONS												
1 April - 31 March		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	104	84	81	157	56	217													
Future Supply	Projected Completions - Current Year							196												
	Projected Completions - Future Years Existing Sites								306	605	765	715	666	531	444	438	336	178	178	
	Projected Completions - Future Years Emerging Sites								0	119	411	695	850	900	850	825	750	450	375	12282 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	928	990	1019	1000	941	845	728	587	361	-1	-630	
	JCS allocation annualised over 18 years (2008 - 2026)	617	617	616	617	617	616	617	617	616	617	617	616	617	617	616	617	616	616	11099 Total Required

Five Year Requirement	867	867	867	867	867	4335 Units
Five Year Requirement plus 5% (5.25 years)	910	910	910	910	910	4552 Units
Five Year Supply existing sites only	306	605	765	715	666	3057 Units
						-1495 Unit Surplus against 5 year requirement
						3.36 Years of the 5 year requirement
Five Year Supply including emerging sites	306	724	1176	1410	1516	5132 Units
						580 Unit Surplus against 5 year requirement
						5.64 Years of the 5 year requirement

Appendix A3 – Norwich Trajectory

Norwich - 2008/09 to 2025/26		COMPLETIONS						PROJECTIONS													
1 April - 31 March		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														
Future Supply	Projected Completions - Current Year							286													
	Projected Completions - Future Years Existing Sites								561	597	534	409	502	843	843	843	843	843	843		
	Projected Completions - Future Years Emerging Sites								0	66	0	10	15	65	65	65	65	65	65	10628	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	477	474	479	486	501	508	533	555	555	542	544	561	569	501	399	229	-110	-1128		
	JCS allocation annualised over 18 years (2008 - 2026)	477	477	478	477	477	478	477	477	478	477	477	478	477	477	478	477	477	478	8592	Total Required

Five Year Requirement	533	533	533	533	533	2665	Units
Five Year Requirement plus 5% (5.25 years)	560	560	560	560	560	2798	Units
Five Year Supply existing sites only	561	597	534	409	502	2603	Units
						-195	Unit Surplus against 5 year requirement
						4.65	Years of the 5 year requirement
Five Year Supply including emerging sites	561	663	534	419	517	2694	Units
						-104	Unit Surplus against 5 year requirement
						4.81	Years of the 5 year requirement

Appendix A4 – South Norfolk Norwich Policy Area Trajectory

South Norfolk NPA - 2008/09 to 2025/26		COMPLETIONS						PROJECTIONS												
1 April - 31 March		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													
Future Supply	Projected Completions - Current Year							624												
	Projected Completions - Future Years Existing Sites								1179	1320	1254	1016	888	295	295	295	295	295	295	
	Projected Completions - Future Years Emerging Sites								75	224	317	330	380	280	280	280	280	280	280	
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	731	741	760	780	802	831	801	874	836	758	656	557	439	412	371	303	167	-242	
	JCS allocation annualised over 18 years (2008 - 2026)	731	731	731	731	731	731	731	731	730	731	731	731	731	731	731	731	731	730	
																			13973	Total Delivered
																			13156	Total Required

Five Year Requirement	801	801	801	801	801	4005	Units
Five Year Requirement plus 5% (5.25 years)	841	841	841	841	841	4205	Units
Five Year Supply existing sites only	1179	1320	1254	1016	888	5657	Units
						1452	Unit Surplus against 5 year requirement
						6.73	Years of the 5 year requirement
Five Year Supply including emerging sites	1254	1544	1571	1346	1268	6983	Units
						2778	Unit Surplus against 5 year requirement
						8.30	Years of the 5 year requirement

Appendix B1 – Broadland Rural Area Trajectory

Broadland Rural Area Minimum - 2008/09 to 2025/26		COMPLETIONS						PROJECTIONS													
1 April - 31 March		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	111	139														
Future Supply	Projected Completions - Current Year							147													
	Projected Completions - Future Years Existing Sites								169	216	156	129	129	75	25	0	0	0	0		
	Projected Completions - Future Years Emerging Sites								0	168	202	95	25	0	0	0	0	0	0		
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	89	83	81	82	83	81	76	69	59	23	-19	-53	-88	-120	-157	-209	-314	-627	2232	Total Delivered
	JCS allocation annualised over 18 years (2008 - 2026)	89	89	89	89	89	90	89	89	89	89	89	90	89	89	89	89	89	90	1605	Total Required

Five Year Requirement	76	76	76	76	76	380	Units
Five Year Requirement plus 5% (5.25 years)	80	80	80	80	80	399	Units
Five Year Supply existing sites only	169	216	156	129	129	799	Units
						400	Unit Surplus against 5.25 year requirement
						10.01	Years of the 5.25 year requirement
Five Year Supply including emerging sites	169	384	358	224	154	1289	Units
						890	Unit Surplus against 5.25 year requirement
						16.15	Years of the 5.25 year requirement

Appendix B2 – South Norfolk Rural Area Trajectory

South Norfolk Rural Area Minimum - 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	1 April - 31 March Actual completions - Previous Years	345	205	189	197	250	110														
Future Supply	Projected Completions - Current Year							343													
	Projected Completions - Future Years Existing Sites								319	180	139	108	105	64	0	0	0	0	0		
	Projected Completions - Future Years Emerging Sites								0	307	237	135	45	32	0	0	0	0	0		
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	132	119	114	109	102	91	89	66	41	-9	-57	-99	-141	-188	-236	-314	-471	-942		
	JCS allocation annualised over 18 years (2008 - 2026)	131	132	131	132	131	132	131	132	131	132	131	132	131	132	131	132	132	132		
																				3310	Total Delivered
																				2368	Total Required

Five Year Requirement	89	89	89	89	89	445	Units
Five Year Requirement plus 5% (5.25 years)	93	93	93	93	93	467	Units
Five Year Supply existing sites only	319	180	139	108	105	851	Units
						384	Unit Surplus against 5 year requirement
						9.11	Years of the 5 year requirement
Five Year Supply including emerging sites	319	487	376	243	150	1575	Units
						1108	Unit Surplus against 5 year requirement
						16.85	Years of the 5 year requirement

APPENDIX C – Total dwellings permitted or allocated on identified sites, excluding and including those allocations in a submitted emerging local plan with objections

Table 1 - Estimate of total supply deliverable 2014-26 from existing known and submitted sites (i.e. those in 5 year supply plus other consented sites, existing allocated sites, and unchallenged emerging allocated sites following submission)

BDC NPA	5,358
NCC	6,010 ⁴¹
SNDC NPA	8,052
	19,420

Table 2- Estimate of total supply deliverable 2014-26 from existing known and submitted sites (i.e. as above plus those sites allocated in submitted local plans which have objections)

BDC NPA	6,813 (+1,455)
NCC	6,491 (+481)
SNDC NPA	9,258 (+1,206)
	22,562

Table 3 – Estimate of total supply deliverable 2014-26 from emerging sites (i.e. as above plus those in emerging local plans which have not yet reached submission)

BDC NPA	11,583 (+4,770)
NCC	6,491 (+0)
SNDC NPA	11,058 (+1,800)
	29,132

For Broadland District Council the figures in table 2 include sites with objections included in the emerging 'Broadland District Council Site Allocations Development Plan Document (DPD)' (submitted). The figures in table 3 include sites in the emerging 'Growth Triangle Area Action plan' which has not yet been submitted.

For Norwich City Council the figures in table 2 include sites with objections included in the emerging 'Site allocations and site specific policies local plan'.

For South Norfolk District Council the figures in table 2 include sites with objections included in the emerging 'Site Specific Allocations and Policies Document' and the emerging 'Wymondham Area Action Plan'. The figures in table 3 include sites in the emerging 'Long Stratton Area Action Plan' which has not yet been submitted.

⁴¹ This figure excludes any projection for windfall development. If windfall is included using the current methodology (Norwich City area only) the level of supply would increase by a further 1,500 to be delivered between 2015/16 and 2025/26.

APPENDIX D – NPA SITES INFORMATION**BROADLAND NORWICH POLICY AREA EXISTING SITES AT 31ST MARCH 2014****KEY**

(1a) - Sites with planning permission (5 dwellings or more, including emerging allocations with permission and current allocations)

(1b) - Sites of 4 dwellings or less with planning permission

(2) - Sites with a committee resolution to approve (at 31st March 2014)

(3) - Sites allocated in an adopted Local Plan but with no permission

(4) - Sites allocated in an emerging Local Plan with no permission and no objections

Address	Current year	5 year supply period					Beyond
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	
Land at Yarmouth Road, Blofield			25	50	50	50	
Land Adj. 20 Yarmouth Road, Blofield	12	10					
Land at Wyngates, Blofield	12	27	25				
Land south of Yarmouth Road & north of Lingwood Road, Blofield			12	25	25	13	
Land west of Cucumber Lane, Brundall	25	50	50	25			
Land east of Cator Road and north of Hall Lane, Drayton			25	50	50	50	25
The Crescent, Drayton	4						
Land at former Little Plumstead Hospital, Little Plumstead	5						
Land north of Mill Lane, Horsford		25	50	25	25		
Land at Norwich Road, Salhouse		12	8				
Land at Crostwick Lane, Spixworth	12	25	17				
Land at Pinebanks, Thorpe St Andrew			25	50	50	50	56
Land at Griffin Lane, Thorpe St Andrew			25	46			
Land to Rear Manor House, Blofield	1						
Land at 389 Drayton High Road, Hellesdon	11						
Pinelands Industrial Estate, Holt Road, Horsford	10						
Land rear of 35-51 The Warren, Horsham St Faith	11						
St Christophers School, Old Catton	2						
Land at Repton House, Parkside Drive, Old Catton		9					
Land at Trinity Close, Rackheath	11						

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Land at Former Garage site, Salhouse			12	3			
Land at Salhouse Hall, Salhouse		8					
Land at 147 Fakenham Road, Taverham	5						
Land at Yarmouth Road, Thorpe St Andrew	15						
Former Woodside Public House, Thorpe St Andrew	9						
Vauxhall Mallards Cricket Ground, Brundall		12	25	7			
Land off Salhouse Road, Rackheath			12	25	25	17	
Home Farm, Blue Boar Lane, Sprowston Phases 2&3	9						
Home Farm, Blue Boar Lane, Sprowston Phase 4				12	25	25	18
Home Farm, Blue Boar Lane, Sprowston Phase 5	14	25	25	25			
Land to the North of Sprowston and Old Catton, Btn Wroxham Road & St Faiths Road			91	182	182	183	2882
Land at White House Farm, Sprowston (south)		75	150	150	150	150	558
Norwich Camping and Leisure, Thorpe St Andrew				12	5		
Brook Farm & Laurel Farm, Thorpe St Andrew				50	100	100	350
Small Sites with planning permission (1b)	28	28	28	28	28	28	0
BROADLAND NORWICH POLICY AREA TOTAL	196	306	605	765	715	666	3889
TOTAL IN FIVE YEAR SUPPLY				3057			

BROADLAND NORWICH POLICY AREA EMERGING SITES AT 31ST MARCH 2014

KEY

(5) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections

Address	Current year	5 year supply period					Beyond	
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20		
Land north of Blofield Corner Road, Blofield Heath			12	8				
Land east of School Road, Drayton			12	8				
Land at Hospital grounds, southwest of Drayton Road, Hellesdon				50	100	100	50	
Royal Norwich Golf Club, Hellesdon				75	150	150	625	
Land east of Eversley Road, Hellesdon			13	20	22			
Land east of Manor Road, Newton St Faith			12	25	23			
Land at Norwich Rugby Ground, Old Catton					25	50	175	
Land north of Repton Avenue, Old Catton			25	50	50	50	125	
Rackheath Eco Community						100	2900	
Land south of Green Lane West, Rackheath			25	50	50	50	125	
Land south of Green Lane East, Rackheath							150	
Land east of Buxton Road, Spixworth				25	50	50	175	
Land between Salhouse Road and Thorpe Woodlands				75	150	150	1025	
Land at Plumstead Road			20	25				
Land east of Broadland Business Park, Thorpe St Andrew					75	150	625	
BROADLAND NORWICH POLICY AREA TOTAL	0	0	119	411	695	850	5975	
TOTAL IN FIVE YEAR SUPPLY			2075					

NORWICH NORWICH POLICY AREA EXISTING SITES AT 31ST MARCH 2014**KEY**

- (1a) - Sites with planning permission (10 dwellings or more, including emerging allocations with permission and current allocations)
 (1b) - Sites of 9 dwellings or less with planning permission
 (2) - Sites with a committee resolution to approve (at 31st March 2014)
 (3) - Sites allocated in an adopted Local Plan (RLP/NCCAAP) but with no permission
 (4) - Sites allocated in an emerging Local Plan (SA DPD) with no permission and no objections
 (5) - Windfall (to avoid double counting with existing consents (much of which are on windfall sites) windfall delivery in the first few years of the supply period is reduced)
 (7) - Student Accommodation (equivalent dwellings)
 (8) - Dwellings through PD rights for office conversion

Address	Current year	5 year supply period					Beyond
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	
Chalk Hill Works, Rosary Road (1a & 6)	14	14					
Threescore (1a)		92	75	75	75	75	608
Trowse: Deal Ground and May Gurney Sites (1a)							550
All Saints Green, Ivory House (1a)							8
Aviva Car Park, Brazengate (1a)	43	43					
Barrack Street – CC19a (1a)							200
Barrack Street, 126-128 (4)							15
Beckham Place (1a & 3)		10	10				
Ber Street, 10-14 (4)		10					
Bethel Street, 59 (1a)							14
Bishop Bridge Road, 29-31 (1a)							19
Bussey Road, SE of Ives Road (1a)	16						
Cadge Road (1a)	14						
NR1, Land adj to Norwich City Football Club (Phase 2 Taylor Wimpey) (1a)	24	24	25				
Carrow Road, The Clarence Harbour Public House (1a)		12					
Cremorne Lane (1a)	22						
Dereham Road, land & buildings adjacent to & Including 349A & 349B (4)							24
Earlham Centre, Shoemaker Public House (1a)		9	9				
Edward Street, Hunters Squash Club (1a)	24						
Hall Road, rear of 138A (1a)	8	3					
Hobrough Lane/131-133 King Street (1a)		10	10	5			
Carrow Quay, off Kerrison Road (1a)				50	50	50	100
King Street, 126-140 (1a)		23					
King Street, 144-146 (1a)		12					
King Street, 148-162 (1a)		22					

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Former Lakenham Sports and Social Club						75	
Little John Hill, Parish Hall/Vicarage Garden (1a)		10					
Magdalen Street, 23-25 (1a)	17						
Starling Road, Industrial sites (Cordova Buildings) (1a)		22					
Starling Road, Enterprise Garage (1a)				14			
Starling Road, Industrial sites (4)				9			
St Saviours Lane, Hi-Tech House (1a)		37					
St Stephens Road, former N&N Hospital (1a)							
Sussex Street, 70-72 (1a)							17
Sussex Street, Sussex House (1a)							
Thorpe Road, 79 (1a)	12						
Wall Road (1a)				15	12		
Wellesley Avenue North (1a)	14						
Wlberforce Road (1a)		13					
Duke Street, site of former Start-rite Shoe factory (1a)							21
Duke Street, St. Mary's Works (3)							40
Friars Quay/Colegate (3)							20
Fishergate, Bulsare Warehouse (3)							10
Mary Chapman Court (3)							40
Oak Street, 123-161 (3)							55
Oak Street, The Talk (3)							58
Whitefriars, Smurfit Kappa (3)							90
Depository Building, Muspole Street (1a & 3)		32	25				
Argyle Street (4)							12
Aylsham Road District Centre (4)							50
Aylsham Road District Centre & adjacent land (4)							100
Aylsham Road, 165-187 (4)							20
Aylsham Road, Former Pupil Referral Unit (4)							11
Barn Road Car Park (4)					20	20	
Ber Street, 60-70 (4)							20
Ber Street 147-153 (4)					20		
Bishop Bridge Road, east of (4)							50
Bowthorpe Road, Norwich Community Hospital Site (4)							80
City Hall, land to the rear (4)							20
City Road, John Youngs Ltd (4)						45	
Dereham Road, Site of former Earl of Leicester PH, 238a (4)		12					
Dibden Road, Van Dal Shoes and garage courts (4)							25
Drayton Road, 81-93 (4)							30

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Drayton Road, adjoining Lime Kiln Mews (4)				15			
Duke Street, EEB site (4)			30				
Gas Hill, Gas Holder (4)							15
Goldsmith Street (4)		20	40	40			
Greyfriars Road (4)							20
Hall Road, Hewitt Yard (4)						10	10
Havers Road Industrial Sites (4)			50	50			
Heigham Street, 231-243 (4)					25		
Hurricane Way (4)							30
Kerrison Road, Norwich City Football Club (part) Groundsmans Hut (4)							50
Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott (4)						50	350
Lower Clarence Road (4)							45
Mousehold Lane, Start Rite Factory site (4)							40
Northumberland Street, 120-130 (4)							30
Oak Street, 140-154 (4)							10
Oak Street / Sussex Street commercial sites, 160-162 Oak Street (4)							15
Pointers Field (1a)	12						
Pottergate car park (4)							20
Queens Road and Surrey Street (4)							40
Raynham Street, north of (4)		20	20				
Rose Lane, land at Mountergate (4)			50	50			200
St Anne's Wharf, King Street (4)							300
St Stephens Street, St Stephens Towers (4)							250
Thorpe Road: 13-17 Norwich Mail Centre (4)							150
Thorpe Road/Lower Clarence Road, Busseys Garage (4)							25
Utilities Site, Norwich (4)							100
Westlegate Tower (1a)	19						
Merchants Court, St Georges Street (8)			17				
Britannia House, Prince of Wales Road (8)			20				
Eastgate House, Thorpe Road (8)			38				
Aldwych House, Bethel Street (8)			18				
14-16 St Matthews Road, orbit Housing (8)	14						
Small Sites with planning permission (1b)	33	61	60	61	57	27	
Windfall (5)	0	50	100	150	150	150	900
NORWICH NORWICH POLICY AREA TOTAL	286	561	597	534	409	502	4907
TOTAL IN FIVE YEAR SUPPLY		2603					

NORWICH NORWICH POLICY AREA EMERGING SITES AT 31ST MARCH 2014

KEY

(6) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections

Address	Current year	5 year supply period					Beyond
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	
King Street Stores (6)							20
Land at Garden Street (6)							100
Land at Wherry Road (6)			66				
Westwick Street Car Park (6)						15	15
Norfolk Learning Difficulties Centre, Ipswich Road (6)							30
Land at Windmill Lane (6)					10		
Heigham Water Treatment Works, Waterworks Road (6)							150
Mile Cross Depot (6)							75
NORWICH NORWICH POLICY AREA TOTAL	0	0	66	0	10	15	390
TOTAL IN FIVE YEAR SUPPLY		91					

SOUTH NORFOLK NORWICH POLICY AREA EXISTING SITES AT 31ST MARCH 2014**KEY**

(1a) - Sites with planning permission (5 dwellings or more, including emerging allocations with permission and current allocations)

(1b) - Sites of 4 dwellings or less with planning permission

(2) - Sites with a committee resolution to approve (at 31st March 2014)

(3) - Sites allocated in an adopted Local Plan but with no permission

(4) - Sites allocated in an emerging Local Plan with no permission and no objections

Address	Current year	5 year supply period					Beyond
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	
Bawburgh: Stocks Hill (2)	0	5	-	-	-	-	-
Bramerton: Herbert Parker Seeds (1)	0	10	-	-	-	-	-
Costessey: North of the River Tud/Queen's Hills (1)	150	150	110	50	50	29	-
Costessey: west of Lodge Farm (2)	5	35	65	65	65	65	195
Costessey: Lodge Farm (1)	42	-	-	-	-	-	-
Costessey, Townhouse Road (1)	0	30	32	-	-	-	-
Costessey: Roundwell Works, Dereham Road (3)	-	-	-	-	-	-	-
Costessey: Bridge Farm, Norwich Road (1)	0	3	3	3	-	-	-
Costessey: r/o 9 Grove Avenue (1)	-	-	-	-	-	-	-
Cringleford: Newfound Farm allocation (3)	-	67	167	167	167	167	465
Cringleford: North of the A11/Roundhouse Park (1)	129	100	100	78	8	-	-
Cringleford: Former Primary School site (1)	12	25	1	-	-	-	-
Cringleford: Newfound Farm (1)	5	-	-	-	-	-	-
Framingham Earl: NW of Pigot Lane (1)	16	50	34	-	-	-	-
Framingham Earl/Bixley: West of Octagon Barn, Bungay Road (1)	0	25	25	10	-	-	-
Framingham Earl, Alston's Meadow, 84 Long Lane (1)	-	-	-	-	-	-	-
Framingham Earl: Long Lane (2)	7	-	-	-	-	-	-
Hethersett: North Village (1)	0	60	90	160	162	200	524
Hethersett: Great Melton Road (1)	0	40	40	40	38	-	-
Hethersett: Lyngate Farm (1)	-	-	-	-	-	-	-
Keswick: Low Road (1)	9	-	-	-	-	-	-
Little Melton: Ringwood Close (1)	0	20	-	-	-	-	-
Little Melton: Mill Road (2)	0	8	12	-	-	-	-
Little Melton: Gibbs Close (2)	0	8	12	-	-	-	-
Long Stratton: Fairfield Close (1)	11	-	-	-	-	-	-
Mulbarton: Cuckoofield Lane (1)	5	-	-	-	-	-	-
Mulbarton: The Rosery/Long Lane (1)	0	10	50	50	50	20	-

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Newton Flotman: Flordon Road/Church Road (4)	0	0	12	18	-	-	-
Newton Flotman: 38 Olive Avenue (1)	0	8	-	-	-	-	-
Poringland: The Street (1)	45	95	77	65	65	65	127
Poringland: Heath Farm (2)	0	40	80	80	50	-	-
Poringland: Former Primary School allocation (1)	Figures included in Poringland: The Street, above						
Poringland: Glebe Farm (1)	-	-	-	-	-	-	-
Spooner Row: Chapel Lane/Bunwell Road (1)	0	10	10	10	3	-	-
Spooner Row: The Bungalow, Station Road (1)	0	1	2	2	-	-	-
Stoke Holy Cross: South of Long Lane (1)	0	20	29	-	-	-	-
Stoke Holy Cross: North of Long Lane (2)	0	0	12	12	-	-	-
Surlingham: Mill Road (1)	-	-	-	-	-	-	-
Swardeston: Roadside Nurseries (1)	2	-	-	-	-	-	-
Tharston: Chequers Road (2)	0	25	50	45	-	-	-
Trowse: May Gurney/Keir site (1)	0	0	0	0	0	0	90
Trowse: White Horse Lane (2)	0	15	25	25	25	9	-
Wymondham: Silfield Road/Rightup Lane (1)	0	25	50	100	100	100	355
Wymondham: Park Farm, Silfield Road (1)	0	25	50	100	100	100	125
Wymondham: Greenland Avenue/Whispering Oaks (1)	-	-	-	-	-	-	-
Wymondham: Carpenter's Barn (1)	0	60	60	60	60	60	50
Wymondham: Norwich Common/Beckett's Grove (1)	80	68	-	-	-	-	-
Wymondham: Norwich Road/Spinks Lane (1)	0	40	60	60	40	40	35
Wymondham: Sale Ground (1)	32	32	-	-	-	-	-
Wymondham: between Burdock Close and Blackthorn Road (1)	0	12	19	-	-	-	-
Wymondham: Rightup Lane (1)	23	-	-	-	-	-	-
Wymondham: Friarscroft Lane (3)	0	0	0	20	-	-	-
Wymondham: Chestnut Drive/London Road (1)	0	10	10	-	-	-	-
Wymondham: BOCM Paul, Rightup Lane (1)	0	14	-	-	-	-	-
Wymondham: 49 Norwich Common (1)	11	-	-	-	-	-	-
Wymondham: north of Rightup Lane (1)	6	-	-	-	-	-	-
Small Sites with planning permission (1b)	34	33	33	34	33	33	-
SOUTH NORFOLK NORWICH POLICY AREA TOTAL	624	1179	1320	1254	1016	888	1771
TOTAL IN FIVE YEAR SUPPLY				5657			

SOUTH NORFOLK NORWICH POLICY AREA EMERGING SITES AT 31ST MARCH 2014							
KEY (5) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections	Current year	5 year supply period					
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Beyond
Address							
Bracon Ash: Norwich Road (5)	0	0	12	8	-	-	-
Easton: south and east of village (5)	0	50	100	150	150	150	300
Hetherset: North of Grove Road (5)	0	0	12	25	3	-	-
Long Stratton: Cygnet House (5)	0	25	25	-	-	-	-
Long Stratton: Sites emerging through the Area Action Plan preferred options (5)	0	0	0	50	140	230	1380
Poringland: The Ridings (5)	0	0	12	8	-	-	-
Spooner Row: School Lane (5)	0	0	5	-	-	-	-
Stoke Holy Cross: South of Long Lane (5)	0	0	12	25	13	-	-
Surlingham: The Street (5)	0	0	5	-	-	-	-
Surlingham: New Road (5)	0	0	5	-	-	-	-
Swardeston: Main Road (5)	0	0	12	18	-	-	-
Tasburgh: Church Road (5)	0	0	12	8	-	-	-
Trowse: (5)	0	0	12	25	24	-	-
SOUTH NORFOLK NORWICH POLICY AREA TOTAL	0	75	224	317	330	380	1680
TOTAL IN FIVE YEAR SUPPLY				1326			

Appendix E - RURAL AREA SITES INFORMATION

BROADLAND RURAL POLICY AREA EXISTING SITES AT 31ST MARCH 2014

KEY

(1a) - Sites with planning permission (5 dwellings or more, including emerging allocations with permission And current allocations

(1b) - Sites of 4 dwellings or less with planning permission

(2) - Sites with a committee resolution to approve (at 31st March 2014)

(3) - Sites allocated in an adopted Local Plan but with no permission

(4) - Sites allocated in an emerging Local Plan (SA DPD) with no permission and no objections

