

# Greater Norwich Development Partnership

Joint Core Strategy for Broadland, Norwich and South  
Norfolk: Annual Monitoring Report 2011-2012

Jobs, homes, prosperity for local people



**NORWICH**  
City Council



**Norfolk** County Council



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## 1. Executive Summary

- 1.1 This Annual Monitoring Report provides a useful indication of how the GNDP area is performing against the objectives set out in the Joint Core Strategy.
- 1.2 There are many targets in the Joint Core Strategy's monitoring framework that are currently being met or where clear improvements have been made since April 2008:
- Carbon dioxide emissions have reduced substantially;
  - More household waste is now being recycled and composted;
  - The proportion of affordable housing completions has met target for the first time since 2008/09;
  - New housing completions by bedroom number have met the appropriate proportions set out in the Sub-Regional Housing Market Assessment;
  - The proportion of new dwellings built on previously developed land has consistently achieved target;
  - Norwich has improved its national retail ranking to 9<sup>th</sup>;
  - Deprivation, relative to England as a whole, has shown improvement;
  - Life expectancy has increased and the proportion of people claiming Employment Support Allowance/Incapacity Benefit has remained broadly stable over time;
  - A significantly greater proportion of young people are achieving a high standard in their GCSEs and a greater percentage of people are qualified to at least A-level standard in the area;
  - The percentage of Conservation Areas with appraisals has increased and the proportion of County Wildlife Sites in positive conservation management has also improved; and
  - Total crime has reduced and the number of people killed and seriously injured on our roads has reduced overall since 2008.
- 1.3 There are a number of indicators where targets are not currently being met. Many of these indicators have been adversely affected by the global economic downturn:
- Housing completions have consistently been below target since 2008;
  - The number of new businesses created has also been lower than target;
  - The proportion of 16-18 year olds not in education, employment and training has increased indicating youth unemployment as an issue in the area; and
  - Public transport accessibility has reduced, although by a lesser extent than might be expected.
- 1.4 Despite a challenging time for retail, with a small reduction in retail floorspace in the city centre, Norwich has remained remarkably resilient to national retail trends. Indeed, even though vacancy rates in the city centre are higher than the JCS target of 5%, they are better than national rates with Norwich improving its national retail ranking from 11<sup>th</sup> to 9<sup>th</sup> during the plan period.
- 1.5 There are indicators which are perhaps less influenced by external factors such as the global economy, including housing need, the environment and skills/education. These are where the overall focus for action must be placed.

## 2. Introduction

- 2.1 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.
- 2.2 The Joint Core Strategy (JCS) for the three districts (excluding the Broads Authority) sets out the long-term vision and objectives for the area and was adopted on 24 March 2011.
- 2.3 A legal challenge to the adoption of the JCS was received on 3 May 2011 from Stephen Heard, Chairman of Stop Norwich Urbanisation. High Court Judge Mr Justice Ouseley made his judgment on 24 February 2012 and published his final order regarding the legal challenge to major growth in the Greater Norwich area on 25 April 2012.
- 2.4 He found that those parts of the GNDP's Joint Core Strategy concerning the North East Growth Triangle (NEGT) should be remitted for further consideration and that a new Sustainability Appraisal for that part of Broadland in the Norwich Policy Area be prepared.
- 2.5 This means the partnership is looking again at plans for the growth triangle to the north east of Norwich as directed by the judge and set out in his Order.
- 2.6 The indicative timetable for the next steps is outlined below:

Cabinets and Councils consider Submission	
<b>8 January 2013</b>	Broadland District Council Cabinet
<b>15 January 2013</b>	Broadland District Council
<b>14 January 2013</b>	Norwich City Council Cabinet
<b>29 January 2013</b>	Norwich City Council
<b>To be confirmed</b>	South Norfolk Council Cabinet
<b>To be confirmed</b>	South Norfolk Council
<b>7 January 2013</b>	Norfolk County Council Cabinet
<b>4 February 2013</b>	Submission
<b>w/c 1 April 2013</b>	Pre-Hearing meeting
<b>w/c 13 May 2013</b>	Examination in Public Hearings
<b>w/c 14 June 2013</b>	Inspectors' report
<b>July/August 2013</b>	Adoption

[For more information on the legal challenge please see the GNDP website](#)

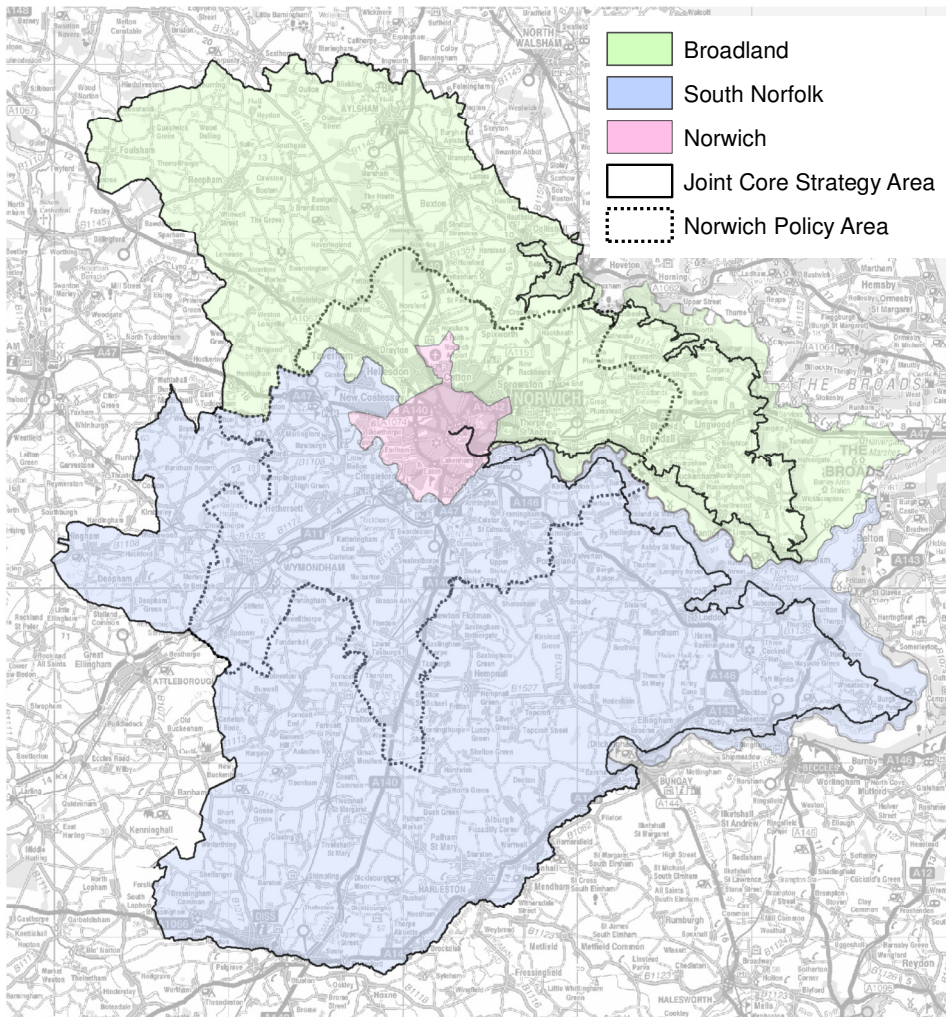
- 2.7 The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. This can be found at Appendix B