Address	Current year	5 year supply period					Beyond
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	
Land north of B1145 Cawston Road, Aylsham		25	50	50	50	50	25
Land north of Burgh Road, Aylsham		25	50	50	50	50	75
Land west of Stringers Lane, Foulsham	12	2					
Land north of Hubbards Loke, Great Witchingham	12	15					
Land north of Norwich Road / Station Road, Lingwood		12	25	2			
Land west of Salhouse Road, Wroxham		25	50	25			
Land at Aegal House, Aylsham		10	12				
Land at Station Road, Aylsham	8						
Land at St Michaels Hospital, Aylsham	20	20					
Former Bocm Mill, Dunkirk, Aylsham	1	1					
Land off Station Road, Cantley	8						
Land at Mill Farm, Felthorpe	3						
Old Chapel Road, Freethorpe	4						
Manor Farm Barns, 8, The Green, Freethorpe	4						
Land off Hall Lane, Frettenham	8						
Abbey Farm, Haveringland	5						
Land at Westgate, Hevingham	8						
Land adj. Saint Edmunds Road, Lingwood	7						
Land at New Road, Reepham	4	5					
Land at Grove Farm. Stratton Strawless	6						
Land at Hamper People Ltd, Strumpshaw	10						
Small Sites with planning permission (1b)	28	29	29	29	29	29	0
BROADLAND RURAL POLICY AREA TOTAL	148	169	216	156	129	129	100
TOTAL IN FIVE YEAR SUPPLY		799					

BROADLAND RURAL POLICY AREA EMERGING SITES AT 31ST MARCH 2014

KEY

(5) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections

Address	Current year	5 year supply period					Beyond
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	
Land north of Norwich Road, Acle			25	50	50	25	
Land south of Acle Station			12	8			
Land north of Springfield, Acle			12	18			
Land east of Lion Road, Buxton			12	8			
Land east of Gayford Road, Cawston			12	8			
Land at Rectory Road, Coltishall			12	18			
Land at Jordan's Scrapyard, Coltishall			12	18			
Land north of Palmer's Lane, Freethorpe			10				
Land at Station Road, Reedham			12	8			
Land off Broomhill Lane, Reepham			25	50	45		
Land at former Station Yard, Reepham			12	8			
Land rear of Burlingham Road / St Mary's Close, South Walsham			12	8			
BROADLAND RURAL POLICY AREA TOTAL	0	0	168	202	95	25	0
TOTAL IN FIVE YEAR SUPPLY			490				

SOUTH NORFOLK RURAL POLICY AREA EXISTING SITES AT 31ST MARCH 2014**KEY**

(1a) - Sites with planning permission (4 dwellings or more, including emerging allocations with permission and current allocations)

(1b) - Sites of 4 dwellings or less with planning permission

(2) - Sites with a committee resolution to approve (at 31st March 2014)

(3) - Sites allocated in an adopted Local Plan but with no permission

(4) - Sites allocated in an emerging Local Plan (SA DPD) with no permission and no objections

Address	Current year	5 year supply period					Beyond
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	
Ashwellthorpe: r/o Wood Farm, The Street (1)	0	0	15	16	-	-	-
Aslacton: Coopers Scrap Yard	0	0	10	5	-	-	-
Barford: Barford Hire, Watton Road (1)	0	0	0	0	0	0	7
Barford: west of The Hall, off Church Lane	0	0	10	-	-	-	-
Barnham Broom: Rush Green Road, Bell Road	0	4	8	8	4	-	-
Brooke: Norwich Road	0	12	-	-	-	-	-
Brooke: High Green Farm (4)	0	0	8	-	-	-	-
Broome: Yarmouth Road (4)	0	0	5	-	-	-	-
Bunwell: Bunwell Street (4)	0	0	3	5	-	-	-
Carleton Rode: west of Rode Lane (4)	0	0	5	-	-	-	-
Carleton Rode: Flaxlands Road (4)	0	0	5	-	-	-	-
Careton Rode: Cooks Garage	0	6	-	-	-	-	-
Dickleburgh: Mount Pleasant, Norwich Road	5	10	-	-	-	-	-
Diss: Frenze Hall Lane (1)	-	-	-	-	-	-	-
Diss: Haulage Depot, Victoria Road	0	0	0	0	0	0	20
Diss: Diss Cue Club/Diss Tribution, Mission Road (1)	6	-	-	-	-	-	-
Diss: Holy Trinity Church (1)	12	-	-	-	-	-	-
Diss: east & west of Willbye Avenue (2)	8	-	-	-	-	-	-
Diss: 38-39 Victoria Road (1)	4	2	-	-	-	-	-
Diss: Water Tower, Louis Lane (2)	0	5	-	-	-	-	-
Diss: The Crown & outbuilding, Nicholas Street	0	5	-	-	-	-	-
Ditchingham: Simpsons Maltings (2)	46	46	-	-	-	-	-
Earsham; SW Dukesway (2)	5	-	-	-	-	-	-
Fornsett: Old Station Yard, Station Road (1)	0	17	-	-	-	-	-
Hales: Hales Hospital (2)	0	22	22	-	-	-	-
Hales: former workshop, Yarmouth Road (1)	0	0	10	-	-	-	-
Harleston: Former Dowdeswell Site (1)	1	-	-	-	-	-	-
Harleston: Mendham Lane (2)	75	45	-	-	-	-	-

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Harleston: Maltings at Tudor Rose Way (2)	0	5	-	-	-	-	-
LOD1 Loddon: land north of George Lane (2)	0	0	25	50	50	50	25
Loddon: ExPress Plastics (1)	50	37	-	-	-	-	-
Loddon: Former Police Station, 8 Bridge Street (1)	0	5	-	-	-	-	-
Pulham St Mary: The Old Maltings, Station Road (1)	3	-	-	-	-	-	-
Roydon/Diss: Old High Road/ Roydon Road (1)	70	15	-	-	-	-	-
Scole: The Gables, 5 Bungay Road (1)	-	-	-	-	-	-	-
Scole: The Reading Rooms, The Street	4	4	-	-	-	-	-
Thurlton: South of Holly Cottage, Beccles Road (2)		5	-	-	-	-	-
Tibenham: Adj. 14 Pristow Green Lane (1)	0	5	-	-	-	-	-
Topcroft: south east of 12 Church Street (2)	-	-	-	-	-	-	-
WIC2 Wicklewood: fronting High Street (2)	0	14	-	-	-	-	-
Winfathing: Chapel Close (2)	-	-	-	-	-	-	-
Woodton: Triple Plea Road (2)	0	0	0	0	0	0	12
Small Sites with planning permission (1b)	54	55	54	55	54	55	-
SOUTH NORFOLK RURAL POLICY AREA TOTAL	343	319	180	139	108	105	64
TOTAL IN FIVE YEAR SUPPLY				851			

SOUTH NORFOLK RURAL POLICY AREA EMERGING SITES AT 31ST MARCH 2014**KEY**

(5) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections

Address	Current year	5 year supply period					Beyond
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	
ALP1 Alington: Wheel Road (South)	0	0	10	-	-	-	-
BER1 Bergh Apton: off Cookes Road	0	0	0	0	0	0	7
BER2 Bergh Apton: west of St Martin's Church, The Street	0	0	0	0	0	0	5
BRO2 Broome: adj Broome Heath	0	0	5	-	-	-	-
BUN2 Bunwell: adj. Chruch Farm House, Church Lane	0	0	7	-	-	-	-
DIC1 Dickleburgh: Langmere Road	0	0	10	10	-	-	-
DIS4 Diss: Frenze Hall Lane	0	0	25	50	50	25	-
DIS1 Diss: North of Vinces Road	0	0	0	0	35	-	-
DIS6 Diss: Former Hamlins Factory Site	0	0	13	-	-	-	-
DIS7 Diss: Former Feather Factory Site	0	0	17	-	-	-	-
DIT1 Ditchingham: Tunney's Lane field	0	0	10	10	-	-	-
EAR1 Earsham: Lodge Field	0	0	10	10	-	-	-
GEL1 Geldeston: west of The Kells	0	0	10	-	-	-	-
GIL1 Gillingham: INorwich Road	0	0	10	-	-	-	-
GRE1 Great Moulton: High Green	0	0	5	-	-	-	-
HAL1 Hales: North of Yarmouth Road	0	0	10	-	-	-	-
HAR3 Harleston: Former Howard Rotavator Works, Mendham Lane	0	0	12	17	-	-	-
HAR4 Harleston: Spirkett's Lane/Limes Close	0	0	25	50	20	-	-
HEM1 Hempnall: off Bungay Road, west of Roland Drive	0	0	10	10	-	-	-
HIN1 Hingham: land at Seamere road	0	0	25	25	25	20	-
PUL1 Pulham Market: Sycamore Farm, Tattlepot Road	0	0	10	-	-	-	-
ROC1 Rockland St Mary: off Bee Orchid Way	0	0	10	10	-	-	-
DIS2 Roydon: land off Denmark Lane	0	0	12	25	5	-	-
SCO1 Old Norwich Road	0	0	10	-	-	-	-
SEE1 Seething: land on Seething Street	0	0	10	-	-	-	-
TAC1 Tacolneston: Land adj. The Fields	0	0	0	0	0	0	20
THL1 Thurlton: Beccles Road, west of College Road	0	0	10	10	-	-	-
WIC1 Wicklewood: Hackford Road	0	0	6	-	-	-	-
WOO1 Woodton: rear of Georges House, The Street	0	0	10	10	-	-	-
WOR1 Wortwell: Land at The Bell Field	0	0	5	-	-	-	-
WRE1 Wreningham: adj. builder's yard, Church Road	0	0	10	-	-	-	-
SOUTH NORFOLK RURAL POLICY AREA TOTAL	0	0	307	237	135	45	32
TOTAL IN FIVE YEAR SUPPLY				724			

APPENDIX Fa - Whole Norwich Policy Area Trajectory including windfalls in SNDC and BDC (+320), students (based on shared facilities) (+26) and C2 residential institutions (+287).

Whole NPA - 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	1193	923	910	915	882	968													
Future Supply	Projected Completions - Current Year							1185												
	Projected Completions - Future Years Existing Sites								2187	2549	2606	2276	2162	1737	1650	1644	1542	1384	1384	
	Projected Completions - Future Years Emerging Sites								75	389	703	1035	1245	1245	1487	1170	1095	815	720	
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2065	2156	2253	2352	2361	2297	2170	2007	1774	1532	1131	570	-463	-3125	
	JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1824	1825	1825	1825	1825	1825	1825	1825	1824	1824	
																			38076	Total Delivered
																			32847	Total Required

Five Year Requirement	2253	2253	2253	2253	2253	11265	Units
Five Year Requirement plus 5% (5.25 years)	2366	2366	2366	2366	2366	11828	Units
Five Year Supply existing sites only	2187	2549	2606	2276	2162	11780	Units
						-48	Unit Surplus against 5.25 year requirement
						4.98	Years of the 5 year requirement
Five Year Supply including emerging sites	2262	2938	3309	3311	3407	15227	Units
						3399	Unit Surplus against 5 year requirement
						6.44	Years of the 5 year requirement

APPENDIX Fb - Whole Norwich Policy Area Trajectory including windfalls in SNDC and BDC (+320), student re-calculation (+31) and C2 residential institutions (+287).

Whole NPA - 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	1193	923	910	915	882	968																				
Future Supply	Projected Completions - Current Year							1185																			
	Projected Completions - Future Years Existing Sites								2218	2549	2606	2276	2162	1737	1650	1644	1542	1384	1384								
	Projected Completions - Future Years Emerging Sites								75	389	703	1035	1245	1245	1487	1170	1095	815	720								
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2065	2156	2253	2352	2358	2293	2166	2003	1769	1526	1124	560	-479	-3156								
	JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1824	1825	1825	1825	1825	1825	1825	1825	1824	1824								
																					38107	Total Delivered					
																					32847	Total Required					

Five Year Requirement	2253	2253	2253	2253	2253	11265	Units
Five Year Requirement plus 5% (5.25 years)	2366	2366	2366	2366	2366	11828	Units
Five Year Supply existing sites only	2218	2549	2606	2276	2162	11811	Units
						-17	Unit Surplus against 5.25 year requirement
						4.99	Years of the 5 year requirement
Five Year Supply including emerging sites	2293	2938	3309	3311	3407	15258	Units
						3430	Unit Surplus against 5 year requirement
						6.45	Years of the 5 year requirement

Appendix B – CIL receipts

Broadland District Council

Community Infrastructure Levy (CIL) report for 1st April 2013 to 31st March 2014:

Regulation 62 of the 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.

Broadland adopted the Community Infrastructure Levy in 2013 so only planning applications that have been determined since 1st July 2013 are subject to the levy.

Many developments currently taking place are as a result of applications that were granted prior to that date. Clearly over time more of the development taking place within the District will generate CIL income. However, against this, needs to be set developments that have been granted exemptions from CIL as a result of amendments made to the Legislation since its inception.

Summary table of CIL income stream:

2013/14	Liability assessment	Total exemptions	Net liability	Income received*	Admin.	Payments to Parish and Town Councils	Net for infrastructure
Q2 July -Sept	£109,473.00	£0.00	£109,473.00	£0.00	£0.00	£0.00	£0.00
Q3 Oct - Dec	£366,377.75	£110,878.25	£255,499.50	£18,150.00	£0.00	£0.00	£0.00
Q4 Jan - Mar	£991,805.00	£68,065.00	£923,740.00	£36,837.50	£2,749.38	£8,748.20	£43,489.93
2013/14 total	£1,467,655.75	£178,943.25	£1,288,712.50	£54,987.50	£2,749.38	£8,748.20	£43,489.93
2014/15	Liability assessment	Total exemptions	Net liability	Income received*	Admin.	Payments to Parish and Town Councils	Net for infrastructure
Q1 Apr - June	£2,436,578.67	£234,533.00	£2,202,045.67	£51,340.00	£2,567.00	£7,701.00	£51,340.00
Q2 July - Sept	£339,968.68	£231,144.34	£108,824.34	£32,920.50	£1,646.25	£4,938.08	£32,920.50
Q3 Oct - Dec					£0.00	£0.00	£0.00
Q4 Jan - Mar						£0.00	
2014/15 total	£2,776,547.35	£465,677.34	£2,310,870.01	£84,260.50	£4,213.25	£12,639.08	£84,260.50
Total to date:	£4,244,203.10	£644,620.59	£3,599,582.51	£139,248.00	£6,962.63	£21,387.28	£127,750.43

*To date no payments have been made "in kind" by way of land transfer or infrastructure payments.



Norwich City Council Community Infrastructure Levy (CIL)

Regulation 62
Monitoring Report 2013/2014

Published August 2014

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 in partnership with the Local Authorities and the LEP participating in the Greater Norwich Development Board (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) will use CIL income to secure Strategic Infrastructure as shown on the Regulation 123 list of infrastructure: see details [here](#)
- 1.3. 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.
- 1.4. 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 2013/14

2 Reporting

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

Regulation 62 reference	Description	Amount Collected
4.(a)	Total value of CIL Demand Notices raised in 2013/14	£74,658
	Total CIL receipts for 2013/14	£15,263
	Total CIL payable in 2014/15 from Demand Notices issued in 2013/14.	£59,395
4.(b)	Total CIL expenditure in 2013/14	£0.00
4.(c) (i)	The items of infrastructure to which CIL has been applied.	Not Applicable
4.(c) (ii)	Amount of CIL expenditure on each item.	Not Applicable
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) (v)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of the CIL collected in that year in accordance with regulation 61.	£763 (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 any person under regulation 59(4)	£0.00
4.(d) (i)	Total amount of CIL receipts retained at the end of the reported year.	£14,500

3 Further Information

- 3.1. For further information about the Norwich City Council Community Infrastructure Levy including the Charging Schedule, Instalment Policy, and Regulation 123 list can be obtained [here](#)
- 3.2. Further general information about the Community Infrastructure Levy can be obtained [here](#) and [here](#)

Appendix C – Duty to Cooperate

Greater Norwich Development Partnership

Statement of Compliance with the Duty to Cooperate

Joint Core Strategy for Broadland, Norwich and South Norfolk
Addressing the Judgment of Mr Justice Ouseley in *Heard v Broadland District Council,
South Norfolk District Council and Norwich City Council*

December 2012

Jobs, homes, prosperity for local people



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Appendix 1

Note of a Duty to Cooperate meeting with Neighbouring
Authorities 17 May 2012

1. Introduction

- 1.1. Section 110 of the Localism Act (which came into effect on 15 November 2011), creates a new Section 33A of the Planning and Compulsory Purchase Act 2004, which imposes a duty on local planning authorities and other bodies to cooperate with each other in the preparation of development plan documents, to address strategic issues relevant to their areas.
- 1.2. Para 181 of the National Planning Policy Framework (NPPF) states “Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination”.
- 1.3. The NPPF makes several references to where the duty to cooperate might apply, indicating that strategic matters include:
 - planning for housing development to reflect local needs;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater;
 - the provision of health, security, community and cultural infrastructure and other local facilities;
 - climate change mitigation and adaptation;
 - conservation and enhancement of the natural and historic environment, including landscape;
 - environmental assessments, including under the Habitats Regulations;
 - Strategic Flood Risk Assessment; and
 - The evidence base, including:
 - Strategic Housing Market Assessments
 - existing business needs and likely changes in the market
 - existing and future supply of land available for economic development
 - assessments of the physical constraints on land use.
- 1.4. The duty to cooperate covers a number of public bodies including:
 - Environment Agency
 - English Heritage
 - Natural England
 - Civil Aviation Authority
 - Homes and Communities Agency
 - Primary Care Trusts
 - Office of the Rail Regulator

- Marine Management Organisation
 - Highways Agency
 - Highway Authorities
 - Local Planning Authorities
 - Broads Authority
 - County Councils
- 1.5. New Anglia Local Enterprise Partnership (LEP) is not covered within the legislative “duty to cooperate”, but has been identified in the regulations as a body that those covered by duty ‘should have regard to’ when preparing local plans. The GNDP Directors’ Group and the GNDP Board that have overseen the JCS submission process include representatives from the LEP.
- 1.6. Similarly utility providers are not identified in the duty to cooperate but to achieve effective implementation of plans their cooperation will be required.
- 1.7. Throughout production of the JCS and the subsequent consideration of the remitted parts, the authorities have engaged with Parish Councils. Parish Councils are not included within the list of “duty to cooperate” bodies. Therefore it is beyond the scope of this particular report to set out the detail of cooperation with Parish Councils in the preparation of this submission.
- 1.8. The councils consider that the requirements of the Duty can be split into two main components: the process of cooperation and the outcomes of cooperation. In other words:
- that it has striven to cooperate with neighbouring authorities and prescribed bodies i.e. that constructive engagement has occurred, actively and on an ongoing basis in line with section 33a of the Planning Act 2004; and
 - that the basis and results of this cooperation have been positively prepared and are effective i.e. that the relevant cross-boundary issues have been identified and addressed within the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS), in line with the National Planning Policy Framework.
- 1.9. This Statement of Compliance with ‘Duty to Cooperate’ sets out how the councils have cooperated with other bodies in the production of the JCS and how the arrangements for joint working in place between 2007 and 2012 satisfy the current requirements of the Duty to Cooperate. This document should be read in conjunction with the Regulation 30 statement of the original JCS submission and the Regulation 22 statement for the resubmission, which provide detailed information about the consultation that took place with the various bodies throughout the preparation of the JCS.

2. Context of the 'Duty' in relation to the Court Case

- 2.1. On 29 February 2012 Mr Justice Ouseley ruled on the case of Heard v Broadland District Council, Norwich City Council and South Norfolk District Council (Case ref: CO/3983/2011). In his judgment he remitted part of the Joint Core Strategy relating housing and employment distribution in the Broadland part of the Norwich Policy Area (NPA), including the North East Growth Triangle and required the preparation of a new Sustainability Appraisal in relation to parts of the JCS that he identified. The effect of this judgment is that those aspects of the plan relating to housing and employment distribution in the Broadland part of the NPA reverted to the pre-submission stage of the process. As such that part of the plan has reverted back to the plan preparation stage (S19 of the 2004 Act) and any plan preparation following the above date is subject to the requirements of Section 33A (i.e. the duty to cooperate).
- 2.2. It is the councils' position that the plan preparation process prior to the date of the Mr Justice Ouseley's ruling above is not subject to section 33A, as these activities predated the introduction of the requirement of the duty to cooperate and section 33A is not intended to apply retrospectively (the JCS was submitted on 5 March 2010). Even if it did, the councils consider that the historic evidence of cooperation is in any event still important in understanding the policy decisions made since the court case. Details are therefore provided to establish a context to the duty to cooperate as it applies to the remitted parts of the plan.

3. The Greater Norwich Development Partnership Context

- 3.1. There has been a long history of joint working and cooperation between the Broadland District Council, Norwich City Council, South Norfolk Council and Norfolk County Council and their neighbouring authorities and key stakeholders to achieve better spatial planning outcomes. The production of the JCS is no exception has therefore built on these long-existing arrangements.
- 3.2. The Greater Norwich Development Partnership (GNDP) 'Policy Group' was formed in 2006 and tasked with the coordination of a strategic approach and the delivery of the Growth Points programme following the award of Growth Point status to the area. At that time membership of the group comprised the East of England Development Agency, Government Office for the East of England (and later the Homes and Communities Agency), Norwich City Council, Broadland District Council, South Norfolk Council, the Broads Authority and Norfolk County Council. Staff from all three local planning authorities and County Council strategic planning and transport planning staff have worked together on a daily basis to develop a Joint Core Strategy (including the North East Growth Triangle), with relevant input from the other bodies in the 'Policy Group', as required.
- 3.3. In the summer of 2011 the Terms of Reference for the governance arrangements for the Greater Norwich Development Partnership were reviewed. The 'GNDP Board' has now replaced the 'Policy Group' as the political leadership of the GNDP. The Board is made up of members

from Broadland District Council, Norwich City Council, South Norfolk Council, Norfolk County Council and the Broads Authority and representatives from the Homes and Communities Agency and the New Anglia Local Enterprise Partnership for Norfolk and Suffolk.

- 3.4. The duty to cooperate has largely been fulfilled by joint working by the members of the GNDP, the outcomes of which have been ratified by the relevant committees of each authority. On-going and constructive engagement with neighbouring authorities and relevant organisations has also taken place since work on the JCS began in 2007. It is important to note that this not only occurred locally between the GNDP authorities and organisations but also as part of wider planning arrangements at sub-regional and regional levels.

4. Cooperation before the first examination in public

The Regional Spatial Strategy

- 4.1. To fully appreciate the context of the current GNDP, it is important to recognise that collaborative working was undertaken historically, as part of the Regional Spatial Strategy process and the earlier Norfolk Structure Plan process. The key approaches of the East of England Plan 2008 and the subsequent RSS review continue to underpin emerging development plans and existing plans in the functional sub area (until 3 January 2013, when the East of England Plan was formally revoked). The East of England Plan 2008 and the review of the RSS provided an important vehicle for consideration of cross boundary strategic issues and identifying suitable policy approaches to address them, until the abandonment of the RSS review in April 2010.

Joint working Groups

- 4.2. Table 1 (page 8) provides a summary of the policy vehicles that led to collaborative working between the members of the GNDP and its neighbouring authorities and identifies the working groups that were established to facilitate joint development of policy. Table 3 (page 15) sets out the membership of these groups and the time periods over which they operated. This joint working has ensured an alignment of local strategic spatial approaches.

Cooperation – preparing the evidence

- 4.3. The main strategic planning issues for the GNDP are set out below:
 - a) Housing – scale and distribution
 - b) Jobs and economy
 - c) Sustainable transport
 - d) Infrastructure delivery
 - e) Managing impacts on habitats and the environment
 - f) Managing impacts on the historic environment
- 4.4. In order to address the above issues the GNDP took a joint approach to developing the evidence base, producing the joint studies identified in Table 2 (page 13).

- 4.5. The above information illustrates that constructive engagement has occurred, actively and on an ongoing basis, even before the introduction of the duty to cooperate under Section 33A and therefore demonstrates that if section 33A applied to this earlier work, then the first test would have been met.

Effective Cooperation

- 4.6. The second test of Section 33A is the requirement to demonstrate that the results of this cooperation have been positively prepared and are effective.
- 4.7. The evidence that the cooperation in the preparation of the JCS was positively prepared and effective is discussed in the Inspectors' report following the Examination in Public. After rigorous examination, the inspector concluded that "the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk provides an appropriate basis for the planning of the area over the next 15 years to 2026".
- 4.8. Subject to minor alterations that were agreed at the Examination in Public, the JCS was found to be sound. Although one part of the strategy was subsequently successfully challenged in court on a legal issue, relating to matters of process in the preparation of the Sustainability Appraisal, it is considered that this does not detract from overall effectiveness of the cooperation that led to the JCS being found to be sound by the Inspector. The remainder of the JCS has been adopted, thereby demonstrating that the cooperation in its preparation has been effective.
- 4.9. Therefore, even if Section 33A had been applicable at the time, it is the councils' opinion that the preparation of the JCS would have complied with the two tests of effective cooperation required by Section 33A.

5. Cooperation after remittal

- 5.1. The remittal of the JCS relates to the distribution of housing and employment in the Broadland part of the NPA and the matter of properly explaining, within the Sustainability Appraisal, the consideration of alternative options for strategic growth.
- 5.2. Discussions about the best means of distributing growth around Norwich and the exploration of appropriate alternatives go back many years. It is accepted that the explanation of these alternatives was not adequately set out in the Sustainability Appraisal, but the councils do not believe that it is appropriate to propose different levels or distribution of growth in the North East Growth Triangle. This is because the distribution of future housing growth originally proposed in the JCS submission grew from a lengthy investigation of the alternatives, taking account of strong evidence, in the context of extensive periods of collaborative working, and the quantum of growth was not remitted. It is the councils' position that the decision making process about how growth should be distributed around Norwich requires explanation, but that the actual proposals for growth in the North East Growth Triangle that were originally submitted with the JCS remain sound.

- 5.3. The JCS has continued to be a matter for discussion and debate at meetings of the Norfolk Strategic Planning Group (see Table 1) and progress has been made in the context of collaborative discussions with other Norfolk planning authorities, including a meeting on 17/05/12 (a note of this meeting is attached at Appendix 1) with officers from Breckland, Great Yarmouth and North Norfolk district/borough councils (the adjoining Norfolk local authorities to the GNDP) and the Broads Authority.
- 5.4. Further discussions with Anglian Water have also been undertaken, to clarify recent developments in respect of water supply and impacts on water habitats (meetings on 20/10/11, 18/01/12, 22/06/12) and there has also been continued contact with Environment Agency and Natural England (see the Habitats Regulations Assessment - Supplementary Note.)
- 5.5. In addition further meetings have taken place with Norfolk County Councils Children's Services on 15/02/12 and 28/03/12 and NHS Norfolk on 25/04/12.