### 3. Overview of the Area

#### Characteristics of the area

- 3.1 The Greater Norwich area is one of the most important city regions in the East of England. It has the region's largest economy and the highest ranking retail centre. The area has three assets of international importance – its heritage, natural environment and the growing knowledge economy.
- 3.2 Outside Norwich the area retains a largely rural character and high environmental quality. Small towns and numerous villages are spread though attractive countryside, which also provides the setting for the city of Norwich. Large parts of Broadland fall within the urban area and parishes close to the city centre have a strong relationship with Norwich. Away from the urban area the district extends into a rural landscape distinguished by market towns and small villages. South Norfolk has a smaller urban fringe and large parts of the district look to the network of major centres, such as Wymondham, Diss and Harleston, and smaller centres, such as Loddon and Long Stratton to meet their everyday needs.

**Fig. 1 – Greater Norwich area and its districts**



### Population of Area

3.3 The population of the Greater Norwich area was recorded to be 381,200 in the 2011 census, compared with 352,000 in 2001. This equates to an 8% increase in population in the 10-year period between 2001 and 2011. Total population in Norwich was recorded at 132,500 in 2011 compared to 124,700 in Broadland and 124,000 in South Norfolk. Distribution of growth (2001-2011) across the districts varies somewhat with Broadland having the smallest population growth over the period (5,900 or 5%) and South Norfolk having the largest (13,200 or 12%). Over the same period Norwich’s population grew by 10,100 people (or 8%).

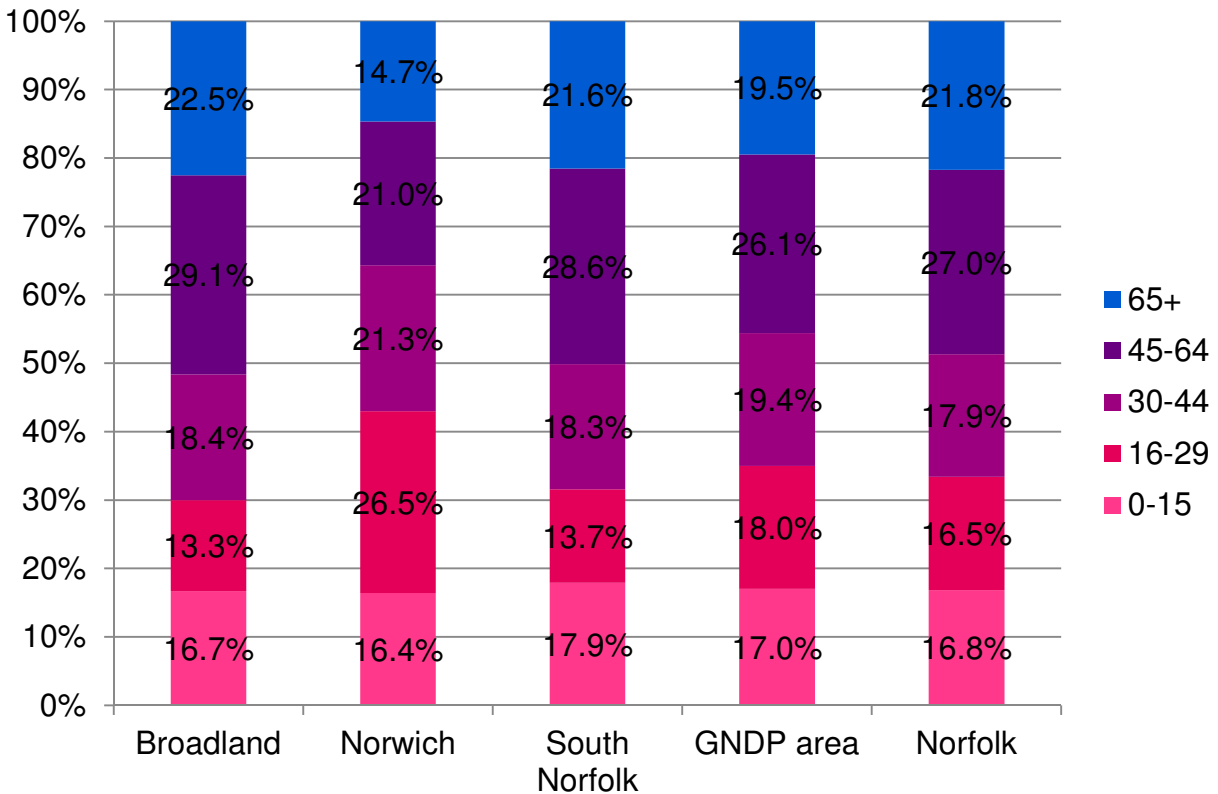
### Population Density

3.4 Norwich has a significantly higher population density at 34.0 people per hectare than either Broadland or South Norfolk. Broadland’s population density is 2.3 people per hectare while South Norfolk has the lowest population density at only 1.4 people per hectare.

### Age structure

3.5 Overall the Greater Norwich area has a larger proportion of working age population than Norfolk as a whole (63.5% compared with 61.4%) and a smaller proportion of retirement age population (19.5% compared with 21.8%). This results predominantly from the larger working age population in Norwich (68.9%).

**Fig. 1 – age structure**



SOURCE: Census

- 3.6 Broadland and South Norfolk have a smaller proportion of working age population than the Norfolk average (60.8% and 60.6% respectively).
- 3.7 The Greater Norwich area has a broadly comparable proportion of young people to that of Norfolk as a whole with a somewhat larger proportion in South Norfolk and a smaller proportion in Norwich. The GNDP area has a larger proportion of population aged between 16 and 24 than the County, predominantly due to the large student population of the City.