6. Ongoing

- 6.1. While the partners of the GNDP are producing other development plan documents – such as development management policies and site specific proposals - separately for each district, they are doing so in the context of the Joint Core Strategy and in consultation with the other members of the GNDP, other adjacent authorities and a wide range of technical bodies and statutory consultees. Further joint working by the GNDP group is likely to be required to facilitate implementation of the strategies outlined in the JCS and to secure the delivery of appropriate levels of infrastructure.
- 6.2. The partners of the GNDP are currently working together to introduce a Community Infrastructure Levy (CIL) for Broadland, Norwich and South Norfolk. Broadland District Council, Norwich City Council, South Norfolk Council are individual Charging Authorities but have prepared a joint evidence base for the introduction of a CIL. The Draft Charging Schedules were examined (jointly) in October 2012 under the Community Infrastructure Levy Regulations 2010 (as amended).
- 6.3. Norfolk wide, planning authorities and other strategic bodies are continuing to work collaboratively on the delivery of planned growth and are developing planning policy for the future, through regular meetings of the Norfolk Strategic Planning Group and the Strategic Services Coordinating Group (see Table 1).
- 6.4. There is also a continuation of joint work on monitoring and forecasting, including the continued development of joint monitoring systems using the CDP Smart web based monitoring system and shared participation in the further development of the East of England Forecasting Model.

7. Summary

- 7.1. Most of the plan-making processes of the JCS predate the introduction of Section 110 of the Localism Act and are not subject to the Section 33A

duty to cooperate, as the duty does not apply retrospectively. Nevertheless, the production of the JCS was undertaken in an environment of comprehensive and long term cooperation between not just the members of the GNDP but also other Norfolk authorities and statutory consultees. The resulting strategy was examined in public and was found to be sound by the Planning Inspectors. Therefore, even if Section 33A had been applicable, it is the councils' opinion that the preparation of the JCS would have complied with the two tests of effective cooperation required by Section 33A.

- 7.2. The further plan-making processes that have occurred have been undertaken in a context of the current GNDP joint working arrangements and cooperation and also in the context of significant historic levels of cooperation. It is the councils' opinion that, if the work on the remitted text is taken to be further 'plan making', that work has complied with the two tests of effective cooperation required by Section 33A.

Table 1 – History of collaborative working

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
1990's to 2004	<p>Norfolk Structure Plan 1993, Norfolk Structure Plan 1999 and review of Structure Plan.</p>	<p>Norfolk Planning Officers' - Planning Policy and Implementation Group (PPIG) Senior officer level group, comprising all district councils, the Broads Authority and the County Council.</p> <p>Norwich Policy Area Working Group (NPAWG) NPAWG was a forerunner of the GNDP. The group was formed to discuss the Structure Plan review of housing in the NPA and assess potential locations for future growth Membership comprised Norfolk County Council, South Norfolk Council, Broadland District Council, Norwich City Council</p>
1975 - 2004	<p>Norwich Area Transport Strategy (NATS) NATS began in the mid-1970s and evolved over many years through several iterations. The current iteration, NATS 4, commenced preparation in 2001 and was adopted in 2004.</p>	<p>Norwich Area Strategic Transport (NAST) Forum Comprising elected members from Norfolk County Council, Norwich City Council and Broadland and South Norfolk Councils. NAST was formed to oversee the development of the NATS 4 transport strategy.</p> <p>NATS Strategy Development Team comprising officers from Norfolk County Council, Broadland District Council, Norwich City, South Norfolk Council</p>
2002	<p>Draft Supplementary Planning Guidance on the Managed Release of Housing Sites in the Norwich Policy Area</p>	<p>Norwich Policy Area Working Group, comprising Norfolk County Council, South Norfolk Council, Broadland District Council, Norwich City Council worked collaboratively to assess the strategy for growth around</p>

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
	(production of this SPG was abandoned in 2003)	Norwich.
2003	South Norfolk Local Plan 2003 (Mar)	<p>Norwich Policy Area Working Group</p> <p>NPAWG met frequently during the preparation of this plan to ensure a consistent policy approach across the sub region.</p>
2004	City of Norwich Replacement Local Plan 2004 (Nov)	<p>Norwich Policy Area Working Group</p> <p>NPAWG met frequently during the preparation of this plan to ensure a consistent policy approach across the sub region.</p>
2006	The Broadland District Local Plan (Replacement) 2006 (May)	<p>Norwich Policy Area Working Group</p> <p>NPAWG met frequently during the preparation of this plan to ensure a consistent policy approach across the sub region.</p>
2006	<p>Growth Points Programme</p> <p>- a partnership between local authorities and government - to deliver sustainable housing growth, with funds for infrastructure, site assembly or other initiatives to help bring forward housing sites.</p>	<p>Greater Norwich Development Partnership 2006 to present (2012)</p> <p>The GNDDP was formed to coordinate a strategic approach and the delivery of the Growth Points programme.</p> <p>GNDDP membership included Norfolk County Council, South Norfolk Council, Broadland District Council, Norwich City Council, EEDA, the HCA, and the Broads Authority</p>
2004 to 2008	<p>East of England Plan 2008</p> <p>Set a core approach and targets for local authorities up to 2021.</p> <p>Identified sub areas and cross boundary</p>	<p>Individual authorities of the GNDDP were active members of the Norfolk Planning Officers' - Planning Policy and Implementation Group (PPIG) which established a regional consensus on cross boundary issues and lobbied the Regional Assembly</p>

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
	<p>issues.</p> <p>Examination in Public of the draft revision between November 2005 and March 2006</p>	<p>(EERA).</p> <p>The NPAWG also lobbied until it was replaced by the GNDP in 2006.</p>
<p>September 2008 to April 2010</p>	<p>Review of the East of England Plan</p> <p>Revisited the issues of housing targets, provision for Gypsies and travellers to 2031 and deepened key policy areas including climate change, the coast, energy and waste. Refreshed other policy areas including transport and economic development.</p> <p>Consultation draft completed, but public consultation was abandoned when Government indicated the intention to abolish Regional Strategies.</p>	<p>Individual authorities of the GNDP and the GNDP as a body were active members of the Regional Spatial Strategy Review Group (an officer level Norfolk forum for debating emerging RSS policy and targets and cooperation on cross boundary issues) The RSSRG forum replaced PPIG. The group comprised all 7 Norfolk district authorities, the Broads Authority and County Council Planning, Transport and Economic Development teams, which established a consensus on cross boundary issues and lobbied the Regional Assembly (EERA).</p> <p>Strategic Services Coordinating Group (SSCG) 2008 to present (2012)</p> <p>Norfolk Strategic Services Coordinating Group was formed to have an overview of the development planned for Norfolk, to coordinate strategic planning of services, influence the necessary investment in infrastructure, link economic development with spatial planning and inform the Review of the Regional Spatial Strategy. Individual authorities of the GNDP and the GNDP as a body are active members of the group which also includes representatives from the following partner organisations;</p> <ul style="list-style-type: none"> • Norfolk County Council • UK Power Networks • Anglian Water

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
		<ul style="list-style-type: none"> • All Norfolk district councils • Broads Authority • Norfolk Strategic Registered Social Landlord Alliance • NHS • Norfolk and Suffolk NHS Foundation Trust • Environment Agency • RSPB • Norfolk Fire and Rescue • RAF Marham • Highways Agency • Norfolk Property Services
<p>2007 to Present (2012)</p>	<p>Joint Core Strategy for Broadland, Norwich and South Norfolk</p>	<p>Greater Norwich Development Partnership Planning Sub-Group comprising staff from all three local planning authorities and County Council strategic planning and transport planning staff have worked together on a daily basis to develop a Joint Core Strategy. Additional members of the GNDP including EEDA, the HCA, and the Broads Authority have also contributed to the work.</p> <p>The Regional Spatial Strategy Review Group (RSSRG) and later the Norfolk Strategic Planning Group (NSPG) (comprising officers from all 7 Norfolk district authorities, the Broads Authority and County Council Planning, Transport and Economic Development teams) also regularly reviewed progress of the GNDP Core Strategy and worked to achieve consensus on core issues with cross boundary implications for other Norfolk authorities.</p>

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
<p>2010</p>	<p>Localism Bill/Act</p> <p>Government backing for the principles in the Localism Bill led to the abolition of the East of England Regional Assembly and the abandonment of the RSS review.</p> <p>The publication of the Localism Act in November 2011 introduced the concept of the duty to cooperate as a compulsory requirement for plan making.</p> <p>When and if the East of England Plan 2008 is finally abolished (although there is no date currently set), no strategic policy vehicle will exist.</p>	<p>Norfolk Strategic Planning Group (NSPG)</p> <p>Following the abandonment of the RSS review, collective discussions on planning issues in Norfolk have continued through regular meetings of the Norfolk Strategic Planning Group (which was first convened in August 2010 to continue the work started by the RSS Review Group and maintain cross boundary collaboration on strategic issues).</p> <p>The NSPG is an officer level forum for debating strategic policy and enabling cooperation on cross boundary issues. The group includes officers from all Norfolk district planning authorities, the GNDP and the Broads Authority, with County Council representatives from Transport Planning, Economic Development, Strategic Planning and Minerals and Waste Policy Planning.</p> <p>The Strategic Services Coordinating Group (SSCG) also continues to meet on a regular basis to coordinate strategic planning of services in the context of emerging local plans.</p>

Table 2 – Joint evidence studies
a) Housing
Strategic Housing Land Availability Assessment (Nathaniel Lichfield & Partners, 2009)
Greater Norwich Housing Market Assessment (Greater Norwich Housing Partnership, 2007)
Greater Norwich Sub-Region Evidence Base for a Housing Market Assessment: A Study of Housing Need and Stock Condition (Greater Norwich Housing Partnership, 2006)
Greater Norwich Housing Market Assessment Update (Greater Norwich Housing Partnership, 2009)
Greater Norwich Gypsy and Traveller Accommodation Assessment (Opinion Research Services, 2012)
b) Jobs and the economy
An Economic Assessment of Greater Norwich: A companion document to the Greater Norwich Economic Strategy 2009 – 2014 (GNEDP, 2009)
Greater Norwich Economic Strategy 2009 – 2014
Feasibility Study for a Conference Centre and Concert Hall for the Greater Norwich Area (Tourism UK, 2008)
Greater Norwich Employment Growth and Employment Sites and Premises Study (ARUP, 2008)
Greater Norwich Retail and Town Centres Study (GVA Grimley, 2007)
East Of England Forecasting Model Greater Norwich (Extract)
c) Transport
Norwich Area Transportation Strategy Implementation Plan: Strategic Modelling of Joint Core Strategy (Mott Macdonald, 2009)
A47 Southern Bypass Junctions Capacity Assessment Report (Mott Macdonald, 2008)
Greater Norwich Joint Core Strategy Public Transport Requirements of Growth and Technical Note – appraisal of the emerging option (2008) (Mott Macdonald, 2008)
JCS Transport Strategy Report (Mott Macdonald, 2010)
Baseline Conditions Report – JCS Submission (Mott Macdonald, 2010)
Norwich Area Transport Strategy (NATS) Review: Transport related problems and issues (April 2003)
Norwich Area Transport Strategy: Options Assessment Report (October 2004)

Norwich Northern Distributor Road Traffic and Economic Assessment Report (February 2005)
Transport Modelling 2010
d) Infrastructure
Sustainable Energy Study for the Joint Core Strategy for Broadland (ESD, 2009)
Greater Norwich Infrastructure Needs and Funding Study (EDAW/AECOM, 2009)
Norwich Growth Area Infrastructure Needs and Funding Study (EDAW, 2007)
Local Investment Plan and Programme (LIPP) (2012)
Green Infrastructure and Recreational Open Space Topic Paper (2011)
e) Habitat and Environment
Habitats Regulations Assessment (Appropriate Assessment) of the Joint Core Strategy for Broadland, Norwich and South Norfolk: (Mott McDonald, 2010)
Greater Norwich Development Partnership Green Infrastructure Delivery Plan (GNDP, 2009)
Greater Norwich Development Partnership Green Infrastructure Study (Chris Blandford Associates, 2008)
Strategic Flood Risk Assessment (Millard Consulting, 2007)
Sustainability Appraisal Scoping Report (Scott Wilson, 2007)
Pre-submission JCS Sustainability Appraisal Report (Scott Wilson, 2009)
f) Historic Assets
Greater Norwich Development Partnership Historic Characterisation and Sensitivity Assessment (Norfolk County Council, 2009)
g) Viability evidence
Viability Advice on CIL/ Tariff for Broadland, Norwich and South Norfolk (GVA, December 2010) and CIL Viability Advice Addendum on Final Report (GVA, June 2011)
CIL Charging Zones Study Main Report (GVA, August 2011)
CIL Viability Advice: The Impact of Garages on the Sale of New Build (Mott Macdonald, September 2011)
Supplementary viability evidence relating to flats in Norwich City (2012)
Supplementary evidence on the build costs of flats in Norwich City (2012)
Supplementary evidence on Residential Viability (2012)
Supplementary evidence on the viability of large scale convenience goods based retail development (2012)

Table 3 – Membership of groups formed to collaboratively work on planning policy issues

Norfolk wide groups			
Acronym	Name of group	Membership of group	Dates active
NPOG	Norfolk Planning Officers' Group	<ul style="list-style-type: none"> • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority 	until present 2012
PPIG	Planning Policy and Implementation Group (policy sub group of NPOG)	<ul style="list-style-type: none"> • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority 	Until June 2008 (role replaced by RSSRG and later by NSPG)
RSSRG	Regional Spatial Strategy Review Group	<ul style="list-style-type: none"> • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council 	From September 2008 to April 2010 (role replaced by NSPG)

Acronym	Name of group	Membership of group	Dates active
		<ul style="list-style-type: none"> • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority 	
NSPG	Norfolk Strategic Planning Group	<ul style="list-style-type: none"> • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority 	From August 2010 to present (2012)
SSCG	The Strategic Services Coordinating Group	<ul style="list-style-type: none"> • Greater Norwich Development Partnership • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority • UK Power Networks 	2008 to Present (2012)

		<ul style="list-style-type: none"> • Anglian Water • Norfolk Strategic Registered Social Landlord Alliance • NHS • Norfolk and Suffolk NHS Foundation Trust • Environment Agency • RSPB • Norfolk Fire and Rescue • RAF Marham • Highways Agency • Norfolk Property Services 	
Norwich Sub Regional Groups			
Acronym	Name of group	Membership of group	Dates active
NPAWG	Norwich Policy Area Working Group	<ul style="list-style-type: none"> • Broadland District Council • Norwich City Council • South Norfolk Council • Norfolk County Council 	to 2006
GNDP	Greater Norwich Development Partnership	<ul style="list-style-type: none"> • Broadland District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority • Homes and Communities Agency • New Anglia Local Enterprise Partnership <p><i>Past members:</i></p> <ul style="list-style-type: none"> • East of England Development Agency • GO-East 	2006 to present(2012)

NAST	Norwich Area Strategic Transport Joint Member Forum	<ul style="list-style-type: none"> • Broadland District Council • Norwich City Council • South Norfolk Council • Norfolk County Council 	2001 to 2004
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Appendix 1

**Note of a Duty to Cooperate meeting with Neighbouring Authorities 17
May 2012**

Greater Norwich Development Partnership

Duty to Co-operate Meeting

Thursday 17 May 2012, Thorpe Lodge

Present:

Mark Ashwell	MA	North Norfolk District Council
Amy Baxter	AB	GNDP
Mike Burrell	MB	Norwich
Roger Burroughs	RB	Broadland
John Clements	JC	Broads Authority
Richard Doleman	RD	County
Sandra Eastaugh	SE	GNDP
David Glason	DG	Great Yarmouth Borough Council
Paul Harris	PH	Broadland
Caroline Jeffery	CJ	Nfk County Council Minerals & Waste
Phil Morris	PM	County
Keith Nicholson	KN	POS enterprises

Apologies:

Tim Horspole	TH	South Norfolk
Phil Mileham		Capita on behalf of Breckland

Actions

Item no:	Item	Action
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2 Legal Challenge Update

PM gave an update on the Final Order and Schedule as received from the Judge. He explained the status of the JCS and its remitted text, and the repair work underway.

3 & 4 Issues and Implications for Neighbouring Districts

PM explained the need to understand any strategic planning issues for neighbouring districts that may arise from the distribution of 9000 homes in the NPA.

Minerals and Waste

CJ said that the Minerals and Waste Core Strategy has move on since the preparation of the JCS and is now adopted policy. Mineral safeguarding areas, etc are now formally in place and will need to be taken into account during the repair work.

CJ said that it was unlikely that the location of minerals sites would influence the preference of one NPA location over another.

She said that housing development upon sand and gravel sites had taken place previously and that M&W have been looking at phasing work to enable the use of extracted resources on site. The larger the

RB/MB/PH

development, the more likely it could be phased and the more likely that the mineral could be used on site.

The NPPF now gives clearer guidance on this, see paras 143 & 144 **MB**

Wroxham/Hoveton Bridge

MA highlighted possible implications for the road bridge at Wroxham/Hoveton from additional traffic resulting from growth in the NE. Impact of growth in the NE on the bridge will need to be considered

RB/MB/PH

Water issues

MA asked what would be the receiving water course for NE growth. RB confirmed that this remained as Whitlingham and there was no intention to change.

Housing Issues

Provided the JCS continued to deliver growth levels set out in the RSS there was not expected to be any issues for neighbouring districts. Any reduction would fail to deliver on need in the wider area and there are a range of constraints in the surrounding districts.

5 Next steps

It was agreed that there was no need to meet again until the outcome of the repair work is known. It was agreed that the group would be kept informed as the SA repair work progresses.

6 Any Other Business

DG said that Great Yarmouth is keen to see the benefits of the NDR, providing a better link from the airport through to the Outer Harbour and the Enterprise Zone. However, there are some concerns regarding the Broadland Business Park and the possibility that it may 'capture' growth which may previously have gone to Great Yarmouth's business parks.

PM said that the need to benefit from area-wide economic development opportunities was recognised and there was scope to investigate this further through the county-wide Economic Strategy.

For more information or if you
require this document in another
format or language, please phone:

01603 431133
For Broadland District Council

0344 980 3333
For Norwich City Council

0808 168 3000
For South Norfolk Council

Statement of Compliance with the Duty to Cooperate

December 2012



2013/14 Update

- 1.1 The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. In the previous AMR for 2012-13 this reporting took the form of a Topic Paper produced in December 2012 to support the submission of the part-JCS. This Topic Paper can be found at Appendix C.
- 1.2 The following provides updates for the year 2013-14 and since the publication of the Topic Paper. Taken together they demonstrate the on-going nature of cooperation within the Greater Norwich area and with the surrounding authorities.

Organisation

- 1.3 The **Greater Norwich Development Partnership (GNDP)** oversaw the development of the JCS. With the JCS moving towards final adoption and the negotiation of a **City Deal**, in 2013 the partners agreed to replace the GNDP with the **Greater Norwich Growth Board (GNGB)**, with a stronger focus on delivery. The formal establishment of the GNGB took place in the following monitoring year 2014-15.
- 1.4 The organisation of the GNDP is set out in the Topic Paper (Appendix C). The GNDP, and the successor GNGB, is led by a Member level board including the Chair or the New Anglia LEP. The Board is supported by a Director's group, dedicated staff and officer level groupings including planning policy officers.
- 1.5 In October 2013 the **Norfolk Duty to Cooperate Member Forum (D2C Forum)** was established. It is made up of the planning portfolio holder or equivalent from all the districts, the County Council and the Broads Authority. The terms of reference include a standing invitation to authorities in neighbouring counties. The members are supported by officers of each of the authorities plus the Environment Agency. The group meets quarterly with additional special meetings as required.
- 1.6 The **Norfolk Strategic Planning 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.
- 1.7 The **Norfolk Planning Officers Group (NPOG)** is the meeting of the most senior planning managers from all the planning authorities in Norfolk.
- 1.8 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 Anglia LEP is also a member.

Joint Evidence

- 1.9 A **Strategic Housing Market Assessment (SHMA)** was commissioned in 2013-14 to provide updated evidence and roll forward to 2036. Following early results on the extent of the strategic housing market area, the SHMA has been expanded to include Breckland and North Norfolk councils. The SHMA is overseen by an officer group from each of the authorities covered. Engagement meetings are held as required with all surrounding districts. Progress is reported to the D2C Forum.
- 1.10 The County Council, 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 areas including the New Anglia LEP, Norfolk, Greater Norwich and the individual districts. It therefore provides coverage for all the areas within and surrounding Greater Norwich. The EEFM is overseen by a steering group of officers from upper tier authorities and the LEPs from across the model area.
- 1.11 During the year South Norfolk Council withdrew from the CDP Smart joint monitoring system (Appendix C paragraph 6.4).

Appendix D – Update on Sustainability Appraisal Baseline

Environment

Indicator	Target	SOURCE		08/09	09/10	10/11	11/12	12/13	13/14
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	a) 64% b) 8% c) 17% d) 9% a) 70% b) 8% c) 9% d) 10% a) 50% b) 9% c) 32% d) 7% a) 71% b) 5% c) 10% d) 12%			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%		
% 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	No data	No data	No data	a) 26% b) 0.1% c) 8% d) 79% e) 17.6%	No data	No data
Development permissions granted contrary to Environment Agency advice on water quality grounds	None	LPA	Greater Norwich area Broadland Norwich South Norfolk	1 0 1 0	1 0 1 0	1 0 0 1	0 0 0 0	0 0 0 0	Data not yet released
Number of designated Air Quality Management Areas (AQMAs)	Decrease	LPA	Greater Norwich area Broadland Norwich South Norfolk	4 1 3 0	4 0 4 0	4 0 4 0	1 0 1 ⁴² 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) 9.7 b) 17.2 No data	a) 8.5 b) 16.7 No data	a) 8.2 b) 16.6 a) 13 b) 18 No data	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
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	50% 80% 33%	77% 80% 40%	84% 100% 86%	3% 60% 86%	94% 75% 86%	94% 75% 78%
Norfolk Bio-diversity Action Plan progress: a) habitats actions in progress/completed b) species actions in progress/completed	Increase		Greater Norwich area Broadland Norwich South Norfolk	Options for other indicators are being explored with the Norfolk Biodiversity Partnership					

⁴² Change in designation

Indicator	Target	SOURCE		08/09	09/10	10/11	11/12	12/13	13/14
Net change in Local Sites in "Positive Conservation Management" – percentage of sites	To increase	Norfolk Biodiversity Information Service	Greater Norwich area	49%	52%	58%	60%	63%	67%
			Broadland	53%	53%	59%	64%	69%	69%
			Norwich	74%	78%	81%	79%	88%	88%
			South Norfolk	44%	48%	55%	56%	59%	64%
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register	To decrease	LPA	Greater Norwich area	Data not complete	Data not complete	a) 107 b) 10	a) 110 b) 9	Data not complete	Data not complete
			Broadland	No data	No data	a) 31 b) 2	a) 39 (39%) b) 2 (9%)	a) b)	a) No data b) No data
			Norwich	a) 29 b) 5	a) 33 b) 5	a) 29 b) 5	a) 31 b) 4	a) 28 b) 3	a) 26 b) 2
			South Norfolk	a) 53 b) N/D	a) 49 b) N/D	a) 47 b) 3	a) 40 b) 3	a) 42 b) 3	a) 40 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	No data	No data	No data	0	0
			South Norfolk	No data	No data	No data	No data	No data	No data
Total CO ² emissions per capita (million tonnes carbon equivalent)	To decrease	DECC	Broadland	6.4	6	6.1	5.6	6.1	Data not yet available
			Norwich	6.3	5.6	5.7	5.1	5.5	
			South Norfolk	8.5	7.8	7.9	7.3	7.8	
Renewable energy generating capacity permitted by type	Increase	LPA	Greater Norwich area Broadland Norwich South Norfolk	see table above at paragraph 3.7					
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	Zero	LPA	Greater Norwich area	3	0	1	0	0	Data not yet released
			Broadland	0	0	0	0	0	
			Norwich	1	0	0	0	0	
			South Norfolk	2	0	1	0	0	
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)	None	LPA	Broadland	0	0	0	0	0	0
			Norwich	No data	No data	No data	No data	No data	No data
			South Norfolk	0	0	0	0	0	0
Daily domestic water use – per capita consumption	Decrease		Norwich and Broads Water Resource Zone	148.1	142.7	144.5	No data	No data	No data
Percentage of dwellings built on previously developed land	60%	LPA	Broadland	75%	65%	45%	57%	53%	46%
			Norwich	95%	99%	94%	90%	90%	96%
			South Norfolk	38%	32%	29%	25% new build	23%	15%

Indicator	Target	SOURCE		08/09	09/10	10/11	11/12	12/13	13/14
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) 39.7% b) 37.1% c) 23.2%	a) 47.3% b) 36.7% c) 16.0%	a) 61% b) 13% c) 26%	a) 100% b) 0% c) 0%	a) 100% b) 0% c) 0%
			Norwich	a) 1.9% b) 19% c) 80%	a) 2.7% b) 17% c) 80%	a) 0.6% b) 16% c) 83%	a) 4% b) 13% c) 83%	a) 14% b) 9% c) 77%	a) 3% b) 15% c) 82%
			South Norfolk	a) 18% b) 78% c) 4%	a) 32% b) 51% c) 17%	a) 33% b) 55% c) 12%	a) 30% b) 55% c) 15%	a) 45% b) 46% c) 8%	a) 55% b) 44% c) 1%
Waste arising: a) kilograms of waste produced per head of population b) percentage change on previous year	Decrease	LPA	Broadland	a) 449 b) +9%	a) 448 b) 0%	a) 436 b) -3%	a) 376 b) -14%	a) 368 b) -2%	a) 372 b) +1%
			Norwich	a) 341 b) -10%	a) 328 b) -4%	a) 316 b) -4%	a) 297 b) -6%	a) 329 b) +11%	a) 324 b) -1%
			South Norfolk	a) 361 b) -	a) 349 b) -3%	a) 329 b) -6%	a) 330 b) 0%	a) 351 b) +6%	a) 348 b) -1%
Recycling – percentage of household waste: a) recycled b) composted	Increase	LPA	Broadland	a) 32% b) 18%	a) 30% b) 18%	a) 28% b) 22%	a) 27% b) 22%	a) b)	a) 23% b) 22%
			Norwich	a) 28% b) 6%	a) 28% b) 6%	a) 28% b) 10%	a) and b) 38%	a) 38% b) 8%	a) 23% b) 11%
			South Norfolk	a) 30% b) 9%	a) 28% b) 10%	a) 28% b) 11%	a) 42% b) 15%	a) 41% b) 15%	a) 40% b) 15%