### Urban/Rural spread of population

- 3.8 According to the 'Rural and Urban Area Classification 2004', 41% of the GNDP area's wards were classified as being urban, 22% as town and fringe and 37% as village, hamlet or isolated dwelling. Of the 31 urban wards, 11 are in Broadland, 13 are in Norwich (all wards in Norwich are classed as urban) and 7 are in South Norfolk. Of the remaining wards in Broadland 7 are classed as 'town and fringe' and 9 as 'village, hamlet or isolated dwelling'. Of the 29 wards in South Norfolk which are not classed as urban only 10 are classed as being 'town and fringe' wards with the remaining 19 wards being classed as 'village, hamlet or isolated dwelling'.
- 3.9 Population by urban/rural split will not be available from the Census until early 2013.

### Ethnic Profile

**Table 1 – Ethnic profile**

Percentage of people who are:	GNDP area	Broadland	Norwich	South Norfolk
White	95.3%	97.6%	90.9%	97.6%
White British	91.8%	95.9%	84.7%	95.2%
White Irish	0.5%	0.3%	0.7%	0.4%
White Other	3.0%	1.4%	5.5%	2.0%
Asian or Asian British	1.6%	0.7%	3.2%	0.7%
Chinese or Other	1.1%	0.4%	2.2%	0.5%
Mixed Race	1.4%	0.8%	2.3%	0.9%
Black or Black British	0.8%	0.3%	1.6%	0.3%

*SOURCE:* Census (2011)

### Deprivation

- 3.10 The English Indices of Deprivation 2010 ranks Broadland as 279, Norwich as 70 and South Norfolk as 259 out of 326 of all non-metropolitan districts, metropolitan districts, London boroughs and unitary authorities in terms of rank of average score. A rank of '1' represents the most deprived area and '326' represents the least deprived.



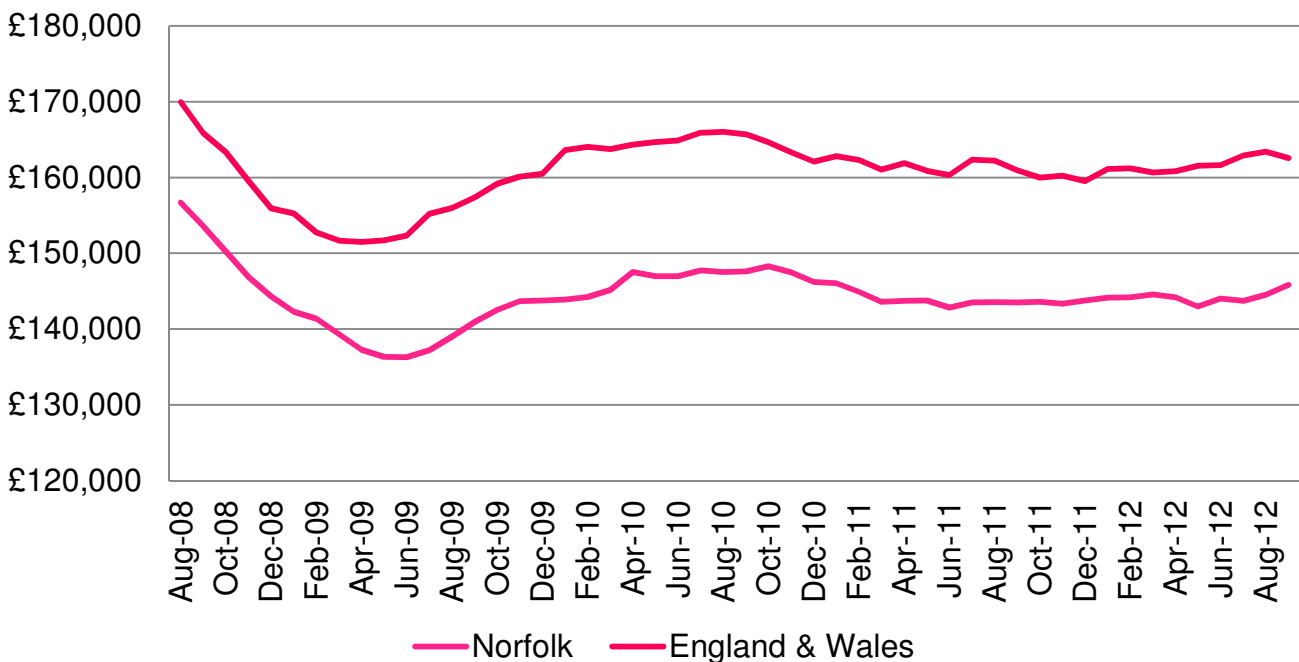
3.11 The GNDP area is less deprived (relative to the rest of England) with respect to crime and disorder and more deprived in terms of education, skills and training when compared against the other indices. All indices, with the exception of barriers to housing and services, show that Norwich is the most deprived district of the GNDP area relative to the rest of England. Both Broadland and South Norfolk are broadly equally deprived. South Norfolk is more deprived in terms of barriers to housing and services, and living environment while Broadland is more deprived in terms of education, skills and training.

**Housing**

3.12 Average house prices in Norfolk have generally followed national trends, with a peak in the third quarter (Q3) of 2007 (£219,158 in Broadland; £182,801 in Norwich; £223,192 in South Norfolk) before the onset of the economic downturn. Latest figures from the Department for Communities and Local Government (CLG) from Q3 of 2011 showed that prices in Broadland were £199,042 (9% below peak) Norwich £157,607 (14% below peak) and South Norfolk £210,080 (6% below peak).

3.13 More recent data for Norfolk as a whole suggests that the average house price in Norfolk (March 2012) stood at £144,568, 10% lower than the average for England and Wales.

**Fig. 2 – average house price**



SOURCE: Land Registry House Price Index

3.14 Lower Quartile affordability affects the ability of first-time buyers and key workers to enter the housing market. CLG publish lower quartile affordability information using the Annual Survey of Hours and Earnings (ASHE, based on a 1% sample of employee jobs as at April) as a ratio compared to HM Land Registry data for lower quartile house prices. All three districts exhibited an upward trend in the ratio from 2001-2007, signifying a gradual decline in affordability at this level across the GNDP area. On average over the period 2001-2011, Broadland was the least affordable district and Norwich the most affordable, at lower quartile ratios. Affordability improved between 2007 and 2009 but has increased again slightly since so that in 2011 the ratio of lower quartile earnings to lower quartile house prices was 7.95 in Broadland; 6.57 in Norwich; and 7.54 in South Norfolk.

3.15 Vacant dwellings are an indicator of health in the housing market, and are measured via the Council Tax Base every October. In Broadland, the total number of long-term vacant dwellings increased from 2004 to 2008, but has decreased somewhat to 2011. A similar pattern has been observed in South Norfolk. In Norwich, there was a dramatic fall in long-term vacant dwellings between 2004 and 2006, rising again between 2006 and 2009 and the falling again thereafter.

**Fig. 3 – long-term vacant dwellings**



SOURCE: CLG live tables

## Employment

- 3.16 The largest sector in terms of employment in 2011 was health (13.8%). Indeed, the public sector overall is more dominant than it is in the New Anglia LEP (NALEP) area (which comprises Norfolk and Suffolk) as a whole, employing 28.2% of Greater Norwich's working people compared with 26.6%.
- 3.17 Retail is the area's second largest sector in terms of employment (11.6%) but this sector is marginally less dominant in the Greater Norwich area than it is the NALEP area overall which is perhaps somewhat surprising given the area's substantial retail offer.
- 3.18 Other major sectors include education (9.2%), manufacturing (8.7%), business services (8.2%) and financial and insurance (6.2%). Of these sectors manufacturing is less dominant in terms of employment than the NALEP area overall whereas business services and financial and insurance are more dominant.

**Table 2 – Number of employees by sector and proportional share of all employees**

Industry	Greater Norwich		NALEP area
	Employees	Proportion of all employees	
Agriculture, forestry & fishing	700	0.4%	0.4%
Manufacturing	15,500	8.7%	11.0%
<i>Mining and quarrying</i>	100	0.1%	0.1%
<i>Electricity, gas, steam and air conditioning supply</i>	200	0.1%	0.5%
<i>Water supply; sewerage, waste management and remediation activities</i>	1,100	0.6%	0.7%
<b>Mining, quarrying &amp; utilities</b>	<b>1,400</b>	<b>0.8%</b>	<b>1.3%</b>
Construction	10,600	5.9%	5.7%
<i>Motor trades</i>	3,700	2.1%	2.1%
<i>Wholesale</i>	8,200	4.6%	4.4%
<i>Retail</i>	20,700	11.6%	12.0%
<b>Wholesale and retail trade; repair of motor vehicles and motorcycles</b>	<b>32,500</b>	<b>18.2%</b>	<b>18.5%</b>
Transport & storage (including postal)	5,600	3.1%	5.2%
Accommodation & food services	10,600	5.9%	7.0%
Information & communication	4,100	2.3%	2.1%
Financial & insurance	11,100	6.2%	3.4%
Property	3,100	1.7%	1.5%
Professional, scientific & technical	9,800	5.5%	5.2%
Business administration & support services	14,600	8.2%	7.0%
<i>Public administration &amp; defence</i>	9,300	5.2%	4.6%
<i>Education</i>	16,400	9.2%	8.9%
<i>Health</i>	24,700	13.8%	13.1%
<b>Public Sector</b>	<b>50,400</b>	<b>28.2%</b>	<b>26.6%</b>
Arts, entertainment and recreation	4,700	2.6%	2.9%
Other service activities	4,000	2.2%	2.1%

**Source: Office for National Statistics licensed under the Open Government Licence v.1.0 Business Register and Employment Survey (2011)**

## 4. Joint Core Strategy Monitoring

4.1 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
- To allocate enough land for housing, and affordable housing, in the most sustainable settlements
- To promote economic growth and diversity and provide a wide range of jobs
- To promote regeneration and reduce deprivation
- To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population
- To make sure people have ready access to services
- To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact
- To positively protect and enhance the individual character and culture of the area
- To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value
- To be a place where people feel safe in their communities
- To encourage the development of healthy and active lifestyles
- To involve as many people as possible in new planning policy

4.1 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.

4.2 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.

4.3 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.

4.4 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 **1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2012**. **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 Local Development Scheme update is appended.**

## 4.5 Spatial Planning Objective 1

### 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.

**Table 3 – Objective 1 indicators**

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Total CO <sup>2</sup> emissions per capita <sup>1 2</sup>	Broadland 6.18t 10/11	Broadland	6.3	5.9	6.0	Data not yet available
	Norwich 6.61t 10/11	Norwich	5.7	5.1	5.1	
	South Norfolk 8.75t 10/11	South Norfolk	8.6	7.8	8.0	
Renewable energy capacity permitted <sup>3</sup> by type	Year-on-year increase		<b>See Table 4</b>			
Decentralised and renewable or low carbon energy sources permitted <sup>4</sup> in major developments	Year-on-year percentage increase	Broadland	100%	75%	67%	No major sites
		Norwich	Good progress being made – see section 4.5.5 below for detail			No data
		South Norfolk	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	<b>GNDP area</b>	<b>4</b>	<b>1</b>	<b>2</b>	Data not yet available
		Broadland	0	0	0	
		Norwich	2	1	0	
		South Norfolk	2	0	2 (1 was conditioned)	

<sup>1</sup> Calendar year results

<sup>2</sup> DECC data published 28 August 2012 and different from previously published data

<sup>3</sup> Monitoring framework – requires installed rather than permitted. This indicator was altered as it is not always possible to accurately monitor when permissions have been implemented.

<sup>4</sup> Monitoring framework – requires installed rather than permitted. This indicator was altered as it is not always possible to accurately monitor when permissions have been implemented.

Indicator	Target		2008/09	2009/10	2010/11	2011/12
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		<b>GNDP area</b>	This is a new requirement and as such there is no back data prior to adoption. All developments of 10+ dwellings will have to prove they will meet this standard.			
		Broadland				
		Norwich				
		South Norfolk				
Percentage of household waste that is a) reused <sup>5</sup> , b) recycled and c) composted	Year-on-year increase in total	<b>GNDP area<sup>6</sup></b>	<b>42%</b>	<b>41%</b>	<b>43%</b>	<b>47%</b>
		Broadland	b) 32% c) 18%	b) 30% c) 18%	b) 28% c) 22%	b) 27% c) 22%
		Norwich	b) 28% c) 6%	b) 28% c) 6%	b) 28% c) 10%	38%
		South Norfolk	b) 30% c) 9%	b) 28% c) 10%	b) 28% c) 11%	b) 42% c) 15%

### Total CO<sup>2</sup> emissions per capita<sup>7</sup>

SOURCE: DECC

4.5.1 District targets for CO<sup>2</sup> reductions were based on measures which local authorities can influence. Targets for each local authority have been achieved. Indeed, targets have been surpassed significantly. Broadland have observed a fall in CO<sup>2</sup> emissions since 2005 of 6%, South Norfolk 11% and Norwich 25%.