Social

Indicator	SOURCE	Target		08/09	09/10	10/11	11/12	12/13	13/14
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score	DCLG	Decrease	Greater Norwich area Broadland Norwich South Norfolk	No data	No data	16.67% 10.29% 29.18% 10.95%	No data	No data	No data
Income Deprivation – average LSOA scores from IMD	DCLG	Decrease	Greater Norwich area Broadland Norwich South Norfolk	No data	No data	0.12 0.08 0.19 0.09	No data	No data	No data
Index of Multiple Deprivation – average LSOA score	DCLG	Decrease	Greater Norwich area Broadland Norwich South Norfolk	No data	No data	15.8 10.43 25.96 11.34	No data	No data	No data
Total benefit claimants - percentage of working age population claiming benefits	Working-age client group - key benefit claimants	Decrease	Broadland Norwich South Norfolk	9.80% 17.10% 9.70%	9.70% 17.30% 9.90%	9.50% 17.10% 9.50%	9.60% 17.10% 9.70%	9.50% 16.70% 9.60%	8.80% 15.30% 8.70%
Percentage of working age population receiving ESA and incapacity benefit	Working-age client group - key benefit claimants	Decrease	Broadland Norwich South Norfolk	4.60% 7.80% 4.50%	4.50% 7.60% 4.50%	4.50% 7.80% 4.40%	4.50% 7.50% 4.40%	4.50% 7.40% 4.30%	4.40% 7.50% 4.10%
Life expectancy of residents (at birth) a) males b) females	ONS	Increase	Broadland Norwich South Norfolk	2007-09 a) 79.7 b) 83.1 a) 77.7 b) 83.2 a) 80.3 b) 83.3	2008-10 a) 80.3 b) 83.2 a) 77.8 b) 83.5 a) 80.7 b) 83.2	2009-11 a) 81.2 b) 83.4 a) 77.9 b) 83.1 a) 81.1 b) 83.4	2010-12 a) 81.4 b) 84.1 a) 78.9 b) 83.9 a) 81.3 b) 84.3	Data not yet released	Data not yet released
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Annual Population Survey	Increase	Greater Norwich area Broadland Norwich South Norfolk	26.70% 25.40% 28.60% 25.40%	28.50% 24.80% 30.50% 29.40%	32.60% 26.00% 39.10% 30.60%	31.50% 25.40% 37.70% 29.20%	35.30% 29.40% 40.60% 34.10%	35.20% 32.80% 39.00% 32.20%
School leaver qualifications – percentage of school leavers with 5 or more GCSEs at A* to C grades	Norfolk County Council	Increase	Greater Norwich area Broadland Norwich South Norfolk	68.0% 73.8% 55.6% 72.8%	72.3% 78.2% 58.1% 75.3%	76.2% 81.6% 63.3% 81.2%	76.8% 81.2% 69.4% 78.5%	57.5% 78.1% 65.7% 75.8%	Data not yet released

Indicator	SOURCE	Target		08/09	09/10	10/11	11/12	12/13	13/14	
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 Norwich South Norfolk	a) - b) 83 c) 27% a) 27% b) 235 c) 45% a) 12% b) 366 c) 40%	a) 9% b) 55 c) 27% a) 25% b) 92 c) 23% a) 13% b) 175 c) 27%	a) 9% b) 31 c) 19% a) 25% b) 112 c) 30% a) 13% b) 109 c) 16%	a) 9% b) 44 c) 19% a) No data b) 171 c) 61% a) 13% b) 179 c) 27%	a) b) c) a) 32% b) 145 c) 38% a) 13% b) 132 c) 20%	a) 9% b) 74 c) 23% a) 33% b) 123 c) 56% a) 13% b) 139 c) 21%	
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 Norwich South Norfolk	No data 4,381 No data	4,000 4,203 No data	4,140 4,148 No data	22% of stock No data 4,200	No data No data 4,200	No data 10,841 16,737	
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 area Broadland Norwich South Norfolk	A - 815 B - 4,215 C - 2,341 A - 103 B - 595 C - 358 A - 537 B - 3,008 C - 1,567 A - 175 B - 612 C - 416	A - 829 B - 4,142 C - 2,194 A - 171 B - 604 C - 408 A - 500 B - 2,902 C - 1,318 A - 158 B - 636 C - 468	A - 940 B - 4,159 C - 1,651 A - 198 B - 651 C - 308 A - 577 B - 2,864 C - 963 A - 165 B - 644 C - 380	A - 699 B - 4,364 C - 1,388 A - 99 B - 699 C - 239 A - 421 B - 2,907 C - 802 A - 179 B - 758 C - 347	A - 678 B - 3,762 C - 1,419 A - 119 B - 731 C - 267 A - 370 B - 2,354 C - 791 A - 189 B - 677 C - 361	A - 734 B - 4,083 C - 1,286 A - 142 B - 849 C - 215 A - 429 B - 2,425 C - 742 A - 163 B - 809 C - 329	
Percentage of the economically active population who are unemployed	Annual Population Survey	Decrease	Greater Norwich area Broadland Norwich South Norfolk	4.60% 4.50% 4.30% 5.20%	7.20% 6.20% 9.70% 5.00%	6.80% 3.00% 8.00% 9.20%	6.70% 2.50% 9.20% 7.50%	5.60% 2.50% 10.10% 2.80%	6.30% 4.50% 7.80% 6.00%	
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 area Broadland Norwich South Norfolk	a) 0.2% b) 0.0% a) 0.1% b) 0.0% a) 0.4% b) 0.1% a) 0.1% b) 0.0%	a) 0.6% b) 0.1% a) 0.3% b) 0.1% a) 1.1% b) 0.2% a) 0.4% b) 0.1%	a) 0.5% b) 0.2% a) 0.2% b) 0.1% a) 0.9% b) 0.3% a) 0.3% b) 0.1%	a) 0.7% b) 0.2% a) 0.4% b) 0.1% a) 1.3% b) 0.4% a) 0.4% b) 0.1%	a) 0.9% b) 0.4% a) 0.4% b) 0.2% a) 1.6% b) 0.7% a) 0.5% b) 0.2%	a) 0.6% b) 0.4% a) 0.3% b) 0.2% a) 1.1% b) 0.7% a) 0.4% b) 0.2%	
Unfit housing – percentage of overall housing stock not meeting 'Decent Homes Standard'	LPA	Decrease	Broadland Norwich South Norfolk	Last recorded in 2006 – 14%				No data	No data	No data
				7.40%	6.60%	6.50%	No data	No data	no longer recorded	
				2005 – 15,450 (31.2%)					no longer recorded	

Indicator	SOURCE	Target		08/09	09/10	10/11	11/12	12/13	13/14
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	No data	36% - 3 14% - 4	87% - 3 13% - 5	73% - lvl. 3 27% - lvl. 6	No data No data	No data No data
			Norwich	28% - 1 72% - 3	80% - 3 20% - 4	12% - 1 75% - 3 13% - 4	35% - lvl. 4	33% - lvl. 4	100% - lvl. 3
			South Norfolk	4 - lvl. 4	34 - lvl. 4	42 - lvl. 4	33% - lvl. 4	79% - lvl. 3 14% - lvl. 4 7% - lvl. 6	80% - lvl. 3 20% - lvl. 4
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) 64% b) 8% c) 17% d) 9% a) 70% b) 8% c) 9% d) 10% a) 50% b) 9% c) 32% d) 7% a) 71% b) 5% c) 10% d) 12%		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		08/09	09/10	10/11	11/12	12/13	13/14			
Percentage change in total number of active enterprises	Business Demography	Increase	Greater Norwich area	0.2%	0.6%	-2.9%	-0.1%	-1.2%	Data not yet available			
			Broadland	0.1%	1.2%	-3.1%	-0.9%	-1.3%				
			Norwich	-0.3%	0.3%	-2.4%	1.3%	-0.4%				
			South Norfolk	0.7%	0.2%	-3.1%	-0.7%	-1.9%				
Median a) hourly; b) weekly; c) annual pay for full-time employees	ASHE	Increase	Broadland	a) £10.74 b) £447 c) £22,859	a) £11.51 b) £475 c) £24,113	a) £12.00 b) £497 c) £24,748	a) £12.72 b) £515 c) £26,893	a) £13.30 b) £519 c) £28,423	a) £13.17 b) £530 c) £27,803			
			Norwich	a) £10.00 b) £413 c) £22,641	a) £10.99 b) £432 c) £23,641	a) £11.95 b) £461 c) £23,748	a) £11.05 b) £452 c) £23,539	a) £11.23 b) £439 c) £22,616	a) £11.64 b) £462 c) £23,832			
			South Norfolk	a) £11.77 b) £465 c) £24,435	a) £12.41 b) £493 c) £25,206	a) £12.26 b) £510 c) £26,470	a) £12.60 b) £517 c) £26,665	a) £14.07 b) £554 c) £27,301	a) £13.42 b) £525 c) £26,132			
			Greater Norwich area	11,985	11,835	11,610	11,395	11,445	No data			
			Broadland	3,940	3,915	3,885	3,815	3,800				
			Norwich	3,375	3,315	3,215	3,155	3,120				
			South Norfolk	4,670	4,605	4,510	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	decrease	Greater Norwich	a) 64% b) 8% c) 17% d) 9%			a) 67% b) 7% c) 18% d) 6%		
					increase	Broadland	a) 70% b) 8% c) 9% d) 10%			a) 75% b) 6% c) 10% d) 6%		
					increase	Norwich	a) 50% b) 9% c) 32% d) 7%			a) 52% b) 9% c) 33% d) 4%		
					increase	South Norfolk	a) 71% b) 5% c) 10% d) 12%			a) 73% b) 6% c) 10% d) 7%		
			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	Decrease in distance travelled	Greater Norwich area	a) 21% b) 22% c) 18% d) 15% e) 11%			Data not yet released		
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	48%	67%	45%	95%	79%	73%			
			Norwich	No data	No data	No data	No data	100%	100%			
			South Norfolk	95%	79%	No data	No data	No data	No data			

Indicator	SOURCE	Target		08/09	09/10	10/11	11/12	12/13	13/14
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 area	a) 5.4%	a) 5.7%	a) 5.0%	a) 5.6%	a) 4.7%	a) 3.0%
				b) 3.3%	b) 3.4%	b) 3.2%	b) 3.3%	b) 3.4%	b) 2.3%
				c) 1.7%	c) 1.7%	c) 1.6%	c) 1.8%	c) 1.8%	c) 1.4%
			Broadland	a) 4.9%	a) 4.9%	a) 4.1%	a) 4.9%	a) 4.0%	a) 2.4%
				b) 2.2%	b) 2.1%	b) 2.0%	b) 2.0%	b) 2.1%	b) 1.4%
				c) 1.3%	c) 1.2%	c) 1.1%	c) 1.1%	c) 1.1%	c) 0.8%
			Norwich	a) 5.7%	a) 6.5%	a) 5.8%	a) 6.3%	a) 5.4%	a) 3.4%
				b) 4.9%	b) 5.4%	b) 5.1%	b) 5.1%	b) 5.4%	b) 3.7%
				c) 2.8%	c) 3.0%	c) 3.0%	c) 3.5%	c) 3.5%	c) 2.8%
			South Norfolk	a) 5.1%	a) 4.9%	a) 4.2%	a) 4.9%	a) 4.1%	a) 2.7%
				b) 2.3%	b) 2.3%	b) 1.9%	b) 2.2%	b) 2.1%	b) 1.5%
				c) 1.4%	c) 1.3%	c) 1.2%	c) 1.1%	c) 1.2%	c) 0.9%

Appendix E – Broadland District Council Local Plan Annual Monitoring Report 2013-14

EXECUTIVE SUMMARY

- I. The Annual Monitoring Report provides updated information about progress made on Local Development Documents, as set out in the Local Development Scheme.
- II. This report outlines the progress against targets set out in the monitoring framework of the adopted Broadland Local Plan Replacement (2006).
- III. This report relates to the Greater Norwich Development Plan Document Annual Monitoring Report 2013/14 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.
- IV. This report should be read in conjunction with the Greater Norwich Development Partnership Annual Monitoring Report 2013-14; the Five Year Housing Land Supply Statement for Broadland, Norwich and South Norfolk; and the Sustainability Appraisal Scoping Report for the Joint Core Strategy DPD.

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INTRODUCTION

- I. 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.
- II. The monitoring of the Local Plan (previously known as the Local Development Framework (LDF) will enable the relevance of local policies to be assessed, and ensure that as plans are reviewed, policies which need adjustment can be identified.
- III. The Annual Monitoring Report (AMR) published by the Greater Norwich Development Partnership (to which this report is appended), updates the monitoring framework of the Joint Core Strategy (2011) 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.
- IV. The Greater Norwich Development Partnership (GNDP) is Broadland District Council, Norwich City Council and South Norfolk Council working together with Norfolk County Council, the Broads Authority and representatives from the Homes and Community Agency and Local Enterprise Partnership 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) was adopted on 24 March 2011 and sets out the long-term vision and objectives for the area.
- V. The Joint Core Strategy 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 is sound. The plan was adopted in January 2014.
- VI. The Broadland District Local Plan (replacement) 2006 remains part of adopted planning policy which is used to help determine planning applications within Broadland. The Broadland District Council Annual Monitoring Report continues to assess the progress in achieving the objectives of the Local Plan.
- VII. In many instances, information published in the GNDP Annual Monitoring Report uses the same data sources and returns that have been previously used in Broadland Annual Monitoring Reports. Also, some policies set out in the Broadland Local Plan have been superseded since adoption of the JCS, and will no longer be monitored.

- VIII. For the sake of brevity, information published in other local monitoring reports will not be repeated here. This report directs the reader to the Greater Norwich Development Partnership Annual Monitoring Report 2014 where relevant.
- IX. This Annual Monitoring Report produced by Broadland District Council under the Planning and Compulsory Purchase Act (2004) covers the period from 1 April 2013 to 31 March 2014. Where appropriate, more up to date information has been included.

Objectives

- X. This report is based on the objectives and targets set out in the Broadland District Local Plan (Replacement) (2006). The monitoring targets in the Local Plan apply to the objectives and not to individual policies. The policies are seen as a tool used in achieving the plans' objectives.
- XI. Where the Regional Spatial Strategy and Local Development Framework Core Output Indicators (COI) (Update 2/2008) have been preserved by the Joint Core Strategy monitoring framework, this report directs the reader to the GNDP Annual Monitoring Report 2013-14 for updates on those COIs.

OVERVIEW OF BROADLAND AREA

Area and Population

- I. Following the first release of the 2011 Census data, the population of Broadland is estimated to be 124,700, compared to 123,000 estimate in mid-2009 and 118,990 in the 2001 census. This equates to a 4.6% increase in population in the 10-year period between 2001 and 2011. Source: Norfolk Insight.
- II. The area of Broadland district is 55,240 hectares, and is the fifth largest district in Norfolk. Population density is 2.26 persons per hectare. Source: Norfolk Insight.
- III. Broadland's population has a relatively elderly age profile. Compared with England and Wales, Broadland has higher proportions of people aged 35 and over, and lower proportions in the younger age groups, particularly 20-29 year olds. Source: 2011 census.
- IV. At the 2001 census, around 51 percent of the district's population live in the urban fringe of Norwich. 5 percent of the population live in Aylsham. Around 42 percent live in parishes of over 300 population, and the remaining 2 percent in parishes with less than 300. Source: Norfolk Insight.
- V. According to the *Rural and Urban Area Classification 2004*, 41 percent of Broadland wards are classified as 'urban', 26 percent as town and fringe, and 33 percent as village, hamlet and isolated dwellings. Source: Norfolk Insight.

LOCAL DEVELOPMENT SCHEME MILESTONES

Local Plan (LDF) Update

- 1.1 The current adopted LDS is available on the Broadland District Council Website and is updated as necessary reflect any changes to timetables.
- 1.2 Progress of the plan making milestones over the monitoring period are outlined below:

Joint Core Strategy (JCS)

- 1.3 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.
- 1.4 The Joint Core Strategy 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 is sound. The plan was adopted in January 2014.

Site Allocations Development Plan Document

- 1.5 The Site Allocations DPD identifies, or “allocates” areas of land for specific types of development, such as housing, employment or community facilities. It will also define “settlement limits” for places. These settlement limits identify, in broad terms, where development will typically be deemed acceptable, and where it will not.
- 1.6 The short listed sites were subject to public consultation in autumn 2011. Sites put forward to the council during this consultation were then considered as part of a consultation in spring 2012. Further, consultation on the preferred options document took place during July and September 2013. Additional sites in a limited number of settlements put forward in response to the preferred options were constructed upon during October & November 2013. The pre-submission publication of the Site Allocations DPD took place between 14 April and 30 May 2014. The Site Allocations DPD was submitted to the Secretary of State on 26 September 2014. Independent Examination of the Site Allocation DPD is expected to take place in early 2015.

Development Management Development Plan Document

- 1.7 The Development Management Policies DPD includes both general and detailed local policies used in the determination of planning applications.
- 1.8 The document was subject to public consultation between September and December 2011. The pre-submission publication of the Development Management Policies DPD took place between 14 April and 30 May 2014. The Development Management Policies DPD was submitted to the Secretary of State on 26 September 2014. Independent Examination of the Development Management Policies DPD is expected to take place in early 2015.

Growth Triangle Area Action Plan

- 1.9 Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan (AAP)
- 1.10 The proposed Area Action Plan will set out the council's policies to manage the coordinated delivery of sustainable development in north-east Norwich.
- 1.11 Early issued and options consultation on the Area Action Plan took place in 2009. Public consultation on an Options Draft of the Area Action Plan took place between March and June 2013. Pre-submission publication of the Area Action Plan took place between 4 August and 19 September 2014. It is anticipated that the Area Action Plan will be submitted to the Secretary of State in Winter 2014/15. Independent Examination of the Area Action Plan is expected to take place in Spring/Summer 2015.

Policies (Proposals) Map

- 1.12 The Policies Map (previously known as the proposals map) is a geographical expression of the council's planning policies, and a statutory document within the Local Plan.
- 1.13 Changes to spatial policies as a result of the adoption of the Joint Core Strategy; Site Allocations DPD and Development Management DPD; OSRT Growth Triangle AAP; and Minerals and Waste Core Strategy (produced by Norfolk County Council) will require revisions to the Policies Map.
- 1.14 The Policies Map will be updated as new council planning policies are adopted.

Community Infrastructure Levy (CIL)

- 1.15 The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on all built development except affordable housing; and residential and non-residential institutions.
- 1.16 The purpose of CIL is to fund infrastructure needed to support development in the area. The Local Investment Plan and Programme (LIPP) is that document that sets out key investment packages and projects including infrastructure for Broadland, Norwich and South Norfolk.
- 1.17 Following the consultation on a Preliminary Draft Charging Schedule late 2011, the GNDP published draft Charging Schedules for Broadland, Norwich and South Norfolk in early 2012, followed by the Statements of Modifications in Autumn 2012. In autumn 2012 an examination for CIL took place. The Examiner's Report was published in March 2013.
- 1.18 Broadland District Council resolved to adopt CIL at its meeting on 9 May 2013 and CIL was implemented on 1 July 2013.
- 1.19 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. Because CIL was not implemented within the monitoring year to which this report related, 2012/13, this AMR has not incorporated this information. Relevant information pursuant to regulation 62 of the regulations will be incorporated into the 2013/14 Monitoring Report to be published no later than 31st December 2014.

Neighbourhood Plans

- 1.20 There are currently six 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 six projects are in Acle, Aylsham, Brundall, Drayton, Great & Little Plumstead and Salhouse.
- 1.21 The District Council is supporting each of these projects in a number of ways, including provision of day-to-day advice and guidance, technical assistance, funding, meetings etc. Some of the parish councils have also appointed external consultants to assist them in the process.
- 1.22 Five of the six projects have had their neighbourhood areas designated. The application for designating the Salhouse Neighbourhood Area is currently subject to consultation. In each case, the neighbourhood area proposed or designated has followed the parish boundary.

- 1.23 Sprowston Town Council and Strumpshaw Parish Council have had their Neighbourhood Plans adopted by Broadland District Council (and, as regards Strumpshaw, The Broads Authority). This follows successful examinations and referendums in each community. Sprowston Neighbourhood Plan was adopted on 8th May 2014 and Strumpshaw Neighbourhood Plan was adopted on 10th July 2014 by Broadland District Council.
- 1.24 Broadland District Council is currently talking to a number of other parish councils regarding the potential for producing a Neighbourhood Plan in their parish.

2 MAJOR DEVELOPMENTS UPDATE

Broadland Gate/Postwick Hub Interchange

- 2.1 A joint planning application between Norfolk County Council as Highways Authority and Ifields Estates Ltd was submitted in early 2009. This application comprised a road improvement scheme to the Postwick Hub Interchange and commercial development. The hybrid application (full for road scheme and outline for business park) was approved in October 2011.
- 2.2 Improvements to the Postwick Interchange are essential to enable wider developments in the northeast of Norwich. In addition, this junction improvement has been designed to accommodate the potential delivery of the Northern Distributor Road (NDR).
- 2.3 In December 2009 the part NDR between A47 and the A140 was formally granted Programme Entry and thereby included in the DfT's programme for future funding. The announcement confirmed potential funding of £ 67.49m from DfT and £21m of Community Infrastructure Funding for Postwick Hub.
- 2.4 The Government's comprehensive spending review resulted in a review of existing funding commitments by the DfT in June 2010 which resulted in the NDR and Postwick Hub being included within a 'Development Pool' of schemes requiring a new funding bid to be prepared by Norfolk County Council. The County Council submitted a bid on 8 September 2011 which was approved by DfT with reconfirmation of Programme Entry in December 2011.
- 2.5 Work on the Postwick Hub junction improvements started in May 2014 and continue to progress well. The completed scheme is expected to be completed in autumn 2015.

Northern Distributor Road

- 2.6 The NDR is key to the Norwich Area Transport Strategy, allowing the development of a modern, sustainable transport system for Norwich, including Bus Rapid Transit and facilities for cyclists and pedestrians. Government support for the road is conditional upon progress being made on these elements of the Strategy.
- 2.7 The NDR will bring much needed traffic relief for communities to the north and east of Norwich and the city centre, and deliver rapid and sustained economic benefits for Norwich and a large part of North Norfolk. For existing businesses, the benefits of easy and reliable access to the national trunk road network and the Airport are considerable. The road also unlocks the potential for new businesses and jobs.
- 2.8 The NDR is at an earlier stage than the Postwick Hub and does not have planning permission.
- 2.9 However, NDR has been allocated £86.5m by the Government for its construction from the A47 at Postwick to the A140 at Norwich Airport. The County Council has maintained its commitment to deliver the section of the NDR from the A140 to the A1067 Fakenham Road.
- 2.10 In December 2012 Norfolk County Council decided it was appropriate to follow the Nationally Significant Infrastructure Project (NSIP) route to gain all the necessary approvals for the NDR. Such approvals include planning permission, side road orders and compulsory purchase orders. This would secure greater certainty in the timetable and a more efficient overall approach to deliver the NDR.
- 2.11 The NDR scheme was submitted to the NSIP process in January 2014. On 2 June 2014 the NSIP examination into the NDR application began. The examination will close on 2 December 2014. A decision is expected in spring 2015. Should the NDR consent be granted it is planned for completion in summer 2017.

Home Farm, Sprowston

- 2.12 In November 1997 Outline Planning Permission was granted for 13.4 hectares of Residential, Office, Retail, Community Facilities and Petrol Filling Station Development with Associated Highways, Drainage and Landscaping.
- 2.13 In December 2007, Reserved Matters Approval was granted for the first 120 total dwellings and open space areas. Norfolk Homes began construction on this site in December 2007. As of 31 March 2014 111 units had been confirmed as being completed.

2.14 In June 2011 outline planning permission was granted for a further 81 dwellings. These were in addition to those permitted by the 1997 consent, although the consent has now lapsed.

2.15 Permission was granted in February 2014 for 89 units that replaced the previous permission from June 2011 for 81 units. Works have now begun on the site.

White House Farm, Sprowston

2.16 Submitted in March 2008, the outline planning application proposed 1233 dwellings, a link road, recreation areas, primary school, open space and other associated works. Outline approval was granted in May 2011. The reserved matters applications for the first 448 homes were approved in May and August 2013. Development has now been commenced.

North Sprowston & Old Catton

2.17 In September 2013 Broadland District Council resolved to grant planning permission for an Outline Planning Application of Up To 3,520 Dwellings; Up To 16,800 Square Metres of Employment Space; Up To 8,800 Square Metres of Space For Shops, Services, Cafes, Restaurants and Drinking Establishments; Up To 1,000 Square Metres of Hotel Accommodation; Two Primary Schools; Up To 2,000 Square Metres of Community Space Including A Health Centre, Library and Community Halls; An Energy Centre; Cycle and Vehicle Parking For Residents, Visitors and Staff; Landscaping and Public Open Space for Amenity, Recreation and Food-Growing; Ecological Mitigation and Enhancement; Utilities and Sustainable Urban Drainage Infrastructure; And Pedestrian, Cycle and Vehicular Accesses

Brook & Laurel Farm, Thorpe St Andrew

2.18 Outline planning permission was granted for 600 new homes, commercial premises and a link road between Plumstead Road and Broadland Business Park in June 2013. The construction of the link road is expected to be begun in a timely fashion following completion of the Postwick junction.

Pinebanks, Thorpe St Andrew

2.19 In March 2013 Berliet Ltd submitted an outline planning application. For 231 dwellings, construction of two new vehicular accesses together with associated infrastructure, roads, open space and landscaping. Outline planning permission was granted in June 2013.

Griffin Lane, Thorpe St Andrew

- 2.20 In March 2013 Berliet Ltd submitted an outline planning application for 71 Dwellings & Community Building together with Associated Infrastructure, Open Space, Roads & Landscaping. Outline planning permission was granted in June 2013.

Rackheath Eco-Community

- 2.21 The site north of Rackheath village was promoted through the GNDP in the summer of 2008, and identified by the Government in July 2009 as one of only four sites in the country to be developed as an Eco-town. In November 2009 Broadland District Council agreed the Programme of Development for Rackheath, this bidding document set out the case for a number of key projects and initiatives that will help to delivery Rackheath in the short and long term. A funding decision was announced in February in 2010. The site promoted as the Rackheath Eco-community falls within the Old Catton, Sprowston, Rackheath, Thorpe St. Andrew Growth Triangle, identified as a location of major growth in the part JCS that was adopted in January 2014.

Land at Yarmouth Road, Blofield

- 2.22 In August 2011 an outline planning application was submitted for a Mixed Use Development comprising a maximum of 175 Residential Units. A maximum of 4000 sqm employment (Use Class B1) and Open Space. Outline planning permission was granted on appeal in March 2013.