### Renewable energy capacity permitted by type

SOURCE: LPA

4.5.2 Incomplete data makes it difficult to establish whether or not permitted renewable energy capacity has increased year-on-year, as the target requires. 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.

4.5.3 In Broadland, where time series data is available, results have fluctuated significantly. However, it must be noted that this result is made up of only a small number of sites and therefore might be expected to fluctuate somewhat one year to the next especially at this early stage in the plan period.

4.5.4 The amount of solar PV permitted in Broadland has decreased since last year, whereas the amount of renewable energy permitted for both wind and Biomass has increased.

<sup>5</sup> Re-use is difficult to measure as it includes collection by charity banks and is likely to be higher than any current measurable data. 1.23 tonnes of bicycles were collected for re-use in Broadland in 2010/11 but this represented less than 0.01% of total waste arising. All other figures from Broadland and Norwich were 0%.

<sup>6</sup> Using waste arising per head of population and mid-year population estimates

<sup>7</sup> Baseline results and targets (targets were based on improvements against baseline values) have been revised since the publication of the Local Area Agreement from which the targets were originally set.

Area	Type	2008/09	2009/10	2010/11	2011/12
Broadland	Wind	12 kW	0.3 kW	20 kW	3.6 MW
	Solar PV	Unknown	Unknown	91 MW+ <sup>8</sup>	0.8 MW
	Hydro	0 MW	0 MW	0 MW	0 MW
	Biomass	0 MW	1 MW	0.2 MW	2 MW
Norwich		No schemes submitted	Biomass - 12MW	No schemes submitted	No data
South Norfolk	TOTAL	2.1 MW	0.2 MW	No data	No data
	Wind	2 MW	10 kW	No data	No data
	Solar PV	20 kW	0.1 MW	No data	No data
	Sewerage	0 MW	0 MW	No data	No data
	Biomass	0.1 MW	0.1 MW	No data	No data

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

*SOURCE: LPA*

4.5.5 As with the previous indicator, limited data across the GNDP area means that it is difficult to establish whether or not the use of decentralised and renewable or low carbon energy sources on major developments is increasing year-on-year 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 requirement for major planning applications to demonstrate 10% of the energy is produced from renewable or low carbon sources (under policy 3 of the JCS).

4.5.6 In Broadland, where time series data is available, a year-on-year decline has been observed. However, it must be noted that this result is made up of only a small number of sites and therefore might be expected to fluctuate somewhat one year to the next especially at this early stage in the plan period.

**Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality**

*SOURCE: LPA*

4.5.7 The number of planning applications granted contrary to the advice of the Environment Agency has been low but not zero since 2008.

4.5.8 Over the plan period Broadland has not granted any planning permissions contrary to the advice of the Environment Agency, Norwich have granted 3 and South Norfolk granted 4.

<sup>8</sup> Five schemes where total generating capacity is unknown

**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**

*SOURCE: LPA*

4.5.9 This is a new requirement and as such there is no back data before adoption. 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 reused, recycled and composted**

*SOURCE: LPA*

4.5.10 Across the GNDP area improvements have been made over the past four years with respect to the proportion of household waste that is reused, recycled or composted. The figures rose from 42% in 2008/9 to 47% 2011/12, with a slight drop in this proportion between 2008/09 (42%) and 2009/10 (41%).

4.5.11 Within the GNDP area, Broadland has consistently performed well compared to both Norwich and South Norfolk. However, figures for 2011/12 show that South Norfolk improved significantly, bettering both Broadland and Norwich.

4.5.12 Although a year-on-year increase has not been achieved, as the target requires, there has been a clear improvement in the past four years with respect to proportion of household waste which is reused, recycled or composted.



## Summary

4.5.13 Total CO<sub>2</sub> emissions have reduced significantly and more waste is now being reused, recycled and composted than it was in 2007/08. However, the number of planning applications granted contrary to advice from the Environment Agency remained above zero this year.

4.5.14 It is likely that over time that large scale renewable energy generation will increase, partly as a result of JCS requirements for large scale housing development.

Indicator	Achieving target this year?
Total CO <sub>2</sub> emissions per capita	Yes
Renewable energy capacity permitted by type	Incomplete data
Decentralised and renewable or low carbon energy sources permitted in major developments	Incomplete data
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	No
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	Assumed compliance
Percentage of household waste that is reused, recycled and composted	Yes

## 4.6 Spatial Planning Objective 2

**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.

**Table 5 – Objective 2 indicators**

Indicator <sup>9</sup>	Target		2008/09	2009/10	2010/11	2011/12
Net housing completions <sup>10</sup>	<b>NPA – 1,825 per annum</b>	<b>NPA</b>	<b>1,193</b>	<b>923</b>	<b>910</b>	<b>915</b>
	<b>GNDP area – 2,097 pa</b>	<b>GNDP area</b>	<b>1,736</b>	<b>1,237</b>	<b>1,168</b>	<b>1,182</b>
	Broadland NPA – 617 pa	Broadland	NPA 104	NPA 84	NPA 81	NPA 157
	Broadland RPA – 111 pa		RPA 198	RPA 109	RPA 69	RPA 70
	Norwich – 477 pa	Norwich	527	399	377	280
	South Norfolk NPA – 731	South Norfolk	NPA 562	NPA 440	NPA 452	NPA 478
	South Norfolk RPA – 162		RPA 345	RPA 205	RPA 189	RPA 197
Affordable housing completions	33% of all developments on new allocations or above qualifying threshold where permission is first granted after adoption of strategy	<b>GNDP area</b>	<b>684</b>	<b>322</b>	<b>243</b>	<b>394</b>
			<b>34%</b>	<b>26%</b>	<b>21%</b>	<b>33%</b>
		Broadland	83	55	31	44
			27%	27%	19%	19%
		Norwich	235	92	112	171
			45%	23%	30%	61%
		South Norfolk	366	175	100	179
40%	27%		16%	27%		
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: 1 bedroom – 17% 2 bedrooms – 29% 3 bedrooms – 35% 4+ bedrooms – 19%		See Table 6			

<sup>9</sup> Monitoring Framework included an indicator entitled ‘meeting the needs of older people’. This dataset is no longer available

<sup>10</sup> Monitoring framework – housing supply rather than net housing completions. Details on housing supply will be included at Appendix A

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Provision of Gypsy and Traveller pitches to meet the RSS review requirements	<b>GNDP area 58 (06-11)</b> Broadland 15 (06-11) Norwich 15 (06-11) South Norfolk 28 (06-11)  Future provision to be determined by local research <sup>11</sup>	<b>GNDP area</b>	<b>4</b>	<b>19</b>	<b>7</b>	<b>7</b>
		Broadland	2	8	0	2
		Norwich	0	0	0	3
		South Norfolk	2	11	7 <sup>12</sup>	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 <sup>13</sup>	Increase	<b>NORFOLK</b>	<b>78.8%</b>	<b>79%</b>	<b>80.9%</b>	<b>No data</b>
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900) <sup>14</sup>	Increase	<b>GNDP area</b>	<b>No data</b>	<b>No data</b>	<b>97.2%<sup>15</sup></b>	<b>96.9%</b>
Percentage of completions scoring at least 14 out of 20 (silver standard) in Building for Life (BfL) criteria	Year on year increase in proportion achieving at least 14 out of 20 in BfL	Broadland	0%	0%	0%	1 assessed
		Norwich	57%	90%	No data	No data
		South Norfolk	28%	No data	No data	None assessed

<sup>11</sup> Monitoring Framework – target relates to East of England Plan for future provision. As the Government has signalled its intention to revoke the Regional Spatial Strategies this target has been altered to allow for additional local research to feed into targets post 2011.

<sup>12</sup> Permissions granted

<sup>13</sup> Monitoring framework – NI 175. Indicator altered to align with the Norfolk's second Local Transport Plan

<sup>14</sup> New indicator – added to align with Connecting Norfolk – Norfolk's third Local Transport Plan

<sup>15</sup> September 2011

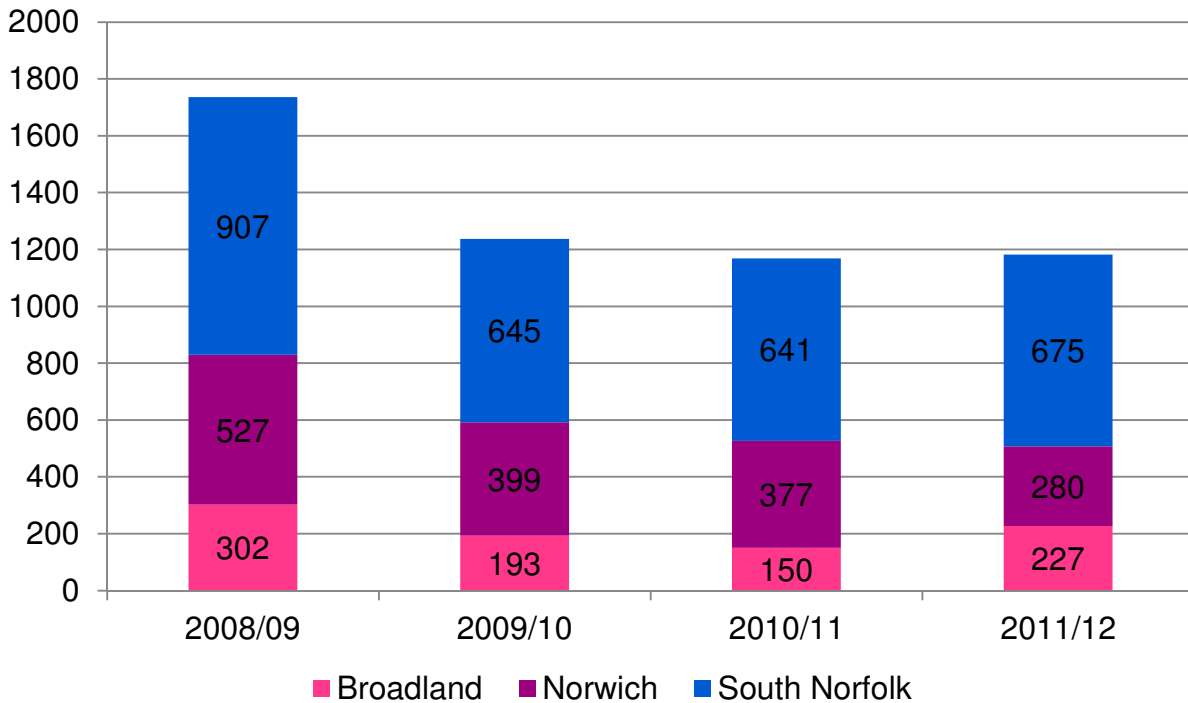
**Net housing completions**

*SOURCE: LPA*

4.6.1 In the GNDP area as a whole the annual target for housing completions has not been achieved since the base date of the JCS (April 2008). In 2008/09 completions were 17% below target, in 2009/10 completions were 41% below target and in 2010/11 completions were 44% below target. In 2011/12 completions were still 44% below target but total completions were marginally higher than in 2010/11.

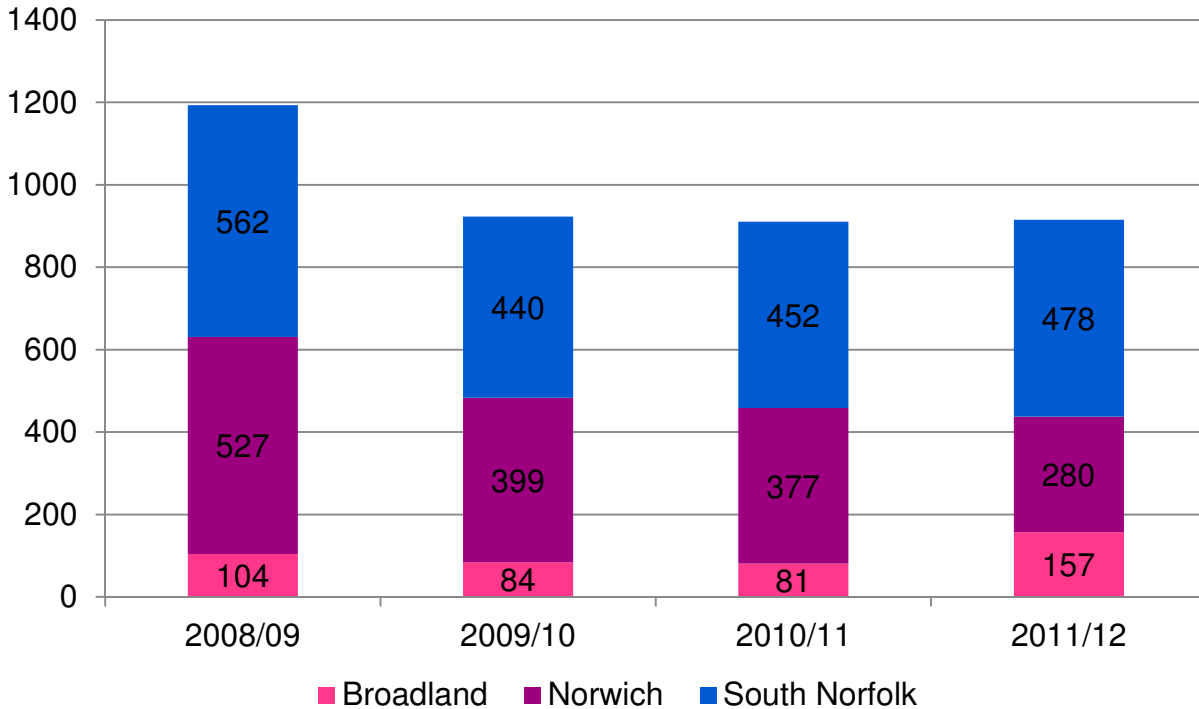
4.6.2 Poor performance in this indicator is perhaps not unexpected given the difficulty the housing market has faced as a result of the global financial crisis. However, it does mean that over the remainder of the plan period annual housing completions will have to increase in order to meet the overall JCS target of 37,500 new homes.