Cucumber Lane, Brundall

- 2.23 In June 2013 full planning permission was granted for 150 Dwellings, Vehicular Access, Open Space and Associated Works on Land to west of Cucumber Lane, Brundall. The development has commenced.

St Michaels Hospital, Aylsham

- 2.24 In November 2007 reserved matters planning permission was granted for the Residential Conversion of Former Hospital Building and water tower, residential development, housing with care, care home, open space, landscaping and associated infrastructure works (Total 200 new residential units). Hopkins Homes began construction on this site in February 2008. As of 31 March 2014 approximately 190 units have been completed.

Woodgate Farm, Aylsham

- 2.25 In June 2012 full planning permission was granted for a Football Club and community facilities with outline planning permission for a residential development for 250 dwellings. The Reserved Matters

application for the residential element was granted planning permission in October 2013.

Land North of, Sir Williams Lane, Aylsham

2.26 In February 2013 outline planning permission was granted for up to 300 Dwellings, Access, public open space, allotments and associated infrastructure and provision of a car park and enclosure of land for education and recreational purposes as part of the transfer of land to Aylsham High School.

Land East of Cator Road, Drayton

2.27 In August 2014 outline planning permission was granted for up to 200 Homes, Allotments, Access, Public Open Space and Associated Infrastructure.

Land at Salhouse Road, Wroxham

2.28 In June 2014 full planning permission was granted for the erection of 100 Dwellings Including New Vehicular Access & Associated Works.

Northside, Thorpe St Andrews Business Park

2.29 In August 2014 outline planning permission was granted for the part Conversion and Redevelopment to Provide 12,750 sqm of B1 Office Space and Ancillary Accommodation Access and Car Parking.

Norwich Aeropark

2.30 In July 2013 full planning permission was granted for Development of the Northern Apron & Norwich Airport to include 15,035sqm of Aviation Related B1(c), B2 and B8 Floorspace Including Associated Access to Holt Road, Security Hut, Storage Building and parking.

Taverham Nursery Centre

2.31 In June 2014 full planning permission was granted for the Construction of a Supermarket (Class A1) and Car Parking with Petrol Filling Station and Landscaping. Outline Planning Permission was also granted for Erection of a Class A3/A4 Public House/Restaurant.

Mill Lane, Horsford

2.32 In April 2014 full planning permission was granted for the Erection of 125 Dwellings, Associated Roads, Parking, Pumping Station, Open Space and Landscaping.

Land South of Salhouse Road, Sprowston

2.33 In April 2014 a EIA (Environmental Impact Assessment) Scoping Opinion for Residential Development of up to 1400 Dwellings was provided by Broadland District Council. The development is EIA development.

Land East of Buxton Road, Spixworth

2.34 In February 2014 a EIA (Environmental Impact Assessment) Scoping Opinion was given by Broadland District Council for outline planning permission to Erect 300 Dwellings with Access Roads and Associated Infrastructure; Create Green Infrastructure, Cycle Links, Link Road. The development is not EIA development.

3 TABLE TO SHOW PROGRESS AND ATTRIBUTES OF LOCAL PLAN ALLOCATIONS, AND LARGE SITES (10+ UNITS) WITH PLANNING PERMISSION

Parish	Allocation / Planning permission ref	Proposed land use	Approximate no. of dwellings	Site Area (ha)	Does site have a Development Brief?	Public transport (within 500m radius)	Local shop (within 1km radius)	Health care (within 1km radius)	First/primary school (within a 1km radius)	Development commenced/completed	Current Status
Local Plan allocations											
Acle	ACL1	Housing	30	1.3		✓	✓	✓	✓		No development but Parish Council are preparing a planning application
Acle	ACL2	Employment		2.4		✓	✓	✓	✓		Site partly developed with 1 dwelling. A proposal for the remainder of the site consulted on as a "Shortlisted Site" for potential allocation in the Site Allocations DPD.
Acle	ACL3	Housing	120 to 150	5.6		✓	✓	✓	✓		No Development – proposed residential allocation site
Alderford	ALD1	Employment		6.4							No development
Aylsham	AYL3	Employment		5.6		✓	✓	✓	✓		East site – No development. West Site - Planning permission granted for B1 (offices and light industry) and B8 (storage and distribution); currently not implemented
Aylsham	AYL9	Open space		8		-	-	-	-		No development – pp. 20111453 - Outline
Brundall	BRU1	Open space		5.6		-	-	-	-		Planning permission granted for extension of time limit for implementation of playing field. Not yet implemented.

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Cawston	CAW1	Community facilities		0.2							Not implemented. Proposed extension to burial ground.
Coltishall	COL1	Housing	37	1.8			✓	✓	✓		No development. Currently in use as a scrap yard. Site is being made available for development.
Drayton	DRA1	Housing	40	1.8		✓	✓	✓	✓	✓	This site is partly developed.
Drayton	DRA2	Mixed uses	20	1			✓	✓	✓	✓	The landowner has indicated that this site will be progressed in 2014/15 but likely with less residential
Foulsham	FOU1	Employment		1.4			✓		✓	✓	Site is in employment use.
Foulsham	FOU2	Housing	14	0.5			✓	✓	✓		Full Approval – 2010929 – Works have not commenced on site as of March 2014.
Great Witchingham	GW11	Community facilities		0.4			-	-	-	-	Broadland District Council is working alongside the Village Hall Committee to deliver a new village hall facility alongside an affordable housing scheme. Planning permission ref: 20120697 (implemented)
Hellesdon	HEL1	Housing	100	2.7			✓	✓	✓	✓	Owners have indicated that development will be progressed in 2014.
Hellesdon	HEL2	Open space		11.7			-	-	-	-	Not implemented.
Hevingham	HEV2	Open space		0.9			-	-	-	-	Not implemented.
Horsford	HOR1	Housing	35	1.5			✓	✓	✓	✓	Site partly developed for housing, with existing employment on remainder of site.
Horsford	HOR3	Housing	63	2.6			✓	✓	✓	✓	Planning application 20100774 approved – site has been completed as of March 2014
Lenwade	LIA2	Employment		1.5				✓	✓	✓	No development
Old Catton	CAT2	Open space		3.8				✓	✓	✓	Full permission granted under 20111703 for 40 dwellings now completed and open space enabling development policies
Rackheath	RAC1	Employment		1.2				✓	✓	✓	Site in employment use
Reepham	REP1	Mixed uses	10	2.8				✓	✓	✓	Outline approval for 22 new dwellings, offices, veterinary surgery, and care home.
Spixworth	SPI1	Open space	54	4.2				-	-	-	Whilst outside the monitoring period, planning permission for 54 dwellings including open space in May 2013 (20120850). This will deliver some open space on the part of SPI1 North of Crostwick Lane. Under construction
Sprowston	SPR4	Housing	75	2.4			✓	✓	✓	✓	Site in employment use, existing businesses to be relocated prior to redevelopment of site.
Sprowston	SPR6	Housing	123 3	17.4			✓	✓	✓	✓	Outline approval granted May 2011 for 1233 dwellings, offices, veterinary surgery and care home. Reserved Matters for 1 st phase granted in June 2013.
Sprowston	SPR10	Mixed use	200	12			✓	✓	✓	✓	First phase for 120 dwellings - nearly complete as of 01 April 2014. Development begun – part 1 and 3 remaining phases.
Sprowston	SPR11	Employment		3.1				✓	✓	✓	No development. Full approval granted for B1c, B2 and B8 employment uses.
Sprowston	SPR14	Open space		2.5				-	-	-	Community woodland implemented on site.

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Sprowston	SPR15	Community facilities		2.4		-	-	-	-		Sprowston Parish Council has purchased the land and planning permission has been granted for an extension to the existing burial ground.
Strumpshaw	STW1	Open space		0.4		-	-	-	-		No development
Thorpe St Andrew	TSA1	Community facilities	-	1.2		-	-	-	-	✓	Primary school complete and occupied.
Thorpe St Andrew	TSA2	Employment	-	60		✓	✓	✓	✓	✓	Broadland Business Park, site being developed. St Andrews and Meridian Business Parks complete. Outline permission for Northside.
Weston Longville	WES1	Community facilities	-	0.1		-	-	-	-		Not implemented. Proposed extension to burial ground.
Major sites (not allocated in Local plan)	Allocation / Planning permission ref	Proposed land use	Approximate no. of dwellings	Site Area (ha)	have a Development	(within)	(within)	(within)	(within a)	commenc	Current Status
Aylsham	20130715	Housing	22	0.8			✓	✓	✓		Outline permission – works have not commenced on site
Aylsham	20111453	Housing	300	19		a	✓	✓	✓		Not started – Outline Approval
Aylsham	20061912	Housing	200	9.4		a	✓	✓	✓	a	190 units complete – remaining units under construction
Aylsham	20130680	Housing	250	20			✓	✓	✓		Revised app – works have not started on the site – Reserved Matters
Blofield	20111303	Housing	175	9.9		a	✓	✓	✓		Outline permission granted for residential development (20111303) – no development has commenced on the site as of March 2014 – Reserved Matters
Blofield	20120910	Housing	22	1.2		a	✓	✓	✓		Planning permission approved for residential development (20120910) – no development has commenced on the site as of March 2014
Blofield	20130296	Housing	64	4.5		a	✓	✓	✓		Planning permission approved for residential development (20130296) – no development has commenced on the site as of March 2014
Blofield	20121587	Housing	75	2.5		a	✓	✓	✓		Planning permission approved for residential development (20121587) – no development has commenced on the site as of March 2014
Brundall	20121638	Housing	150	5.8		a	a	a	a		Full permission granted under 20121638 – development has commenced.
Brundall	20091433	Housing	44	1.64		✓	✓	✓	✓		Not started – superseded by 20121002
Cantley	20100002	Employment		1.6							Not started, Full approval
Freethorpe	20041355	Housing	16	0.87			✓		✓	✓	Under construction
Great and Little Plumstead	20101213	Housing	75	2.5			✓	✓		✓	Under construction
Great and Little Plumstead	20061280	Employment		2.49			✓	✓		✓	Under Construction, Full approval
Great Witchingham	20120627	Housing	27	2.3			✓	✓	✓	✓	Under Construction, Full approval

Hellesdon	20121002	Housing	16	0.43		✓	✓	✓	✓	✓	Under construction
Horsford	20100774	Mixed use	63	2.5		✓	✓	✓	✓	✓	Under Construction
Horsford	20120204	Housing	15	0.65		✓	✓	✓	✓		Not started, Full Approval
Horsford	20130613	Housing	10	0.3		✓	✓	✓	✓		Not started, Full Approval
Horsham St Faith	20130653	Housing	11	0.4		✓	✓	✓	✓		Not started, Full Approval
Lingwood	20091000	Housing	20	0.77		✓	✓		✓	✓	Under construction
Postwick with Witton	20081773	Mixed use	-	18		✓					Not started, Outline approval
Rackheath	20111272	Housing	80	2.81		✓	✓	✓	✓		Not started, Outline approval
Reepham	20071797	Mixed use	22	2.2		✓	✓	✓	✓		Not started, Full approval
Reepham	20070127	Housing	26	0.88		✓	✓	✓	✓	✓	Under construction
Salhouse	20121043	Housing	15	0.46		✓	✓	✓	✓		Not started, Full Approval
Salhouse	20130217	Housing	14	0.36		✓	✓	✓	✓	✓	Under Construction, Full approval
Strumpshaw	20120751	Housing	10	1.1		✓	✓	✓	✓		Not started, Full Approval
Thorpe St Andrew	20120730	Housing	19	0.43		✓	✓	✓	✓		Not started, Full Approval
Thorpe St Andrew	20130649	Housing	231	16.1		✓	✓	✓	✓		Permission granted (20130649) – No works have commenced on the site.
Thorpe St Andrew	20130650	Housing	71	3.7		✓	✓	✓	✓		Permission granted (20130650) – No works have commenced on the site.
Thorpe St Andrew	20111370	Housing	15	0.37		✓	✓	✓	✓	✓	Under Construction, Full approval
Wroxham	20130965	Housing	100	5.6		✓	✓	✓	✓		Permission granted (20130965) – No works have commenced on the site

4 GENERAL STRATEGY

Objective 1

4.1 *To maximise the re-use of previously developed land where their location contributes to sustainable development.*

Not less than 25% of new dwellings, including conversions and changes of use shall be on previously developed land.

4.2 Within the reporting year, there were a total of 356 net housing completions (including conversions and changes of use). Of this total, 229 units, or 62.7%, were completed on previously developed land.

4.3 The success in meeting this target can be attributed to the redevelopment of brownfield sites, such as St Michael's Hospital, Aylsham; Little Plumstead Hospital, Little Plumstead; and the redevelopment of light industrial site in Horsford for residential housing.

Objective 2

4.4 *To apply the strategy outlined in the Norfolk County Structure Plan.*

Development to be commenced on all sites allocated in the Plan by the end of 2008 or by the mid point of any phasing period ending before 2011.

Objective 3

4.5 *To encourage efficient use of finite resources and ensure that, so far as is practicable, development is undertaken in as sustainable a way as possible.*

No development, except where allocated to be permitted where it would result in a loss of:

- Land defined as a mineral consultation area, except where agreed with the mineral planning authority (Policy ENV2);
- An area of landscape value (Policy ENV8);
- Green spaces within or adjacent to the built up area (Policy ENV9);
- Commons or greens (Policy ENV11);
- Areas of public open space/recreation grounds (Policy RL8);
- Areas of nature conservation importance (Policy ENV6 and ENV7).

Objective 4

4.6 *To promote equal access for all where it can be achieved through planning legislation.*

All major residential and employment allocations/permissions will be within 500m of a public transport access point offering half hourly or better weekday services with some evening and weekend services and within 1Km of a shop selling daily needs goods, primary health care facilities and a first/primary school. Both distances will be measured using a crossing facility where crossing a route shown as a main or local distributor in the Norfolk County Council's route hierarchy is involved.

4.7 In assessing performance against this indicator, 34 allocations and 33 large sites with planning permission were considered.

4.8 Following the assessment against this indicator, an employment allocation at Alderford did not meet any of the accessibility criteria. The site at Alderford is a sole occupier employment site; the occupier, Bernard Matthews, provides transport for some of its workers.

4.9 Twelve large sites with permissions for employment use (1+ ha) did not meet any of the accessibility criteria. Each of these extant planning permissions relates to established employment sites in rural locations, and predominantly “rural” activities. The majority of these permissions are in connection to agriculture purposes. These permissions include a new slaughter facility in Great Witchingham and a replacement grain store and planting building in Cantley. And an extension to the Broadland Business Park, Thorpe St Andrew for a 64300sqm commercial business park with multiple employment uses. One out of the twelve sites (Oak Tree Business Park, Rackheath) had commenced works within the reporting year.

4.10 All residential schemes assessed met this indicator.

Objective 5

4.11 *To conserve and enhance the rural and built environment.*

No appeals to be allowed where the application was refused on the basis of a site specific environmental policy. Advertised departures from the Plan approved by the Council to be no more than 1% of decisions.

4.12 During the reporting year three appeals were allowed where the application was initially refused on the basis of a site specific environmental policy. Full planning permission was granted on appeal for the erection of 64 dwellings with associated garages and amenity work, together with public open space at Land off Wyngates in Blofield. The appeal was allowed on the grounds that the appeal site was within a sustainable location where future residents would have reasonable access to shops, services, employment opportunities and public transport. The absence of a five year land supply of housing land means that the relevant policies are out of date. Therefore, the benefits of the proposal for a sustainable form of development are significant and are not outweighed by negative effects.

4.13 A change of use of land from agricultural to traveller’s site incorporating 2 log cabin homes, 1 amenity block and 2 touring caravans at Land off Pillar Box Cottage, Reepham Road, Foulsham was allowed on appeal. The inspector concluded that there would be limited harm which would be in conflict with the development plan and permission should be granted subject to conditions. The circumstances on the impact of the home and family life of the appellant and his family will be a positive one.

4.14 Outline permission was granted on appeal 75 residential units together with associated accesses, public open space and a community facility at Land at Yarmouth Road in Blofield. The appeal was allowed on the grounds that the proposal would bring about significant benefits in the provision of new homes including affordable units; this is not outweighed by any adverse effects of the proposal.

4.15 A total of 24 schemes advertised as departures from the Local Plan were approved by the Council within the monitoring period. Of this total, nineteen of the proposals were for residential use and five of the schemes were for employment use. The number of advertised departures was more than 1% of decisions approved (1.31%); therefore the target was not met.

5 ENVIRONMENT

Objective 1

5.1 *To protect and enhance the character of the district.*

As 'General Strategy Objective 3' and 'General Strategy Objective 5'.

5.2 See 'General Strategy Objective 3' and 'General Strategy Objective 5'.

Objective 2

5.3 *To protect and enhance the natural assets and resources of the district, including its biodiversity.*

In each year, 10 projects involving planting will be supported through Conservation grants or the Council's Parish Tree Wardens.

5.4 In the reporting year, no planting projects were supported by conservation grants or the Council's Parish Tree Wardens. Source: Conservation Dept.

Objective 3

5.5 *To protect and enhance buildings and areas of historic, architectural and archaeological value.*

In each year, 10 projects to enhance the District's built environment will be supported through Conservation grants or other financial assistance.

5.6 In the reporting year no information was available in terms of this indicator, however less than 10 projects were supported through conservation grants or other financial assistance, exceeding the target. Source: Conservation Dept.

6 POPULATION AND HOUSING

Objective 1

- 6.1 *To make provision for future housing needs while making the best use of land.*

Identify a minimum of five years supply of housing land in each policy area in Broadland based on Structure Plan provision. Ensure a two year supply of land remains immediately available within the Norwich Policy Area.

- 6.2 The adopted Joint Core Strategy sets out the current strategic policies for housing land. For detail of housing land supply, please see the Greater Norwich Development Partnership's *Five Year Land Supply Statement 2013/14*.

Objective 2

- 6.3 *To provide a choice in the range of location.*

In each policy area, at least 30% of land immediately available for development shall be outside the two parishes with the greatest commitment.

- 6.4 This target has been calculated on number of committed dwellings from sites with planning permission and remaining deliverable Local Plan allocations to provide greater accuracy.
- 6.5 Within the Norwich Policy Area (NPA), the two parishes with the greatest housing commitment from sites with planning permission and deliverable allocations are Sprowston and Thorpe St Andrew. The two parishes provide 68.8% of housing commitment within the NPA. The target of "30% of land immediately available for development ... outside the two parishes with the greatest commitment" has been met in the NPA.
- 6.6 Within the Rural Policy Area (RPA), the parishes of Aylsham and Reepham provide the greatest housing commitment. The commitment within these parishes represents 73.4% of total commitment within the RPA. Therefore, the target has not been met in the RPA.

Objective 3

6.7 *To promote a variety of housing to meet the needs of all sections of society.*

- No development of 25 or more dwellings on a site greater than 1 Ha (or 10 dwellings or 0.4 Ha in parishes which have a population below 3000) shall be approved without the inclusion of affordable housing or commuted payments to comply with policy HOU4.
- 95% of affordable housing secured under policy HOU4 shall be implemented within 5 years of the grant of outline planning permission.
- On all allocated sites where a particular size or type of property is included in the policy or related SPD, the stated range shall be achieved +/-10%.
- The Council's Housing Capital Programme shall result in at least 75 new affordable houses pa.

6.8 Policy HOU4 is superseded by the Joint Core Strategy. Details of the delivery of affordable housing can be found in *Spatial Planning Objective 2*, of the *GNDP Annual Monitoring Report 2013/14*.

6.9 In the reporting year, five sites had full extant planning permission granted. The sites include Land adjacent 20 Yarmouth Road, Blofield, Land off Wyngates, Blofield, Land at Cucumber Lane, Brundall, Land at Crostwick Lane, Spixworth and Land west of Salhouse Road, Wroxham . Of these developments 21.5% of the units are for affordable housing therefore not meeting the target.

6.10 The developments at Land Adj 20 Yarmouth Road, Blofield, Land at Cucumber Lane, Brundall and Land to the west of Salhouse Road, Wroxham provides a mixture of 2 bed and 3 bed houses and includes open market housing and affordable homes. No works have commenced on these developments.

6.11 The housing developments at Wyngates, Blofield and Crostwick Lane, Spixworth are larger residential developments. These developments provide a range of house types. All affordable housing has been completed on the Spixworth site. No works have commenced on the Wyngates site.

6.12 The relevant policies for each of the aforementioned allocated sites do not state a range for size or types of property. It is considered that each development meets the target by providing a range of house types and sizes.

6.13 In the monitoring year, 74 new affordable dwellings were completed via the Council's Housing Capital Programme. Source: Strategic Housing.

Objective 4

6.14 *To protect and improve housing amenity.*

No complaint covering Housing amenity either through the Council's complaints system or the Local Government Ombudsman shall be upheld.

6.15 No complaints received through the Council's complaints system or the Local Government Ombudsman covering housing amenity, were upheld during the monitoring period. Source: BDC Corporate Services.

7 EMPLOYMENT

Objective 1

7.1 *To promote the long term economic wellbeing of the district.*

Objective 2

7.2 *To increase and enhance the range and distribution of employment opportunities.*

- Maintain a minimum 5 year supply of unconstrained and generally available employment land in each Structure Plan Policy Area (based on take up rates over past 10 year period).
- In each policy area at least 20% of the 5 year supply of employment land shall be outside the parish with the greatest area committed (i.e. outstanding permissions and allocations).
- New or expanded tourist related development (e.g. camping and caravan sites, hotels, B&B, attractions, etc) to be implemented in at least five parishes within the Plan period.

7.3 A district employment land take up rates of 4.8 ha per annum was utilised. Source NCC.

7.4 Across the district there is a 19.5 year supply of available land for employment. This is based on the land available employment through granted planning permissions and through local plan allocations, divided by the annual take up rate of 4.8 ha per annum.

7.5 In the Norwich Policy Area, the parish with the greatest employment commitment is Spixworth/Horsham St Faith (Norwich Airport: Application Reference: 20130363. 40.8% of available land for employment uses is *outside* the parish with greatest commitment, therefore the target has been achieved.

- 7.6 In the Rural Policy Area, the parish with greatest commitment is Felthorpe. 40.9% of available employment land lies *outside* the parish with greatest commitment from sites with planning permission and Local plan allocations. The target has been met.
- 7.7 The target for new tourist developments was achieved over the plan period.
- 7.8 Tourism related developments completed within the reporting period are summarised as follows;
- 10 units of holiday accommodation; these sites include a conversion of redundant barns to 5 no. holiday units in Horsford, a change of use of garage to 2 no. holiday lets and 1 no. accommodation unit in Foulsham, the retention of standing for 5 no. caravans and use of the site for camping and 2 additional standing for 5 no. touring caravans (part retrospective) in Salhouse and the change of use of agricultural land (D2) camping facilities and erection of wooden camping pod in Salhouse.
 - An renewal of temporary permission for a marquee for a further 5 years in Weston Longville and a proposed new function and service block within walled gardens and new access in Coltishall.

Objective 3

- 7.9 *To safeguard existing employment areas, resisting their loss to other uses unless there would be overriding environmental benefits.*

No non-employment development to be permitted on existing or allocated employment land except where in accordance with specific policies in the Local Plan.

- 7.10 Within the reporting period, there was no non-employment development applications permitted on existing or allocated employment land. Source: M3 Planning.

Objective 4

- 7.11 To encourage employment development which is environmentally sustainable.

At least 50% of all changes of use of buildings outside settlement limits to be mainly or entirely for employment use (including tourism).

- 7.12 Of the applications granted approval in the reporting period for the change of use of buildings outside settlement limits, 57.1% were mainly

or entirely for employment uses (including tourism), therefore the target has been met. Source: M3 report.

7.13 The remaining granted approvals in the reporting period for the change of use of buildings outside of settlement limits, 42.9% were for residential use. Source: M3 report.

8 RETAIL

Objective 1

8.1 *To protect and enhance the role of the Norwich area as a regional shopping centre, providing for a full range of modern retail outlets in appropriate locations.*

No major retail proposal (in excess of 1000 m² net floor space) permitted contrary to the Local Plan.

8.2 Within the monitoring year, 2 major retail proposals have been permitted.

8.3 Full approval was granted for a change of use of a car showroom to create community facilities including church auditorium, restaurant, day care centre, crèche, motor museum, youth facility, shops, fitness suites and relation of the vehicular access onto Cromer Road (20130107) at the former Volvo Premise on Cromer Road, Hellesdon. The proposal includes 6545sqm of retail space for A1, A2 & D2 use.

8.4 Outline approval was also granted for the development of sustainable urban expansion comprising of 600 dwellings, 14.6HA of employment land for B1, B2, B8 and A1 (community hall & retail) purposes (20090886) at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew. The proposal includes 1035sqm of retail space for A1 use.

Objective 2

8.5 *To secure and promote local retail facilities in appropriate locations.*

In designated retail/commercial areas the amount of frontage in use classes A1, A2, A3, A4, A5 and B1 shall not decline and at least 50% will be in class A1 use.

8.6 Information on the amount of frontage in classes A1, A2, A3, A4, A5 & B1 in designated retail/commercial areas is not available for the monitoring year. However, within the reporting year, three applications were granted planning permission which resulted in a loss of retail or commercial use in designated retail/commercial areas.

- 8.7 The approved schemes included the erection of a new biomass facility with two dwellings & associated works (Class C3) at Thomson Sawmills, Holt Road, Felthorpe; and the change of use from restaurant to 1 residential dwelling (Class C3) at Brook Cottage Restaurant, 1 Norwich Road, Horsham St Faith; and a change of use from A1 shop/post office to 1 residential dwelling (Class C3) at Halvergate Post Office, The Street, Halvergate.

Objective 3

- 8.8 *To encourage retail development which is environmentally sustainable.*

Objective 4

- 8.9 *To protect the vitality of the designated retail areas in the market towns, large villages and the local centres of the Norwich Policy Area.*

No major retail development (as defined in Government Development Control Returns) permitted more than 500m from a regular public transport route providing a regular weekday service or outside a defined shopping area unless it is allocated in the Local Plan.
--

- 8.10 2 major retail development had been permitted within this reporting year (2013/14).
- 8.11 Full approval was granted for a change of use of a car showroom to create community facilities including church auditorium, restaurant, day care centre, crèche, motor museum, youth facility, shops, fitness suites and relation of the vehicular access onto Cromer Road (20130107) at the former Volvo Premise on Cromer Road, Hellesdon. This proposal lies within 300m of an existing and frequent service between Cromer Road and Norwich City Centre.
- 8.12 Outline approval was also granted for the development of sustainable urban expansion comprising of 600 dwellings, 14.6HA of employment land for B1, B2, B8 and A1 (community hall & retail) purposes (20090886) at Brook Farm & Laurel Farm, Thorpe St Andrew. This proposal lies within 200m of an existing and frequent service between Plumstead Road and Norwich City Centre. There is also the Postwick Park & Ride located near the development.

9 TRANSPORT

Objective 1

- 9.1 *To promote an efficient and safe transport network and to assist in the implementation of a comprehensive transport strategy for Broadland.*

Objective 2

- 9.2 *To locate major development where it is highly accessible for pedestrians and cyclists and has a good level of public transport service provision.*

As General Strategy Objective 4.

- 9.3 See General Strategy Objective 4, and table of Local Plan Allocations and Major Development sites in section 3.

Objective 3

- 9.4 *To promote improved provision for non-motorised users.*

Objective 4

- 9.5 *To minimise the adverse effects of traffic on people and the environment.*

All allocations involving built development (and Housing development under other policies of more than 50 dwellings) to have a Development Brief (as Supplementary Planning Guidance) which indicates how the development relates to the Norwich Area Transportation Strategy or which requires the development to include transport infrastructure improvements as agreed with the transport authority, including measures to encourage benign modes.

- 9.6 Paragraph 153 of the NPPF states that “additional development plan documents should only be used where clearly justified” The achievement of objective 4 is no longer considered to require the adoption of an SPD

- 9.7 For an update of AQMAs, see *Spatial Planning Objective 9*, of the GNDP Annual Monitoring Report 2013-2014.

No air quality management area to be designated in Broadland as a consequence of traffic emissions. No recorded breaches of the Airport Noise Management Strategy as governed by the letter of agreement between Norwich International Airport, Norwich City Council and Broadland District Council.

10 RECREATION AND LEISURE

Objective 1

10.1 To make provision for a variety of recreational and leisure uses.

To work towards a minimum standard of 2.4 Ha of playing space per 1000 population, with a target of not less than 85% of that level in each parish, or in a nearby parish where applicable, by 2011.

10.2 Current accessibility to recreation and leisure facilities can be found in *Spatial Planning Objective 11* of the GNDP Annual Monitoring Report 2012-13.

Total playing space per 1,000 population										
Location	Nos	Parish	Population est. 2008	Formal Open Space (Ha per 1,000 pop)	Play Areas (Ha per 1,000 children)	Allotments per 1,000 pop	Other Incl. Pitches, Bowls, Rugby, etc	Total	Min Target 2.24 ha Target met (Y/N)	Target of no less than 85% of that figure. (2.04) ha/ 1000 pop (Y/N)
Acle Area	1	Acle	2,770	1.77	0.73	0.17		2.67	Y	Y
	2	Beighton	421				2.78	2.78	Y	Y
	3	Cantley	692	0.53	2.62			3.15	Y	Y
	4	Freethorpe	929	2.87	0.78			3.65	Y	Y
	5	Frettenham	707			0.45	2.46	2.91	Y	Y
	6	Halvergate	576	3.99			0.19	4.18	Y	Y
	7	Lingwood and Burlingham	2,580	1.17	.83	0.19		2.18	Y	Y
	8	Reedham	1,047	2.95		1.91		4.47	Y	Y
	9	Salhouse	1,476	1.83				1.83	N	N
	10	South Walsham	806	4.05	0.15			4.20	Y	Y
	11	Upton with Fishley	707	3.68				3.68	Y	Y
	12	Woodbastwick	383				0.29	0.29	N	N
	13	Wroxham	218		.82	0.2	1.09	2.11	N	N
Aylsham Area	14	Aylsham	5,858	0.75	1.54			2.29	Y	Y
	15	Brampton	226			1.42		1.42	N	N
	16	Buxton with Lammas	1,692	2.71				2.71	Y	Y
	17	Cawston	1,570	2.03		0.08	0.13	2.24	Y	Y
	18	Coltishall	1,426	1.27		1.47	1.3	4.04	Y	Y
	19	Hainford	988		0.34			.34	N	N
	20	Hevingham	1,253	1.47	.25	0.31		2.01	N	N
	21	Horstead with Stanninghall	1,047		4.1	0.45	0.12	4.67	Y	Y

	22	Marsham	738		0.24	0.96		1.2	N	N
	23	Oulton	207		10.29			10.29	Y	Y
Norwich Fringe	24	Drayton	5,417	1.43	0.32			1.75	N	N
	25	Hellesdon	10,993	0.49	0.38	0.12	4	4.99	Y	Y
	26	Old Catton	6,163	1.19	0.25	0.23		1.67	N	N
	27	Sprowston	14,442	0.52	0.63	0.15	4.02	5.32	Y	Y
	28	Taverham	10,365	0.62	0.12	0.27	0.32	8.32	Y	Y
	29	Thorpe St Andrew	14,483	0.92	0.24	.26	0.08	1.5	N	N
		31	Felthorpe	748	2.4	0.13		1.27	3.8	Y
	32	Foulsham	938	1.66				1.66	N	N
	33	Great Witchingham	529				2.66	2.66	Y	Y
	34	Honingham	384	0.83				0.83	N	N
	35	Reepham	2,561	2.06	0.8	0.08	0.07	3.01	Y	Y
	36	Salle	80				25.5	25.5	Y	Y
	37	Swannington	309		9.31			9.31	Y	Y
		Wood dalling	199		31.21				Y	Y
	38	Weston Longville	363	5.64		0.59		6.29	Y	Y
Remainder of Norwich Policy Area	39	Blofield	3,305	1.09		.6	3.69	5.98	Y	Y
	40	Brundall	3,895	0.16	0.13		0.25	0.54	N	N
	41	Great and Little Plumstead	3,072	0.81	0.42	0.18		1.41	N	N
	42	Hemblington	365		2.33			2.33	Y	Y
	43	Horsford	4,236	.63	1	0.27	2.89	3.89	Y	Y
	44	Horsham & Newton St Faith	1,684	1	3.77	1.13	0.14	6.04	Y	Y
	45	Postwick with Witton	367	3.57			4.71	8.28	Y	Y
	46	Rackheath	1,956	1.56	0.21	0.24		2.01	N	N
	47	Spixworth	3,788	0.77	0.3			1.07	N	N
Source: PPG17 Open Space Indoor Sports and Community Recreation Assessment 2007 (2011/12 Update)										

Objective 2

10.3 To improve public access to the countryside and leisure facilities

For at least 10 new or improved leisure or recreation developments to be implemented in the plan period. No major indoor facilities to be approved outside established built up areas.

10.4 Within the monitoring year, 7 new or improved leisure or recreation developments were implemented. The target for the plan period has not been met. These developments include:

- A new Play 4 x play areas at: Horsham St Faiths, Sprowston, Old Catton & Acle
- 1 x sports area at: Felthorpe

- 2 x bowls pavilions: Thorpe St Andrew x 2

10.5 No major indoor facilities were approved outside established built up areas.

Objective 3

10.6 *To ensure that leisure development is sympathetic to its surroundings.*

Planning permission for any leisure, recreational or sporting use granted in an area covered by policies ENV6 to ENV17 to not result in the removal of the sites designation under that policy and shall be subject to conditions or obligations seeking positively to enhance the environmental qualities of the site and its surroundings.

10.8 No approved schemes resulted in a loss of designation under policies ENV6 to ENV17.

Objective 4

10.9 *To ensure that housing developments make provision for resident's recreational needs.*

All new housing developments of more than five dwellings to comply with approved open space policy where applicable.

10.10 There were twenty nine schemes of five or more dwellings approved within the reporting period. All of the schemes five developments met the open space policy through making contributions through s106 agreement or through a unilateral undertaking agreement for off-site provision.

11 COMMUNITY SERVICES AND UTILITIES

Objective 1

11.1 *To ensure that development can be properly serviced.*

Objective 2

11.2 *To enable the co-ordinated investment of public and private monies in service provision.*

A Development Brief to be produced for all allocations involving major built development, with the Brief outlining service and utility requirements.

11.3 For details of Local Plan allocations with development briefs, see table in section 3. See comments on 8.6

Objective 3

11.4 *To promote an environment that minimises danger and nuisance.*

No development approved which is contrary to policies CS9-14.

11.5 Broadland District Local Plan (replacement) 2006 Policy CS9, *Flood Risk*, has been superseded by the Joint Core Strategy.

11.6 For numbers of planning permissions granted contrary to Environment Agency advice on flood grounds, see GNDP Annual Monitoring Report 2013-14: *Spatial Planning Objective 1*.

Objective 4

11.7 *To identify land required for the provision of community facilities and to facilitate the provision of public utility services.*

All allocations for community facilities to be implemented within the Local plan period.

11.8 For progress of Local Plan allocations, see the update and table in section 3: *Progress of Local Plans*.

Objective 5

- 11.9 *To ensure that development related to community services and utilities is environmentally acceptable.*

As 'Recreation and Leisure', objective 3.

- 11.10 See *Recreation and Leisure: Objective 3*

12 CORE OUTPUT INDICATORS

- 12.1 The Core Output Indicators formally used for Regional Planning (Update 2/2008) have largely been incorporated into the monitoring framework for the Joint Core Strategy. In most cases, the Broadland LPA results can be found within the *GNDP Annual Monitoring Report 2013-14*, or *GNDP Five Year Land Supply Statement 2013*.

Business Development and Town Centre

COI BD1 - Total amount of additional employment floorspace - by type

- 12.2 See *GNDP Annual Monitoring Report 2013-14; Spatial Planning Objective 3*.

COI BD2 - Total amount of employment floorspace on previously developed land - by type

- 12.3 See "Economic indicators" in the *Update of Sustainability Appraisal baseline* in *GNDP Annual Monitoring Report 2013-14*.

COI BD3 - Employment land available - by type

- 12.4 At 1 April 2014, available employment land totalled 303.3ha for B1, B2 and B8 uses. This figure includes undeveloped employment allocations and land with planning permission for employment uses, as at base date. Source: CDP

COI BD4 - Total amount of floor space for 'town centres uses'

- 12.5 The table (below) shows total net completions within the reporting period of "town centre uses" within the Local Planning Authority area and within designated town centres.

	A1 Shops	A2 Financial & professional services	B1a	D2 Assembly and leisure
Net completions within LPA area (sqm)	0	0	150	0
Net completions within designated town centres (sqm)	0	0	-150	0
% completions within town centres	0%	0%	0%	0%

Housing

COI H1: Plan period and housing target

12.6 See *GNDP Annual Monitoring Report 2013-14; Five year housing land supply statement.*

COI H2(a): Net Additional dwellings - in previous years

12.7 See *GNDP Annual Monitoring Report 2013-14; Five year housing land supply statement.*

COI H2(b): Net additional dwellings - for the reporting year

12.8 See *GNDP Annual Monitoring Report 2013-14; Five year housing land supply statement.*

COI H2(c): Net additional dwellings - in the future years

12.9 See *GNDP Annual Monitoring Report 2013-14; Five year housing land supply statement.*

COI H2(d): Managed delivery target

12.10 See *GNDP Annual Monitoring Report 2013-14; Five year housing land supply statement.*

COI H3: New and converted dwellings on previously developed land

12.11 See *GNDP Annual Monitoring Report 2013-14; Spatial Planning Objective 9.*

COI H4: Additional pitches (Gypsy and Traveller)

12.12 See *GNDP Annual Monitoring Report 2013-14; Spatial Planning Objective 2.*

COI H5: H5: Gross affordable housing completions

12.13 See *GNDP Annual Monitoring Report 2013-14; Spatial Planning Objective 2.*

COI H6: Housing Quality - Building for Life Assessment

12.14 See *GNDP Annual Monitoring Report 2013-14; Spatial Planning Objective 2.*

Environmental Quality

COI E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

12.15 See *GNDP Annual Monitoring Report 2013-14; Spatial Planning Objective 1.*

COI E2: Change in areas of biodiversity importance

12.16 See *GNDP Annual Monitoring Report 2013-14; Spatial Planning Objective 9.*

COI E3: Renewable Energy Generation

12.17 See *GNDP Annual Monitoring Report 2013-14; Spatial Planning Objective 1.*

13 MINERALS AND WASTE

- 13.1 For information regarding minerals and waste, enquiries should be directed to Norfolk County Council as the Minerals and Waste Planning Authority in Norfolk.

14 SUSTAINABILITY APPRAISAL SCOPING REPORT

- 14.1 For an update of the baseline of the Sustainability Appraisal, see *GNDP Annual Monitoring Report: Update on Sustainability Appraisal Baseline*.

15 MAJOR SITES TRAJECTORY

- 15.1 Projected delivery on large housing sites and outstanding Local Plan allocations can be found in *Five year land supply statement*, appended to the *GNDP Annual Monitoring Report*.

16 CONCLUSIONS

16.1 The following table summarises each of the objectives from the Broadland District Local Plan (Replacement) 2006, stating which have been met, are on target/partially met, or have not been met.

16.2 Of the targets monitored for the reporting period, 13 were met, 9 were considered on target or partially met and 9 targets were not met.

16.3 Some objectives have been considered to be *on target / partially met*, where an objective has more than one indicator, but each has not been fulfilled in the reporting year, or where the results conflict, such as where the target is met in one policy area, but not in another.

Summary of Local Plan targets

Local Plan Targets Monitoring				
	Target	Met	On target / partially met	Not met
1	General Strategy Objective 1	✓		
2	General Strategy Objective 2			✓
3	General Strategy Objective 3			✓
4	General Strategy Objective 4		✓	
5	General Strategy Objective 5			✓
6	Environment Objective 1		✓	
7	Environment Objective 2			✓
8	Environment Objective 3			✓
9	Population and Housing 1	<i>See Five Year Land Supply Statement</i>		
10	Population and Housing 2		✓	
11	Population and Housing 3		✓	
12	Population and Housing 4	✓		
13	Employment Objective 1	✓		
14	Employment Objective 2	✓		
15	Employment Objective 3	✓		
16	Employment Objective 4	✓		
17	Retail Objective 1		✓	
18	Retail Objective 2		✓	
19	Retail Objective 3	✓		
20	Retail Objective 4	✓		
21	Transport Objective 1	✓		
22	Transport Objective 2	✓		
23	Transport Objective 3			✓
24	Transport Objective 4		✓	
25	Recreation and Leisure Objective 1		✓	
26	Recreation and Leisure Objective 2			✓
27	Recreation and Leisure Objective 3	✓		
28	Recreation and Leisure Objective 4	✓		
29	Community Services and Utilities 1			✓
30	Community Services and Utilities 2			✓
31	Community Services and Utilities 3	<i>See GNDP AMR 11-12: Spatial Planning Objective 1</i>		
32	Community Services and Utilities 4		✓	
33	Community Services and Utilities 5	✓		
Total		13	9	9
Overall Performance (%)		42	29	29

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).
Adopt	Formally approve. Assume responsibility for future maintenance.
Affordable Housing	Housing provided for sale, rent or shared equity at prices permanently below the current market rate, which people in housing need are able to afford. It is usually provided to meet a specific housing need which cannot be met by the housing available on the open market.
Allocated	Land which has been identified on the Local Plan Policies Map (previously known as the Proposals Map or Inset Map) for a specific form of development.
Amenity	Those qualities of life enjoyed by people which 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.
AMR	Annual Monitoring Report: Part of the Local Plan (previously known as the Local Development Framework (LDF)). Local authorities are required to produce an AMR with a base date of the previous year showing progress towards the implementation of the local development scheme and the extent to which policies in local development documents are being achieved.
Area Action Plan	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.
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.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on all built development except affordable housing; and residential and non-residential institutions. It is a means of making sure that development contributes towards the infrastructure needed to support growth in an area.
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, doctor's and dentists' surgeries, recycling facilities, libraries and places of worship.
Core Strategy	This strategy sets out the key elements of the planning framework for the area. It should comprise of 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. A development plan document, and one with which all other development plan documents must conform.
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	See Supplementary Planning Guidance
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).
District Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
DPD	Development Plan Documents: These are planning documents forming part of the Local Plan (previously known as the Local Development Framework (LDF)) 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 Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map (Proposals Map) which will be varied as successive DPDs are adopted.
EEDA	East of England Development Agency: Government agency created in April 1999 to help further economic regeneration and prosperity in Eastern England (Norfolk, Suffolk, Cambridgeshire, Hertfordshire, Bedfordshire and Essex). EEDA administers a wide range of funding programmes including the Market Town Initiative.
EEP	The East of England Plan: Regional Spatial Strategy for the East of England setting out the broad planning strategy to guide Local Plan (previously known as the Local Development

	Frameworks (LDF) in the region, including Broadland. See also RSS.
EERA	The East of England Regional Assembly was a partnership of elected representatives from the 54 local authorities in the East of England region and appointed representatives from the community. Its purpose was to promote the economic, environmental and social well-being of the region. EERA was responsible for producing the Regional Spatial Strategy. The "GO Network" ceased in Spring 2011 following the Comprehensive Spending Review 2010.
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.
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). This includes private 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.
LBC	Listed Building Consent
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.
LDD Bodies	At the 'Issues & Options' stage of producing a Local Development Document, the Council will identify from its Local Plan (previously known as the Local Development Framework (LDF)) database, which bodies it feels will have an interest in the particular document being produced. These bodies will then specifically be invited to engage in the production of that policy document. (N.B. All other bodies on the database will receive notification of the opportunity to get involved).
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.
LDO	Local Development Order: LPAs will be able to introduce LDOs at their discretion. They give permitted development rights to developers who bring forward proposals in line with a policy in a DPD.
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).
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 Department of Culture, Media and Sport. Alteration, demolition or extension of such a Listed Building requires special consent.
LNR	Local Nature Reserve: Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.
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.
LPA	Local Planning Authority: Responsible for producing the Local Plan (previously known as the Local Development Framework (LDF)).
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.
NATS	Norwich Area Transportation Strategy: Statement of strategic transportation policy for Norwich and surrounding area, most recently adopted in 1997, which was prepared jointly by Norwich City and Norfolk County Councils in discussion with Broadland and South Norfolk Councils.
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	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 16 parishes, comprising the fringe and first ring of villages around the city of Norwich.
National Planning Policy Framework	The National Planning Policy (NPPF) published in March 2012, sets out the Government's planning policies and requirements for the English Planning System. The NPPF must be

(NPPF)	taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
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.
Preferred Options	Produced as part of the preparation of Development Plan Documents. It sets out the Council's preferred options relating to the LDD and is made available to the public in order that representations can be made.
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 (Proposals) Map	The adopted Policies (Proposals) 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 (Proposals) Map showing the changes which would be required upon adoption of the document.
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.
Route Hierarchy	The County Council has categorised the roads in Norfolk according to their purpose and suitability ability for their purpose and has defined a network serving small parts of Norfolk (cells). The following categories are included in the plan: principal routes (routes of national importance) and main distributor routes (which provide essential cross county links).
RSS or EEP	Regional Spatial Strategy or East of England Plan (2001-2021): This will replace Regional Planning Guidance and will be the responsibility of the East of England Regional Assembly. It also forms part of the Development Plan. The regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act.
S106	Section 106 Obligation.
SA	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.
Saved Plans or Policies	Under transitional arrangements as the new style planning system is introduced, the current adopted local plan is automatically saved and retains development plan status for a period of 3 years or until superseded by development plan documents. In the case of Broadland, because the local plan replacement was so far advanced, once adopted the local plan replacement will supersede the local plan adopted in 2000 and will itself be saved for a period of 3 years from the date of adoption.
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.
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	This plan defines settlement limits for some areas. These are areas (which could be subject to variations through the adoption of supplementary planning guidance) where development appropriate to the settlement in question will usually be permitted.
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 DPDs 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.
SPD	Supplementary Planning Document: An LDD which expands on policies set out in a DPD or provides additional detail. For example: design guides, area development brief etc. SPDs are

	not statutory requirements and do not form part of the Development Plan.
Stakeholder	(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of Broadland District.
Structure Plan	The part of the development plan which sets out the broad framework for development in Norfolk. The current structure plan prepared by Norfolk County was adopted in October 1999. This local plan must be in general conformity with the structure plan.
SPG	Supplementary Planning Guidance: Guidance published by the District Council to provide further detailed information on how Local Plan policies are to 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 Drainage System	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.
UCO	Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which groups land uses into different categories (called Use Classes). Change of 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	Site where planning permission for housing development is granted during the Local Plan period but which is not identified in the Plan for housing development.

Appendix F – Norwich City Council Report against Saved Policies in the Replacement Local Plan for the period 2013-14 (excluding those covered in the main JCS AMR) and policies in the emerging Norwich development management policies local plan

Introduction

1. The Localism Act (and Town and Country Planning Regulation 2012) removes the requirement for local planning authorities to produce an Annual Monitoring Report (AMR) for government. However, the Act retains the overall duty to monitor the implementation of the *Local development scheme* (LDS) and the extent to which the local plan policies are being achieved. For this reason the Council will continue to produce an AMR annually. The Localism Act gives more flexibility as to when and how often an AMR is prepared. The council is now able to choose which targets and indicators to include in the report.
2. This appendix monitors the saved policies in the *City of Norwich Replacement Local Plan* (RLP) for the period 2013 -14 (excluding those covered in the main JCS AMR), and the emerging policies in the *Development management policies local plan* (DM policies plan) for the period 2013-14 (also excluding those covered in the main JCS AMR). Saved RLP policies will remain in place until superseded by the emerging DM Policies plan, which is expected to be adopted in December 2014.
3. 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 updated in July 2014 and can be found on the City Council's website at the following link:
<http://www.norwich.gov.uk/Planning/PlanningPolicy/Pages/EmergingLocalPlanningPolicy.aspx>
4. This appendix covers the period from 1st April 2013 to 31st March 2014.
5. This appendix will take a 'hybrid approach', measuring the indicators of the saved policies in the RLP for the final time and the new indicators of the emerging DM policies plan for the first time. This is appropriate given that both sets of policies have been in operation during the period 1st April 2013 to 31st March 2014.

Summary of Main Findings

6. These main findings are from the Norwich City Council Appendix to the full JCS AMR report:

- **Replacement Local Plan:**

- Employment floorspace permitted on allocated employment land was 83,045sqm. Of particular note was the permission at Norwich Airport for circa 79,000sqm of B use class employment uses,
- Average housing density overall has risen on last year. The trend for smaller scale sites coming forward has not continued. Medium density schemes (30-50dph 15.2% up from 8.8%) have risen by almost double with a slight increase on higher density sites (50dph 77% up to 82%).
- 100% of all completions on allocated sites achieved a density of $\geq 40dph$.
- Three schemes granted resulting in the loss of urban green space, although 2 of these 3 have secured landscape and biodiversity improvements or equivalent provision following development. The third was granted on appeal (Lakenham Cricket ground).

- **Emerging local plan**

- No retail frontage zones are below the thresholds set in the SPD;
- 4 areas of public open or play space have been delivered in the monitoring period;
- A significant amount of B1 employment use was permitted on employment land. Most significant was the airport permission which accounts for nearly 37,000sqm of B1b and B1c floorspace.
- Net loss of -10,535.5sqm of B1a floorspace. Of this 7212.5sqm was lost in the city centre. Just over 5,600sqm of this can be attributed to permitted development right changes from offices to residential uses.
- Three new assets of community value were registered: Train Wood, Woodcock Road Police Station and Jubilee Hall, and;
- Significant planning obligation contributions have been made for Site specific transport improvements and enhancements to the strategic cycle network.

Policy Performance

7. The following sections of the AMR assess the progress of the RLP indicators not covered by the JCS AMR and the progress of the emerging local plan development management policies.

Replacement Local Plan saved Policies

Employment

Business development permissions

8. The employment indicators did not meet their targets in relation to small businesses, with only 2 new small business units being granted permission against a target of 5.

Local Plan indicator	LP5: i) Number of new small business units below 500sqm permitted (Saved Policy EMP1)
<i>Target</i>	<i>5 per annum</i>
PARTIALLY ACHIEVED	2 new permissions
	13/00462/F – 64sqm (B1)
	13/01891/F – 415sqm (B1)
Source	Development Management Decisions Monitoring

9. 1,545sqm of employment land was lost to non-employment uses, mainly through demolition and the conversion of a unit to a karate club. This is higher than the figures in 2012/13 of 209sqm, but still low compared to 2011/12 figures when 7,990sqm was lost.
10. The amount of employment floorspace permitted on allocated employment land was 83,045sqm. This is much higher than the 2012/13 figure of 10,879.02sqm. Of particular note was the permission at Norwich Airport for circa 79,000sqm of B use class employment uses, the Hall Road District Centre permission which granted consent for 1,100sqm of office (B1a) development, and 1,800sqm of B2 development permitted at Hurricane Way. The remaining 4,000sqm (approx.) is made up from small scale permissions.
11. The Norwich Airport permission (13/00520/O), although not technically on allocated employment land, was considered acceptable on the basis that it was for airport operational development, and could therefore go nowhere else in the plan area, and was in accordance with policy 6 of the JCS which seeks to support the growth and regional significance of Norwich International Airport for both leisure and business travel.

Local Plan Indicator	LP6: i) Loss of employment land or allocated employment sites to other uses; ii) Amount of employment land developed (Saved Policies EMP4 and EMP5).
<i>Target</i>	<i>i) No sites lost</i> <i>ii) Sqm floorspace permitted on employment land</i>
PARTIALLY ACHIEVED	i) 1,545sqm of employment land was granted permission for other uses: <ul style="list-style-type: none"> - 11sqm (B1a to Sui Generis Taxi office) (13/01290/U) - 46sqm (part of a change of use from B2 to B8 and A1) (13/01463/F) - 589sqm (demolition of all buildings) (13/01841/DEM) - 900sqm (B2 to Sui generis karate club) (14/00103/F). ii) 85,962sqm of new B use class floorspace was permitted. Of this 83,045sqm of employment uses (B class uses) was permitted on allocated land (97%) .
Note	<i>Employment land</i> means land within areas allocated primarily for <i>employment development</i> in the RLP. <i>Employment development</i> means development for purposes within business classes B1, B2 and B8 of the Use Classes Order (offices, light and general industrial, research and development and warehousing respectively).
Source	Development Management Decisions Monitoring

Retail and Town Centre Uses

City Centre Retail Monitor

12. A retail survey is carried out for the city centre each year. These reports can be found on the Council's website at the following link:
<http://www.norwich.gov.uk/Planning/PlanningPolicy/Pages/AnnualMonitoringReport.aspx>
13. The retail vacancy rate for the city centre⁴³ (i.e. all vacant *units*) from the June 2014 survey was 11.3%, a very small increase on the August 2013 survey vacancy rate of 11.2%. This shows that the number of vacant units is has been fairly static over the past year.
14. Regarding all retail *floorspace*, the level of vacancy has fallen from 6.8% to 4.9%, an improvement of 1.9%. This includes floorspace which is currently undergoing refurbishment. This figure is low compared to figures for recent years and in comparison with other large centres nationally.
15. The retail survey of 2014 was carried out using the frontage groups as set out in the emerging *DM policies plan*. At the time of survey the thresholds for indicative acceptable levels of non-retail in each of these frontage zones had not been set. Since the survey was completed, the Main town centre uses and retail frontages supplementary planning document has been drafted and

⁴³ For the purposes of this AMR the 'city centre' is made up of the local plan primary and secondary retail areas, the large district centres and the rest of the city centre retail area not within a defined frontage.

public consultation taken place. The council intends to take this document to Cabinet for adoption in December 2014.