**Fig 4 – net housing completions in the GNDP area**



4.6.3 Completions in the Norwich Policy Area have followed a similar pattern to those in the GNDP area as a whole. The actual target (1,825) has not been achieved since the base date of the JCS (April 2008) with completions falling considerably below target (2008/09: -35%, 2009/10: -49%, 2010/11: -50% and 2011/12: -50%).

**Fig 5 – net housing completions in the NPA**



4.6.4 The JCS has apportioned these targets across the districts: Broadland has a new housing commitment of 728 per annum (617 in the NPA and 111 in the RPA), Norwich has a commitment of 477 per annum and South Norfolk has a commitment of 893 per annum (731 in the NPA and 162 in the RPA).

4.6.5 Over the period since April 2008 Norwich and South Norfolk has achieved their district-wide target in one year (2008/09) with Broadland not yet achieving it 728 per annum target. In terms of the NPA, Broadland and South Norfolk are yet to achieve their pro-rata annual target. In terms of the RPA South Norfolk has consistently achieved its target while Broadland only achieved its target of 111 new completions in 2008/09.

**Affordable housing completions**

*SOURCE: LPA*

4.6.6 Only 1,643 affordable houses have been completed in the GNDP area since April 2008. In 2011/12 the total was 394 or 33%. In only one other year the target of 33% has been achieved (2008/09) with large proportions in both Norwich (45%) and South Norfolk (40%).

4.6.7 Broadland is yet to meet its target for affordable housing completions, with the highest proportion achieved so far being 27% in both 2008/09 and 2009/10. South Norfolk achieved 40% of completions in 2008/09 but has not achieved target since. Norwich achieved its affordable housing target in both 2008/09 and 2011/12 with a particularly high proportion achieved this monitoring year (61%).

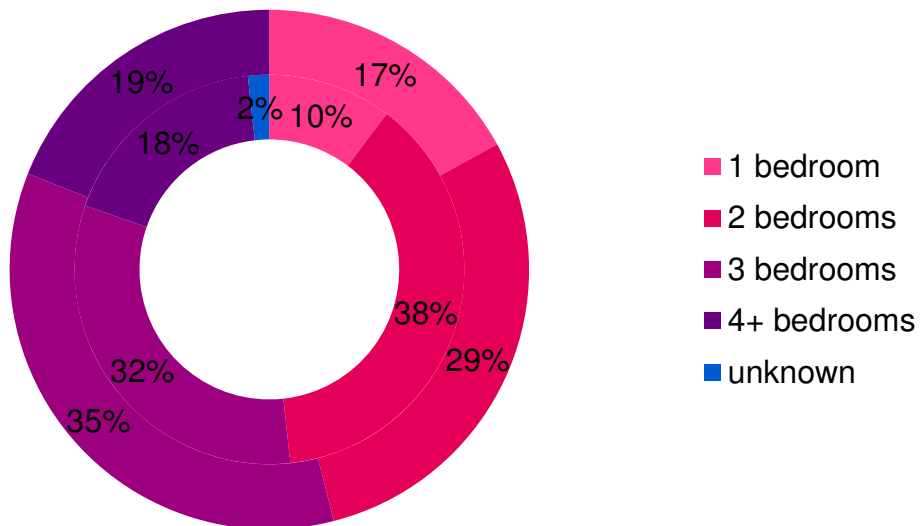
**New house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment**

SOURCE: LPA

4.6.8 Although complete data is only available for the last two years (6% of completions are unknown in South Norfolk in 2011/12), completions by bedroom information shows that the 10% tolerance target against the Greater Norwich Housing Market Assessment has been achieved.

Table 6 – Gross new house completions by bedroom number				
	2008/09	2009/10	2010/11	2011/12
<b>GNDP area</b>	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
<b>Broadland<sup>16</sup></b>	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
<b>Norwich<sup>17</sup></b>	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 – 5
<b>South Norfolk</b>	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

**Fig 6 – outer wheel (target), inner wheel (actual)**



<sup>16</sup> Gross completions

<sup>17</sup> Norwich Figures include conversions

4.6.9 Data shows that despite meeting target there has been an under supply of 1 bedroom properties and an oversupply of 2 bedroom properties. However, until a longer time series is built up it is difficult to say whether or not the target defined by the Greater Norwich Housing Market Assessment will continue to be met.

### **Provision of Gypsy and Traveller pitches**

*SOURCE: LPA*

4.6.10 If 58 gypsy and traveller pitches are required over the period 2006-2011 this would assume a JCS pro-rata figure of 35 2008-2011. However, between 2008 and 2011 only 30 pitches were provided indicating that target has not been achieved for this indicator.

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

4.6.11 The Joint Core Strategy requires an increase in accessibility over time. However, this has not occurred this year therefore this indicator is not currently achieving target. However with cuts to services reductions in accessibility might have been expected to be greater.

### **Percentage of completions scoring at least 14 out of 20 in Building for Life criteria**

4.6.12 Data for this indicator is incomplete this financial year. Therefore it is not possible to determine whether improvements are being achieved as required by the Joint Core Strategy.

4.6.13 Broadland had one application assessed which met silver standard (20111703 – 40 dwellings at Spixworth – Local Plan allocation CAT2) this year.

4.6.14 Support for this indicator has shifted from CABE to the Design Council so the way in which this indicator is measured has changed. A new target for this indicator will be needed next year.