16. For the purposes of this monitoring report the thresholds set out in the draft SPD have been used. Given that the survey of June 2014 informed the new thresholds, all frontage zones are above the minimum threshold for retail meaning that the city centre frontage indicator met its target.
17. When adopted in 2011, JCS Policy 11: Norwich City Centre set a new policy approach by encouraging early evening economy uses (though not late night uses) such as cafés, restaurants and bars across the city centre rather than just in defined areas. The purpose of this change in approach is to add to the vitality of more parts of the city centre and to meet evidence based targets for increased leisure uses, reflecting the national trend for greater diversification of uses in retail centres.
18. More early evening economy uses continue to be developed and permitted in the city centre supporting the JCS aims to encourage more vibrancy in the city. In particular, further restaurant development has taken place at Back of the Inns with the opening of 'Bill's' restaurant and at St Benedict's Street. Further early evening uses have been granted planning permission at London Street (first floor restaurant), Gentleman's Walk (first floor restaurant and karaoke bar) and Exchange Street (restaurant). These changes will continue to be monitored and any significant developments noted.

Local Plan indicator	LP10: Number of frontages falling below specified percentages (of frontage length in A1 retail use) (where applicable) (Emerging policy DM20 of the development management policies local plan)
<i>Target</i>	<i>Not more than 2 frontage groups</i>
ACHIEVED	0 frontage groups have fallen below the required threshold
Source	Planning Services Retail Monitor – 2013/14

City Centre Retail Development Decisions

19. In total 8,765sqm of new retail floorspace has been permitted in centres and edge of centre locations during the monitoring period. A further 766sqm has been granted permission in out of centre locations. This is high compared to recent years, but low in comparison with the early part of the plan period (2013 – 661sqm, 2012 – 162sqm, 2011 – 380sqm, 2010 – 23,676sqm, and 2009 – 2,972sqm).
20. Significant permissions for new retail in centres include the new Hall Road District centre (6,781sqm) and the Aldi on Sprowston Road (1,378sqm net). Significant retail development out of existing centres includes circa 500sqm at Threescore to create a new village centre.

21. Norwich is within the top 15 (14th) in national retail league tables. The JCS AMR has a target of a continued position in the top 10 nationally. In addition, the JCS has a target of an increase of 20,000sqm in city centre retailing floorspace by 2016 which will be monitored carefully, particularly in the context of the recession and the changing retail habits toward on-line shopping.
22. Retailing vitality in the city centre remains resilient to the economic downturn. Floorspace has reduced slightly in the Primary retail area in recent years, but this year saw a slight increase following development of the extension to Marks and Spencer. The reduction in retail floorspace can largely be attributed to an increase of early evening economy and leisure uses as promoted by JCS policy 11 (Norwich City Centre) which supports the vitality and viability of the centre as a whole.

Local Plan indicator	LP9: Floorspace approved in centre or edge-of-centre locations (Saved Policy SHO3)
<i>Target</i>	<i>Sqm of floorspace approved</i>
ACHIEVED	8,765sqm new retail floorspace approved in centres or edge of centre locations.
Note	For the purposes of this indicator “edge-of-centre” is taken to mean a site within the City centre but outside the defined retail and leisure area, or a site within 300m of a district or local centre.
Source	Development Management Decisions Monitoring

Local and District Centres Retail Monitor

23. A retail survey of the district and local centres is carried out at the same time as the city centre each year. Again, the survey was carried out on the basis of the new district and local centres in the emerging local plan rather than the existing district and local centres in the RLP. These reports can be found on the council’s website at the following link:
<http://www.norwich.gov.uk/Planning/PlanningPolicy/Pages/AnnualMonitoringReport.aspx>
24. Whilst there are no specific targets set for local and district centres, vacancy rates in terms of numbers of units and floorspace are recorded in this AMR.
25. Vacancy rates have fallen compared to last year in both district and local centres. For of the nine district centres four have no vacant units (DC02, Drayton Road DC03, Eaton, DC07 the Larkman and DC10, Sprowston Road). In local centres, of the 28 in total, 16 have no vacant units.
26. A small increase of 0.66% in non-retail units has occurred in District Centres. However, this can be attributed to the rise in the total number of District Centres and the corresponding rise in the total numbers of units. The number of non-retail uses in local centres has again fallen, indicating that retailing (A1 uses) is doing well but other uses such as A2, A3 and A5 (finance and

professional, restaurants, cafes and take-aways) are not performing as strongly.

27. The table below shows the levels of vacancies and non-retail units in both district and local centres.

Year	Vacancies		Non-Retail units	
	District Centres	Local Centres	District Centres	Local Centres
June 14	4.4%	6.11%	41.60%	39.44%
Aug 13	6.3%	9.72%	40.94%	40.44%
April 11	6.60%	8.20%	43.70%	43.50%
April 10	12.09%	8.60%	40.00%	39.00%
April 09	3.50%	8.90%	36.90%	38.30%
Sept 08	3.10%	7.40%	36.50%	39.10%
Sept 07	3.10%	5.80%	39.20%	35.70%
Sept 06	2.30%	4.80%	38.50%	34.60%

Source: Retail Monitor June 2014

28. The worst two performing district centres for vacancy rates in August 2013 were DC06: Earlham House and DC07: The Larkman. However, the April 2014 figures show a fall in vacancy rates compared to the previous year in these centres. At Earlham House significant work has been undertaken to improve the flats at the centre, the public open spaces and the retail units. The change at the Larkman centre can be attributed to the removal of a unit from the centre following conversion to residential, thereby reducing the number of total units which in turn pushes the vacancy percentage up.

29. Particularly badly performing local centres include Bishop Bridge Road with a 28.6% vacancy rate (an increase on last year's vacancy rate of 25%) and Aylsham Road/Glenmore Gardens, which currently has a vacancy rate of 16.7%. Earlham West Centre had a 22.7% vacancy rate in 2013, but this has fallen to just 5% in 2014. Also improving is Aylsham Road/Junction Road which had a 20% vacancy in 2013, falling to 12.8% in 2014.

Housing

Density analysis of completions

30. Overall densities for dwelling completions were low compared to years prior to 2012/13. The average density of completions increased by just over 10%.

31. Regarding the percentage of total; dwellings completed, the trend from last year for smaller scale sites coming forward has not continued. Medium density schemes (30-50dph) have almost doubled, with a slight increase on higher density sites (50dph).

Year	Average Density	% of total dwellings completed			Local Plan
		<30 dph	30-50 dph	>50 dph	>40 dph
2004/05	-	4	33	63	-
2005/06	-	2.1	35.9	62	-
2006/07	-	2.2	25.2	72.5	-
2007/08	88	0.38	17.21	82.4	90.4
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	72.3

Source: Housing Land Availability Spreadsheet

32. The RLP target for housing densities on allocated sites has been met with 100% of completions achieving a density of 40 dwellings per hectare or more.

Local Plan indicator	LP13: Minimum density achieved on allocated sites (saved policies HOU8 to HOU12)
Target	% of completions on allocated sites achieving densities of ≥ 40 dph (Local Plan minimum densities)
ACHIEVED	<p>100% of all completions on allocated sites achieved a density of ≥ 40dph.</p> <p>There were 100 completions on allocated sites;</p> <ul style="list-style-type: none"> • 54 At NR1, Phase II of the Taylor Wimpy development adjacent to Norwich City football club; • 1 at the Rosary Road Bartram Books site; • 33 at the Former Norfolk & Norwich Hospital site, and; • 12 at Sussex House, Sussex Street.
Source	Housing Land Availability Schedule 2013

Environment

Environmental Assets

33. There were no permissions granted contrary to saved policy NE1 concerning the protection of environmental assets from inappropriate development.

Local Plan Indicator	LP1: Development permitted contrary to NE1
Target	Zero
ACHIEVED	No permissions granted contrary to NE1
Source	Development Management Decisions Monitoring

Built Environment

34. There was 1 application for a telecommunications installation approved in the monitoring period in, or close to, designated areas. In addition, a further 12 applications were approved for the installation of equipment cabinets to upgrade broadband connections in the Norwich area. Again, these have been approved in, or close to, designated areas, but in collaboration with the local planning authority to achieve the most appropriate siting so as to reduce the impact on the designated area.
35. Taken as a whole, these figures are well above the target of no telecom installations being permitted in designated areas, but are also exemplary of collaborative working with a positive result. The Norwich local plan monitoring report will provide a commentary on this issue, reflecting the fact that the RLP target is unrealistic.
36. In May 2013 under Part 24 of the General Permitted Development Order (England) (As Amended) new PD rights for electronic code systems operators came into force. These allow for larger installations and larger associated installations subject to the conditions and limitations.

Local Plan Indicator	LP3: Number of telecommunications installations approved in or close to designated areas (Saved Policy HBE20)
<i>Target</i>	<i>Zero</i>
NOT ACHIEVED	13 applications for telecommunications installations were approved in 2013/14.
Source	Development Management Decisions Monitoring

Transport

37. Monitoring of indicator LP16 relies on the transport monitoring information published by Norfolk County Council. However, this has not been updated during monitoring years 2010/11, 2011/12, 2012/13 and 2013/14. The table below shows the figures for monitoring year 2009/10.

Local Plan indicator	LP16: Proportion of walking and cycling at each main cordon (saved policy TRA3)
<i>Target</i>	<i>Increase each year</i>
ACHIEVED	Cycle movements represented 10.3% of vehicle movements across the Inner Ring Road cordon in 2009, an increase of 1% since 2006. Pedestrian counts at the same cordon have increased by 3.5% since 2006. (Further updates for 2010/11, 2011/12, 2012/13 and 2013/14 will be available from Norfolk County Council's Transport Monitoring web page).
Source	Development Management Decisions Monitoring

38. Section 106 (S106) contributions met the specified target.

Local Plan indicator	LP17: Level of contributions negotiated through S106 for transport schemes (saved policies TRA10 & TRA11)
<i>Target</i>	<i>£250,000 per annum</i>
ACHIEVED	<p>£1,028,987.27</p> <ul style="list-style-type: none"> • 13/00005/F: 66 Bessemer Road - £46,472 – Transport contribution towards sustainable transport initiatives in Lakenham ward; • 12/01155/F: Chalk Hill Works, 21 Rosary Road - £1,695 – TRO contribution to amend the existing TRO to include the development and introduce a pedestrian zone within the site; • 12/02046/O: Enterprise garage, Starling Road - £3,950 – Transport contribution; • 13/00208/F: 463-503 Sprowston Road - £14,572.67 – Improvements to infrastructure and sustainable transport initiatives in Catton Grove ward; • 11/02104/O: Land north of Carrow Quay - £172,383.50 – CCTV, Travel plan and car club contributions and payment to the Travel Plan Fund; • 12/02003/F: Former Bally Shoe factory, Hall Road - £366,500 – Highway, footway and pedestrian facility improvements in the vicinity of the development. Travel plan contribution and Travel Plan Bond; • 12/00703/O: Threescore - £282,150 – Transport contribution for enhancement of cycling, pedestrian and public transport facilities within the area; • 12/00875/O: Deal Ground - £100,000 – contributions to transport management in the area; • 13/00113/F: Fire station, Bethel Street - £10,305 – Contributions to cycle stands, Traffic Regulation Order (TRO) fee and Travel plan monitoring; • 13/00610/F: Land at Brazengate/Southwell Road - £24,264 – improvements to cycle network and infrastructure to assist with sustainable travel initiatives in the area; • 13/00737/U: EPIC centre, 112-116 Magdalen Street - £5,000 – provision of cycle stands; • 12/01885/O: Lakenham sports & leisure centre, Carshalton Road - £1,695 – TRO.
Source	Development Management Decisions Monitoring/ S106 Contributions Officer

39. The cycle schemes implemented for monitoring year 2012/13 are shown below:

Local Plan indicator	LP18: Provision made on cycle network for enhanced facilities for cyclists (saved policy TRA15)
<i>Target</i>	<i>Number of schemes implemented</i>
ACHIEVED	<p>Market Hub The Guildhall – 18 cycle stands £18,000 City Hall cycle store refurbishment £20,000</p> <p>North Park Avenue – UEA zebra crossing £35,000 Scheme aids pedestrians and potential cyclists crossing Bluebell Road to the north of North Park Avenue. This crossing benefits mainly students and people accessing the open areas round the UEA for leisure, dog walking etc. Measures to reduce speed in the vicinity of the crossing have been provided.</p> <p>Alexandra Road – Park Lane (via Earlham Road): £25,000 Upgraded Zebra crossing facility on Earlham Road between Alexandra Road and Park Lane by providing a raised table across carriageway (in response to accident record involving cyclists).</p> <p>St Andrews Plain hub: £12,000 9 cycle stands</p> <p>Gilders Way / Heathgate -Barrack Street: Enlarging the central refuge island and crossing points on Barrack Street between St James Close and Gilders Way, with the footway being widened around the corner of St James Close and Barrack Street for shared-use. £125,000</p> <p>Heartsease : Munnings Road to Greenborough Road £105,000 Providing a new cyclepath and separate pedestrian path across Heartsease Recreation Ground between Munnings Road and Sale Road. Installation of new street lighting and trees as part of the proposals, together with a raised table within the junction of Sale Road and Lishman Road.</p> <p>All are Pedalways projects either completed or on-site</p>
Source	City Council Cycling Officer

Tourism & Leisure

40. Redevelopment of sites adjacent to the River Wensum offers opportunities to provide riverside walks.
41. At Carrow Road there are several developments either implemented, being built or at the planning stage. As part of these details of a riverside walk are being negotiated. A stretch of riverside walk has been completed adjacent to NR1 providing a direct link under Carrow bridge to the city centre.
42. Permission was granted for circa 550 new dwellings at the Deal Ground, Trowse, which also provides a multi-functional linear park on the River Wensum frontage allowing for public access. There will also be moorings with de-masting facilities. The development includes a pedestrian/cycle bridge over the River Wensum. As well as serving the development, the bridge will facilitate access from the riverside walk to the north bank of the Wensum and to Trowse and Whitlingham County Park. This link will form part of the re-routed Sustrans national cycle network route 1.
43. The approved application for 1,000 homes at Three Score in Bowthorpe secured funds towards an extension of the Yare Valley Walk and enhancements to Bowthorpe and Earlham Marshes.⁴⁴

Local Plan indicator	LP7: Number of developments approved which will provide access to or facilities on the river (Saved Policy TVA3)
<i>Target</i>	<i>2 per annum</i>
ACHIEVED	3 applications approved As above at paragraphs 2.37-2.39.
Source	Development Management Decisions Monitoring

44. No hotels that were identified in saved policies TVA5 and TVA6 were implemented in the monitoring period. The two remaining sites allocated for hotel development are now unlikely to come forward for such development; Sovereign House is due to be demolished as part of a wider regeneration scheme at Anglia Square; Prospect House remains in use as an office building with no indication from the owners that they now intend to cease this use.
45. However, during the plan period as a whole (i.e. since 2004) three hotels have been developed in the city centre on allocated sites (Duke Street, Queen Street and Carrow Road) and two further buildings have been converted to hotels at St. Vedast Street and St. Giles.
46. In accordance with the NPPF a town centre first approach is now being taken to hotel development, rather than allocating sites for this specific type of

⁴⁴ Both the permissions on the Deal Ground and Three Score sites were granted within the monitoring period of 2013/14 but were reported on in the 2012/13 AMR due to their significance.

development. The indicators for LP8 have therefore been amended to reflect the numbers of hotels developed within centres and outside centres. As set out above, whilst no hotels have been developed in the monitoring year, a number of new hotels have been built and other buildings have been converted to hotels in the city centre in recent years. In addition, there have been no hotels developed outside a centre in the RLP period (i.e. since 2004).

Local Plan indicator	LP8: New hotels implemented (Saved Policy TVA5 and TVA6)
Target	i) No of hotels completed within centres; ii) No of hotels completed outside of centres ⁴⁵
ACHIEVED	i) None approved in this monitoring year. ii) None approved in this monitoring year. As stated in last year's AMR and for information, three of the allocated sites under saved policy TV3 have been developed; Queens Road (Travelodge), Duke Street (premier Inn) and Carrow Road (Holiday Inn). The two remaining allocations are no longer applicable given the publication of the NPPF.
Source	Development Management Decisions Monitoring

47. Some floorspace for leisure use was permitted outside defined centres.

Local Plan indicator	LP14: Major leisure development in centre or on edge-of-centre sites (saved policy AEC1)
Target	<i>Floorspace and none approved out of centre</i>
PARTIALLY ACHIEVED	Two permissions granted for leisure development, although neither would be classed as 'major'; 1) 195sqm for a yoga centre; 2) 92sqm extension to Cinema City. Three permissions for leisure development outside defined centres were approved, only 1 constitutes 'major' development: 1) 700sqm of mixed use floorspace (manufacturing and indoor sports and leisure centre) (major development) (13/00465/U - 4 Delta Close) 2) 35sqm extension to NCFC community sports centre for a classroom and dance studio; 3) 18sqm temporary building for woodwork rehabilitation centre.
Source	Development Management Decisions Monitoring

48. Three permissions were granted on designated urban green space: The Deal Ground, Pointers Field and Lakenham Cricket Ground. With regard to the Deal Ground, whilst the application encroached slightly into the County

⁴⁵ Targets amended to reflect National Policy changes and City Council approach to hotel development in the city centre.

Wildlife Site (CWS) and the green space designation, it was considered that this will result in a net gain in biodiversity overall. This will result from the planning permission securing future management of the CWS and the inclusion of additional areas of open space, for example adjacent to the river.

49. Pointers Field has seen redevelopment of 0.2ha of urban green space for a scheme to provide 100% affordable housing. Whilst a small area of urban green space is being lost the scheme has secured landscaping and biodiversity enhancements.
50. Regarding the Lakenham Cricket Ground permission, a refusal was issued in February 2013, prior to the monitoring period. However, the applicant appealed the refusal and approval was granted at appeal in October 2013 (within the monitoring period). The application resulted in the loss of urban green space the approval seeks new provision on site of:
- 1.15ha of public open space comprising:
 - 3,560sqm of play provision;
 - an informal 5-a-side football pitch of 2,950sqm;
 - allotments of 2,500sqm, and;
 - preserved woodland and community wildflower garden 2,570sqm.

Local Plan indicator	LP15: Loss of open space except in circumstances permitted (saved policy SR3)
<i>Target</i>	<i>None</i>
ACHIEVED	Three schemes given permission: The Deal Ground, Pointers Field and Lakenham Cricket Ground See paragraphs 47, 48 and 49 above for more information.
Source	Development Management Decisions Monitoring

Northern City Centre Area Action Plan

51. Within the *Northern City Centre area action plan* area there were 15 housing completions on 3 sites. Of these, 100% were on previously developed land and all were completed by private companies. No affordable housing has been provided by two of these developments as they were granted permission before the adoption of the Joint Core Strategy policy 4 requiring smaller scale developments to contribute towards affordable housing need. The third application was below the affordable housing requirement threshold.
52. The St Augustine's Street gyratory system was completed in 2010. One of the objectives of the gyratory scheme was to improve the air quality on St Augustine's Street. Air quality issues here had been exacerbated by the close proximity of the buildings and the narrow two way road which tended to slow down the dispersion of traffic pollutants. The scheme improved the situation by making the street one way, reducing the time vehicles spend queuing and minimising the stop-start cycle of traffic. The air quality is

measured by determining the amount of NO₂ and the annual mean objective is 40µg/m³.

53. Results for the St Augustine’s area are now available for 2013, the third full year that the gyratory system has been in operation. The table below details the changes in nitrogen dioxide levels both before and after the opening of the gyratory system in 2011. There was a correction made in relation to figures produced for 2012 which pushed the level up to 52.1 (rather than 51.6). Therefore 2013 saw a reduction of 1.1 micrograms from 2012.

Historic Annual Mean Concentrations at 50 St Augustine’s Street (µg/m ³)							
2006	2007	2008	2009	2010	2011	2012	2013
50	52.1	50.9	56.2	55	47.5	52.1	51.2

54. Air quality has seen recent improvement on St Augustine’s Street. NO₂ levels show a reduction over the two years preceding the opening of the scheme, though the objective has not yet been achieved. It was hoped that the significant improvement shown in 2011 would be continued, though annual variation is normal. Air pollution trends are strongly affected by atmospheric conditions such as temperature, pressure, humidity, and by global circulation patterns, and caution needs to be taken over simple year on year comparisons. A truer picture of the ambient pollution levels will be revealed over the longer term. Three additional monitoring points were added at the start of the scheme to gain a broader picture of air quality in the area. The levels for these locations showed 42.8, 45.1 and 33.2 for 2013.

Local Planning Policies no longer being implemented:

55. AMRs are required to specify any policies in Development Plan Documents (DPDs) which are no longer being implemented. In the case of Norwich this relates to saved policies in the RLP and policies superseded by the JCS and the *Northern City Centre area action plan*. A comprehensive list was supplied in the Norwich appendix (appendix D) of the JCS AMR for 2011/12.
56. In addition to this list the publication of the NPPF had significant implications for the relevant parts of the development plan and annex 1 of the NPPF states that subsequent to March 2013 relevant policies from the existing plans should be given due weight according to their degree of consistency with the Framework (paragraph 215, p48).
57. The link below takes you to the Norwich City Council website where a table considering the level of compliance of the saved policies of the RLP with the NPPF can be found. Only one saved policy is considered not to be compliant with the NPPF: Saved Policy SHO2. As such, this policy is not being used.

<http://www.norwich.gov.uk/Planning/Documents/LocalplanNPPFcompliance.pdf>

58. As stated in the introduction to this report, the council is taking the emerging local plan to Cabinet in November for adoption in December. Upon adoption, all policies in the Replacement Local Plan (adopted November 2004) will be superseded in full by the Norwich Local Plan.

Norwich local plan policies (adopted December 2014)

For the monitoring period 2013/14 a hybrid approach has been taken to monitoring of the local plan policies. Although the RLP was still being used, the emerging local plan policies were taken into consideration in the determination of planning applications and were considered to have material weight attributable to them. As such performance against them is recorded in the following table.

However, monitoring of planning applications for the period 2013/14 was done on the basis of existing monitoring processes and has not been able to obtain as much detail as is required for the monitoring of the new policies. The indicators highlighted in **blue text** have not been monitored for the period 2013/14.

The local plan is to be adopted on the 1st December 2014, a significant way into the monitoring period for 2014/15. It is therefore not possible to obtain the detailed information on all indicators as required below due to current monitoring processes. As such, monitoring for the period 2014/15 will be done on the basis of the new local plan policy indicators only but will be undertaken on the same basis as those shown below, i.e. *not* including those in **blue text**.

In total 25 of 68 indicators are not being monitored for the periods 2013/14 and 2014/15.

Existing monitoring processes are currently being reviewed and a new process will be implemented for the period 2015/16 commencing in March 2015, after which time all indicators shown below will be monitored.

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
DM1	Achieving and delivering sustainable development.	ENV1, ENV3, ENV5, ENV6, ENV9. SOC8. EC1, EC3, EC4.			Target inappropriate	N/a	Too general to monitor.
DM2	Ensuring satisfactory living and working conditions.	ENV1, ENV3. SOC1, SOC2, SOC4, SOC7. EC4.	Refusals on the grounds of loss of light/outlook; Refusals on grounds of schemes falling below minimum indicative space standards;	DM DM	Target inappropriate No refusals in monitoring year		
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 % dwellings on schemes achieving minimum residential density (40dph) "Green" design features on approved development	DM DM DM	No reds on approved schemes Target inappropriate Target inappropriate	72.3% of all completed dwellings in the monitoring period 2013/14 achieved the minimum density of 40dph.	Building for Life is assessed every two years. Schemes were assessed in 2012/13 so figures will next be reported in the 2014/15 AMR.
DM4	Providing for renewable and low carbon energy.	ENV6, ENV9.					Monitored under the JCS AMR
DM5	Planning effectively for flood resilience.	ENV6, ENV7, ENV8. EC2.	No. of schemes approved contrary to Environment Agency advice: <ul style="list-style-type: none"> Flood protection; Water Quality 	EA website	No approvals contrary to EA advice	0	No schemes have been approved contrary to the advice of the Environment Agency regarding either flood protection or water quality.
DM6	Protecting and enhancing the natural environment.	ENV2, ENV4, ENV5. SOC2, SOC4, SOC7.	Development resulting in a loss or reduction in area of: <ul style="list-style-type: none"> SSSI; County Wildlife Sites; County Geodiversity Sites; Development resulting in a loss or reduction in area within the Yare Valley Character Area	Natural England/ Norfolk Wildlife Trust	No loss for all No loss	1 permission granted resulting in the reduction of a County Wildlife Site No loss recorded from permissions	The planning permission issued for the Deal Ground site allowed the development to encroach slightly into the County Wildlife Site (CWS) and the green space designation. However, it was considered that the resulting net gain in biodiversity overall from the future management of the CWS, and the inclusion of additional areas of open space, for example adjacent to the river, outweighed the loss of the small area of existing CWS and green space designation.

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
DM7	Trees and development.	ENV4, ENV5. EC2.	No of protected trees/hedgerows lost as a result of development No of new street trees delivered through development	Tree Officer/ DM S106/CIL Officer	Target inappropriate Target inappropriate	0 22	No trees on which there is a TPO have been lost as a result of development in this monitoring period. 22 street trees were planted in the monitoring period. Further, a number of S106 agreements were signed during the monitoring period which secures £13,792.12 to provide 18 new street trees in future years and £5,891.93 S16 contributions were paid to fund the delivery of 8 new street trees.
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) Areas of new open space and/or playspace delivered through development	DM S106 Officer/ DM	No loss of open space (contrary to policy) No target – year on year change reported	 Public open space at Taylors Row. (Adoption completed March 2014) Public open Space and children’s play area at Wentworth Green (Completed late 2013. Not adopted) Public play area at Dowding Road (Completed July 2013. Not adopted) Public open space Bertram Way (Completed July 2013. Not adopted)	Sites scheduled for adoption have been included where the adoption process was completed in 2013/14. Where the developer was obliged to deliver open space and/or a play area but the city is not obliged to adopt sites where facilities were laid out and became available for public use during the period have been included.
DM9	Safeguarding Norwich’s heritage.	ENV5.	No. of Listed Buildings lost/demolished No. of buildings on Buildings At Risk Register	DM/ English Heritage English Heritage	No listed buildings lost/demolished Reduction from 2012 baseline (32 buildings at risk)	1 listed building has been demolished in the monitoring period (52-54 All Saints Green) 28 buildings are on the Buildings at Risk register (26 listed buildings and 2 Scheduled Ancient Monuments).	
DM10	Supporting the delivery of communications infrastructure.	ENV5. SOC6, SOC8. EC1, EC2, EC3.	Number of permitted installations/prior approval notifications within; <ul style="list-style-type: none"> Conservation Areas; Other protected areas; (where planning permission is required) No. of appeals lost where officer recommendations are overturned	DM DM/ PINS website	Number for both No appeals lost	Conservation areas: 1 application for a telecommunications mast 12 applications for equipment cabinets for Broadband upgrades Other areas: 0 0	There was 1 application for a telecommunications installation approved in the monitoring period in a designated area. In addition, a further 12 applications were approved for the installation of equipment cabinets to upgrade broadband connections in the Norwich area. Again, these have been approved in designated areas but in collaboration with the local planning authority to achieve the most appropriate siting so as to reduce the impact on the designated area. No applications have been received for other installations in other protected areas.

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
DM11	Protecting against environmental hazards.	ENV1, ENV2, ENV3. SOC1, SOC2, SOC4, SOC7. EC2, EC4.	Number of Hazardous Substance consents Impact of development on air quality indicators: <ul style="list-style-type: none"> • NO₂ • PM10 (µg/m³). 	DM Environ. Health	Target inappropriate Target inappropriate	No hazardous substance consents have been received in the monitoring period. 15 NO ₂ 15 PM10 (µg/m ³)	Baseline at March 2014. Measurements taken at the Lakenfields AURN (government owned) site. This has been consistent for the last five years. In the city centre AQMA there are circa 25 measurement locations, some of which exceed objective levels and others that do not. It is therefore not possible to give an overall figure.
DM12	Ensuring well-planned housing development.	ENV1, ENV2, ENV3, ENV4, ENV5, ENV8, ENV9. SOC1, SOC2, SOC4, SOC7, SOC8.	Housing Land Supply (5 years plus 5%) Number of homes permitted Number of housing completions	DM Building Control Completion notices	To have a 5yr Housing Land Supply (plus 5%) Number permitted Target inappropriate	See JCS AMR Appendix A and supporting annexes 210 housing completions were registered for the period 2013/14	This is low in comparison to previous years but market signals and starts on site indicate that this figure will increase in 2014/15.
DM13	Communal development and multiple occupation	ENV1, ENV3, ENV5. SOC1, SOC4, SOC7, SOC8.	Number of HMO licences issued Institutional development permitted on housing sites (area of land lost) No. of student accommodation bedrooms permitted	Private Sector Housing DM DM	Target inappropriate establish baseline (2012/2013) Target inappropriate Target inappropriate	150 13/00970/F – Site at All Saints Green, Winalls Yard and Queens Road (228 bedrooms) 13/00157/F – Site at UEA (232) 460 total	Baseline as at 04.11.2014
DM14	Meeting the needs of Gypsies, travellers and travelling showpeople.	ENV1, ENV3, ENV4, ENV5. SOC1, SOC4, SOC5, SOC7.	No. of new pitches permitted Loss of existing pitches	SH/DM DM	Target inappropriate No overall loss of pitches	0 0	No new pitches have been provided in the monitoring period. However, the City Council has recently had confirmation that a bid for £820,000 to the Homes and Communities Agency's Affordable Homes Programme 2015-18 has been successful. The council worked with Orwell Housing Association to bid for the grant funding which will enable 13 new pitches in the city. According to the terms of the grant, the pitches must be completed by 31 st March 2018. No existing pitches have been lost.

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
DM15	Safeguarding the City's housing stock.	SOC4.	No. of dwellings lost to other uses (where planning permission is required) Loss of housing land to other uses (area lost)	DM DM	Target inappropriate Target inappropriate		
DM16	Employment and business development.	SOC6, SOC8. EC2, EC3.	Use Class B1 (a), (b) and (c) development permitted (sqm) Employment uses permitted: <ul style="list-style-type: none"> • Within employment areas; • Elsewhere 	DM DM	Contribute to JCS target (100,000sqm increase by 2026) Contribute to JCS target for both	B1a 3,636sqm B1b 16,926sqm B1c 21,199.60sqm 83,045sqm of employment uses (B class uses) was permitted on designated employment land (97%). 2,917sqm was permitted elsewhere (3%).	Of note under B1b and B1c floorspace is the permission at Norwich Airport which accounts for most of the 37,000sqm.
DM17	Supporting small business.	EC2, EC3.	Loss of B1a use class office space under 1500sqm New small/medium business space permitted/developed (up to 1500sqm)	DM DM	No loss Contribute to JCS target	-3,110.66sqm. 3,221sqm of new B1a office floorspace has been granted permission.	Most notably 912sqm of this has been lost through permitted development from offices to residential at Britannia House, Prince of Wales Road. Most notable were the permissions at the Former Bally Shoe factory on Hall for (1,100sqm B1a granted) and Earlham Hall (926sqm B1a granted).
DM18	Promoting and supporting centres.	ENV1, ENV3, ENV5. SOC7. EC2, EC3.	Development of main town centre uses: <ul style="list-style-type: none"> • Within defined centres; • Elsewhere New retail floorspace in: <ul style="list-style-type: none"> • City centre • District Centres • Local centres Development approved contrary to gross internal floor space requirement in Appendix 4 Improvements to public realm as a result of development.	DM DM DM	Target inappropriate for both Contribute to JCS target No loss No loss Target inappropriate Target inappropriate		

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
DM19	Encouraging and promoting major office growth.	ENV1, ENV3, ENV5, SOC7, EC2, EC3.	<p>Use Class B1(a) Office floorspace permitted;</p> <ul style="list-style-type: none"> In defined office priority area In city centre In Employment areas Elsewhere <p>Loss of office floorspace (where planning permission is required)</p>	DM DM/commercial data	Contribute to JCS target for all Target inappropriate	Net loss of -10,535.5sqm of B1a floorspace. Of this 7,212.5sqm was lost in the city centre.	<p>To be monitored in conjunction with DM16 (Use Class B1(a), (b) and (c))</p> <p>A number of permissions for the loss of office floorspace have been granted. Those over 200sqm are listed below: 13/01037/PDD Merchants Court, St Georges Street (-2134sqm) 13/01309/PDD Britannia House, Prince of Wales Road (-912sqm) 13/02084/PDD Aldwych House, 57 Bethel Street (-2594sqm) 13/01665/PDD Eastgate House, 122 Thorpe Road (-2517sqm) 13/02082/PDD 14-16 St Matthews Road (-743sqm) 13/01218/F 13-14 Gentleman's Walk (-810.90sqm) 13/00675/F 4-8 Cathedral Street (-322sqm)</p> <p>Five of these applications were for conversion from offices to residential under permitted development rights. Three of these were in the city centre and equate to a loss of 5,640sqm of the 7,212.5sqm.</p> <p>This trend will be closely monitored in forthcoming monitoring periods for further significant losses.</p>
DM20	Protecting and supporting city centre shopping.	SOC7, EC2, EC3.	Length of measured frontage in A1 retail use in each defined retail frontage (Primary/secondary/large district)	DM	Year on year change reported	<p>PC01 Gentleman's Walk/Haymarket/Brigg Street – 88.4%</p> <p>PC02 Castle Mall (Levels 1 & 2) – 95.6%</p> <p>PC03 Chapelfield (main retail levels) – 97.2%</p> <p>PR01 Back of the Inns/Castle Street – 71.9%</p> <p>PR02 The Lanes East – 81%</p> <p>PR03 St Stephens Street/Westlegate – 85.6%</p> <p>PR04 Castle Meadow North – N/A</p> <p>PR05 Chapelfield Plain – N/A</p> <p>PR06 Timberhill/Red Lion Street – 69.3%</p> <p>SR01 The Lanes West – 81.6%</p> <p>SR02 Upper St Giles Street – 65.4%</p> <p>SR03 St Benedict's Street – 63.9%</p> <p>SR04 Elm Hill/Wensum Street – N/A</p> <p>SR05 London Street East – N/A</p> <p>LD01 Magdalen Street/Anglia Square – 67.1%</p> <p>LD02 Riverside – N/A</p>	<p>Against both policies DM20 and DM21 it should be noted that the city council will monitor closely how permissions in adjoining districts affect the city centre, district and local centres in monitoring periods. Significant retail permissions have been granted in both South Norfolk (Longwater) and Broadland (Taverham), neither of which are defined centres in the hierarchy in JCS policy 19. These permissions have the potential to impact significantly on the centres within the city council's authority area and this issue was raised with both adjoining authorities at the time of the applications, with strong objections lodged to all applicable applications.</p> <p>In any review of the JCS indicators the city council will request that an indicator of retail floorspace permitted and implemented outside of defined centres is recorded in the monitoring reports of the three districts.</p>

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
			Zones breaching indicative policy threshold	AM	Year on year change reported	None	
			% of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability (A3)	AM	Establish baseline 2013/2014 Year on year change reported	As no zones are breaching the indicative thresholds, no data can be reported for this indicator.	
DM21	Protecting and supporting district and local centres.	ENV1, ENV3, ENV5, SOC7, EC2, EC3.	Proportion of A1 retail uses within district centres and local centres.	AM	District Centres (>=60%) Local Centres (>=50%)	DC01 – Bowthorpe 52.9% DC02 – Drayton Road 73.3% DC03 – Eaton Centre 47.4% DC04 – Plumstead Road 50% DC05 – Aylsham Road/Mile Cross 60.9% DC06 – Earlham House 76.5% DC07 – the Larkman 53.8% DC08 – Dereham Road/Distillery Square 94.6% DC09 – Hall Road (not yet built) DC10 – Sprowston Road/Shipfield 71.4% LC01 – Hall Road/Trafalgar Street 71.4% LC02 – Hall Road/Queens Road 50% LC03 – Hall Road/Southwell Road 57.1% LC04 – Grove Road 64.3% LC05 – Suffolk Square 55.6% LC06 – Unthank Road 52.5% LC07 – St Augustine’s Gate 28.6% LC08 – Dereham Road/Distillery Square (upgraded to District Centre) LC09 – Aylsham Road/Junction Road 100% LC10 – Aylsham Road/Glenmore Gardens 58.3% LC11 – Aylsham Road/Boundary Road 75% LC12 – Woodcock Road 50% LC13 – Catton Grove Road/Ring Road 75% LC14 – Magdalen Road 58.3% LC15 – Sprowston Road/Silver Road 50% LC16 – Sprowston Road/Shipfield (upgraded to District Centre) LC17 – Bishop Bridge Road 71.4% LC18 – Earlham West Centre 60% LC19 – Colman Road/the Avenues 75% LC20 – Colman Road, the Parade 54.5% LC21 – Woodgrove Parade 70% LC22 – St John’s Close/Hall Road 70% LC23 – Tuckswold Centre 80% LC24 – Witard Road 66.7% LC25 – Clancy Road 60%	Four of the 10 centres have exceeded the 60% threshold for non-retail uses in emerging policy DM21: a. DC01 – Bowthorpe b. DC03 – Eaton centre c. DC04 – Plumstead Road d. DC07 – The Larkman Eight of the 28 centres have exceeded the 50% threshold for non-retail uses in emerging policy DM21: a. LC02: Hall Road / Queens Road b. LC07: St Augustine’s Gate c. LC12: Woodcock Road d. LC15: Sprowston Road/Silver Road e. LC26: UEA f. LC28: Magdalen Road/Clarke Road g. LC29: Aylsham Road/Copenhagen Way, and; h. LC30: St Stephens Road Against both policies DM20 and DM21 it should be noted that the City Council will monitor closely how permissions in adjoining districts affect the city centre, district and local centres in coming monitoring periods. Significant retail permissions have been granted in both South Norfolk (Longwater) and Broadland (Taverham), neither of which are defined centres in the hierarchy in JCS policy 19. These permissions have the potential to impact significantly on the centres within the City Council’s authority area and this issue was raised with both adjoining authorities at the time of the applications with strong objections lodged to all applicable applications. In any review of the JCS indicators the city council will

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
			Loss of anchor foodstore floorspace	DM	No loss	LC26 – UEA 25% LC27 – Long John Hill 80% LC28 – Magdalen Road/Clarke Road 50% LC29 – Aylsham Road/Copenhagen Way 20% LC30 St Stephens Road 41.7%	request that an indicator of retail floorspace permitted and implemented outside of defined centres is recorded in the monitoring reports of the three districts.
			Proportion of community uses/non-retail uses within district centres and local centres	DM	Target inappropriate		
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	DM	Year on year change reported	8,948.90sqm: 350sqm (approx.): part of mixed use manufacturing and indoor leisure (B2/D2) (13/00465/U) 1,367sqm: church and community centre (D2) (13/00626/U) 108sqm: podiatry clinic (D1) (13/00660/U) 379sqm: gym (D2) (13/00682/U) 1,532sqm: gym (D2) (12/02003/U) 1,851sqm: Enterprise Centre (D1) (12/02266/F) 35sqm: extension to community sport facility (D2) (13/00274/F) 36.30sqm: physiotherapist (D1) (13/00370/U) 2,532sqm: Church and pre-school (D2) (12/01444/F) 195sqm: Yoga Studio (D2) (13/01293/U) 355.20sqm: gym (D2) (13/01449/F) 18sqm: 'Manshed' (D2) (13/01386/F) 92sqm: Screen Heritage Centre (D2) (13/01512/F) 60sqm: Sports Injury clinic (D2) (14/00071/U) 38.40sqm: Church extension (D2) (14/00051/F)	Commentary on the year-on-year change will be reported next year.
			New education and/or training facilities permitted (sqm)	DM	Year on year change reported	4199.30sqm 2,900sqm: 6 th Form (D1) (13/00113/F) 1,028sqm: Music college (D1) (13/00370/U) 161.30: Pre-school/Nursery (temp permission for 2 years) (13/00852/U) 110sqm: CfBT (D2) (13/01799/U)	Commentary on the year-on-year change will be reported next year.
			Loss of community facilities (sqm) and protected Public Houses (no.)	DM	Target inappropriate	-1,593sqm -1,367sqm: dance hall and bowling alley (D2) (13/00626/U) -71sqm: medical centre (D2) (13/01242/F) -155sqm: dentist (D1) (13/01148/F)	It should be noted that the loss of 1,367sqm lost was as a result of a change of use from a bowling alley to a church and community centre (see above) so not technically a loss. 226sqm total net loss.
			Assets of Community Value registrations	Policy	Target inappropriate	Train Wood, Woodcock Road Police Station and Jubilee Hall (Royal British Legion) were all listed as ACVs during this period.	

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
DM23	Supporting and managing the evening and late night economy.	ENV1, ENV2, ENV3. SOC1, SOC2, SOC5, SOC6, SOC7, SOC8. EC1, EC2, EC4.	<p>Development of new;</p> <ul style="list-style-type: none"> Evening economy uses; Leisure uses; <p>Development of new Late Night Uses;</p> <ul style="list-style-type: none"> Within Late Night Activity Zone Elsewhere 	DM DM	Contribute to JCS target (3000sqm by 2016) for both Target inappropriate No late night uses elsewhere		Commentary for both
DM24	Managing the impacts of hot food takeaways.	ENV2, ENV3. SOC2, SOC6, SOC7. EC2, EC4.	<p>Floor space approved (sqm) for A5 uses;</p> <ul style="list-style-type: none"> Within District Centres Within Local Centres <p>No. of refusals on grounds of amenity</p>	DM DM	Year on year change reported for both Target inappropriate		
DM25	Retail warehousing.	ENV1, ENV3. SOC6, SOC8. EC1, EC3, EC4.	<p>No. of approvals and refusals to vary conditions on;</p> <ul style="list-style-type: none"> Retail warehousing Other retail premises 	DM	Target inappropriate for both		
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 the Masterplan		Target inappropriate		<p>The UEA Development Framework Strategy (November 2010) (DFS) identified three areas for development; Earlham Hall, Blackdale School site and land between Suffolk Walk and Bluebell Road. Each of these has been allocated in the local plan for Norwich.</p> <p>To date, works have commenced on the permission at Earlham Hall to build in excess of 3,500sqm of business enterprise and educational uses.</p> <p>Regarding the former Blackdale School site – pre-application discussions are taking place between the Council and the UEA for development for student accommodation.</p> <p>In addition, the DFS makes a commitment to delivering those sites with planning permissions already granted e.g. academic building west, central library and school of medicine.</p>
DM27	Development at Norwich airport.	ENV1, ENV3, ENV4, ENV5, ENV9. SOC2, SOC3,	Progress on implementation of the Masterplan		Target inappropriate		No progress to date

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
		SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	Relevant applications		Target inappropriate	13/00520/O - circa 79,000sqm of B use class employment uses	
DM28	Encouraging sustainable travel.	ENV1, ENV3, ENV6. SOC2, SOC7, SOC8. EC1, EC2, EC3, EC4.	Site specific obligations for transport improvements	S106 / CIL officer/ DM	Target inappropriate	<ul style="list-style-type: none"> • 13/00005/F: 66 Bessemer Road - £46,472 – Transport contribution towards sustainable transport initiatives in Lakenham ward; • 12/01155/F: Chalk Hill Works, 21 Rosary Road - £1,695 – TRO contribution to amend the existing TRO to include the development and introduce a pedestrian zone within the site; • 12/02046/O: Enterprise garage, Starling Road - £3,950 – Transport contribution; • 13/00208/F: 463-503 Sprowston Road - £14,572.67 – Improvements to infrastructure and sustainable transport initiatives in Catton Grove ward; • 11/02104/O: Land north of Carrow Quay - £172,383.50 – CCTV, Travel plan and car club contributions and payment to the Travel Plan Fund; • 12/02003/F: Former Bally Shoe factory, Hall Road - £366,500 – Highway, footway and pedestrian facility improvements in the vicinity of the development. Travel plan contribution and Travel Plan Bond; • 12/00703/O: Threescore - £282,150 – Transport contribution for enhancement of cycling, pedestrian and public transport facilities within the area; • 12/00875/O: Deal ground - £100,000 – contributions to transport management in the area; • 13/00113/F: Fire station, Bethel Street - £10,305 – Contributions to cycle stands, TRO fee and Travel plan monitoring; • 13/00610/F: Land at Brazengate/Southwell Road - £24,264 – improvements to cycle network and infrastructure to assist with sustainable travel initiatives in the area; • 13/00737/U: EPIC centre, 112-116 Magdalen Street - £5,000 – provision of cycle stands; • 12/01885/O: Lakenham sports & leisure centre, Carshalton Road - £1,695 – TRO; • Residential development at Dowding Road, Taylors Lane And Douglas Close. Provision of footpath links with Evans Way, Hurricane Way & Taylors Lane 	Those in bold text have also been delivered in the monitoring period.
			Walking and cycling levels at each main cordon	Norfolk County Council	Target inappropriate		Dependent on future monitoring Future monitoring will cover the percentage change in the number of cyclists passing cycle count locations across Norwich cycle network (data available annually in March for previous calendar year) and for walking, the inner ring road cordon counts

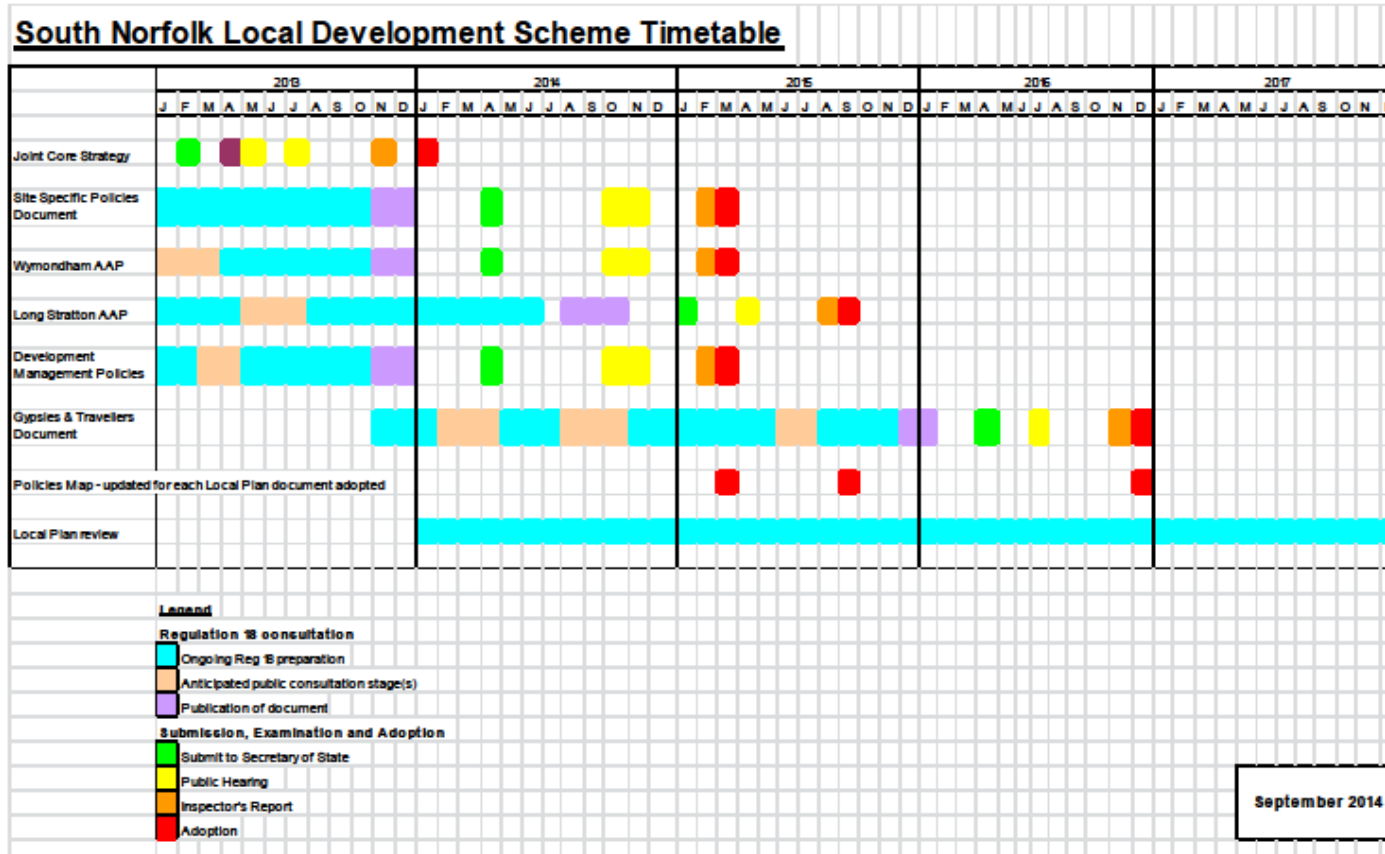
Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
			CIL spending on Reg 123 list	CIL officer/ CGD	Target inappropriate	£NIL	
			Enhancements to strategic cycle network	CIL officer/ Cycling Officer	Target inappropriate	<p>Market Hub: The Guildhall – 18 cycle stands £18,000 City Hall cycle store refurbishment £20,000</p> <p>North Park Avenue – UEA zebra crossing: £35,000 - Scheme aids pedestrians and potential cyclists crossing Bluebell Road to the north of North Park Avenue. This crossing benefits mainly students and people accessing the open areas round the UEA for leisure, dog walking etc. Measures to reduce speed in the vicinity of the crossing have been provided.</p> <p>Alexandra Road – Park Lane (via Earlham Road): £25,000 Upgraded Zebra crossing facility on Earlham Road between Alexandra Road and Park Lane by providing a raised table across carriageway (in response to accident record involving cyclists).</p> <p>St Andrews Plain hub: £12,000 - 9 cycle stands</p> <p>Gilders Way / Heathgate -Barrack Street: Enlarging the central refuge island and crossing points on Barrack Street between St James Close and Gilders Way, with the footway being widened around the corner of St James Close and Barrack Street for shared-use. £125,000</p> <p>Heartsease : Munnings Road to Greenborough Road: £105,000 - Providing a new cyclepath and separate pedestrian path across Heartsease Recreation Ground between Munnings Road and Sale Road. Installation of new street lighting and trees as part of the proposals, together with a raised table within the junction of Sale Road and Lishman Road.</p>	
			Progression of introduction of and implementation of Bus Raped Transit scheme	CIL officer	Target inappropriate	All are Pedalways projects either completed or on-site	Progress was made towards the improvements at Grapes Hill, Chapelfield and St Stephens.
DM29	Managing car parking demand in the city centre.	ENV1, ENV5, ENV9. EC2, EC4.	Number of car parking spaces lost/gained	Highways	Year on year change / No increase above 10,000 spaces	8,597 spaces as at May 2014 (estimate). Reduction due to structural failure of Anglia Square MSP car park (loss of 534 spaces).	Plans for a new multi-storey car park at the corner of Rose Lane and Mountergate will provide an additional 600 spaces.

Policy	Title	SA Objective	Indicator	Source	Target	2013/2014	Comments
DM30	Access and highway safety.	SOC2, SOC7.	Expansion of 20mph and pedestrian zones	Highways	Target inappropriate		All development proposals continue to be designed to achieve 20mph traffic zones. Plans for expansion of city centre zone will be included in next year's monitor.
DM31	Car parking and servicing.	ENV1. SOC8. EC1, EC2, EC3, EC4.	No. of applications refused on; <ul style="list-style-type: none"> • Car parking grounds • Servicing grounds • Cycle Parking Grounds 	DM	Target inappropriate for all		
DM32	Encouraging car free and low car housing.	ENV1.	No. of approved schemes of; <ul style="list-style-type: none"> • Low Car Housing; • Car Free Housing 	DM	Target inappropriate for both		
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) No. of applications involving Viability Ground of lack of viability; <ul style="list-style-type: none"> • AH provision; • Other S106 contributions; • CIL levy 	S106 officer DM DM	Target Inappropriate Year on year change Target inappropriate	None	

Appendix G – South Norfolk District Council Local Development Scheme Update

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September 2014



For more information or if you
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Annual Monitoring Report 2013—2014
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