## Summary

4.6.15 The global financial crisis and the slowdown in the construction sector has had a significant impact on housing completions in the GNDP area since 2008 but affordable housing completions have met target this financial year. Indeed the proportion of completions by bedroom over the past two years has also fallen within the tolerance levels determined in the Sub-Regional Housing Market Assessment.

4.6.16 The provision of gypsy and traveller pitches has not achieved target across the GNDP area as a whole but provision across the districts has varied. In terms of access to services, less people are able to access market towns and employment sites by public transport during peak times than they could last year.

<b>Indicator</b>	<b>Achieving target this year?</b>
Net housing completions	<b>No</b>
Affordable housing completions	<b>Yes</b>
New house completions by bedroom number, based on the proportions set out in the most recent Sub-regional Housing Market Assessment	<b>Yes</b>
Provision of Gypsy and Traveller pitches	<b>No</b>
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	<b>No</b>
Percentage of completions scoring at least 14 out of 20 in Building for Life criteria	<b>Incomplete data</b>



## 4.7 Spatial Planning Objective 3

### 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.

**Table 7 – Objective 3 indicators**

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Amount of floorspace <sup>18</sup> developed by employment type	B1 – 118 hectares/295,000sqm <sup>19</sup> B2/8 – 111 hectares 2007 – 2026	<b>GNDP area</b> Broadland Norwich South Norfolk	See Table 8			
Office space 07-26: 100,000m <sup>2</sup> Norwich City Centre 100,000m <sup>2</sup> NRP 50,000m <sup>2</sup> BBP 50,000m <sup>2</sup> elsewhere		Norwich NRP BBP Elsewhere	13,205m <sup>2</sup>	657 m <sup>2</sup>	2,404 m <sup>2</sup>	-115 m <sup>2</sup> 0m <sup>2</sup> 0m <sup>2</sup> 1,701m <sup>2</sup>
Annual count of employee jobs by BRES across Plan area <sup>20,21,22</sup>	1,750 per annum increase	<b>GNDP area</b>	<b>175,700</b>	<b>169,900</b>	<b>168,500</b>	<b>171,600</b> <sup>23</sup>
		Broadland	40,800	44,700	44,300	44,200
		Norwich	92,700	83,000	80,300	81,600
		South Norfolk	42,200	42,200	43,900	45,800
Employment rate of working age population <sup>24</sup>	To be determined	<b>GNDP area</b>	<b>73.3%</b>	<b>73.6%</b>	<b>73.6%</b> <sup>25</sup>	<b>75.5%</b>
		Broadland	78.9%	76.1%	76.6%	80.2%
		Norwich	68.9%	72.3%	70.5%	69.9%
		South Norfolk	73.6%	72.9%	74.7%	78.7%
Number in employment in rural area <sup>26</sup>	To be determined	<b>GNDP area</b>	<b>51,235</b>	<b>50,822</b>	<b>51,103</b>	<b>No data</b>

<sup>18</sup> Monitoring framework – land rather than floorspace. Indicator altered to align with more accurate monitoring procedure. Greater Norwich Employment Growth and Employment Sites and Premises Study 2008 used to convert between land and floorspace

<sup>19</sup> Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

<sup>20</sup> Monitoring framework – ABI rather than BRES. Altered as ABI has been discontinued as a data source.

<sup>21</sup> Data gathered in September

<sup>22</sup> Data altered to allow for newly published information

<sup>23</sup> Discontinuity between 2010 and 2011 data

<sup>24</sup> New indicator – added to align with Greater Norwich Economic Strategy

<sup>25</sup> 2010/11 data corrected to allow for population estimate change

<sup>26</sup> Monitoring framework – ABI rather than BRES. Altered as ABI has been discontinued as a data source.

Indicator	Target		2008/09	2009/10	2010/11	2011/12
New business registration rate per 10,000 population 16+ <sup>27</sup>	09/10 46.0 per 10,000 population 16+ 10/11 48.3 per 10,000 population 16+	<b>GNDP area</b>	<b>41.4</b>	<b>41.8</b>	<b>34.3</b>	Data not yet available
		Broadland	38.6	40.7	34.1	
		Norwich	42.9	39.3	33.8	
		South Norfolk	42.4	45.9	35.1	
New business registration rate as a percentage of business stock <sup>28</sup>	To be determined	<b>GNDP area</b>	<b>9.2%</b>	<b>9.4%</b>	<b>8.0%</b>	Data not yet available
		Broadland	8.6%	8.9%	7.8%	
		Norwich	10.8%	10.2%	9.3%	
		South Norfolk	8.3%	9.0%	7.2%	
Percentage of workforce employed in higher occupations (managers, directors and senior officials, professional occupations and associate professional and technical occupations) <sup>29</sup>	Annual increase of 1%	<b>GNDP area</b>	<b>44%</b>	<b>43%</b>	<b>41%</b>	<b>39%</b>
		Broadland	42%	40%	42%	38%
		Norwich	49%	45%	40%	37%
		South Norfolk	40%	42%	42%	42%
National retail ranking for Norwich	Maintain top 10 ranking	<b>Norwich</b>	11 <sup>th</sup>	10 <sup>th</sup>	10 <sup>th</sup>	9 <sup>th</sup>
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)	<b>Norwich</b>	<b>-68m<sup>2</sup></b>	<b>-547m<sup>2</sup></b>	<b>-1,055m<sup>2</sup></b>	<b>-188m<sup>2</sup></b>
Percentage of completed town centre uses in identified centres and strategic growth locations	Increase	Broadland	No data	No data	A1 = 96% A2= 100% B1a= 84% D2 = 0%	A1 = 99% A2 = 94% B1a= 43% D2 = 0%
		Norwich	No data	No data	No data	No data
		South Norfolk	A1=73% A2=0% B1a=0% D2=0%	A1=29% A2=100% B1a=11% D2=64%	A1=96% A2=100% B1a=84% D2=0%	A1 = 40% A2 = 0% B1a = 0% D2 = 97%

<sup>27</sup> Calendar year data

<sup>28</sup> Calendar year data

<sup>29</sup> Time series data amended to allow for SOC 2010

**Amount of floorspace developed by employment type***SOURCE: LPA*

- 4.7.1 The amount of new floorspace developed for employment has fluctuated somewhat from year to year.
- 4.7.2 A pro rata annual target of 6.6 hectares for B1 uses is required in order to meet the overall plan period target of 118 hectares. So far the average B1 take up has been 6.4 hectares per annum.
- 4.7.3 A pro rata annual target of 6.2 hectares for B2/8 uses is required in order to meet the overall plan period target of 111 hectares. The average annual take up of B2/8 uses has been 5.6 hectares per annum since 2008.
- 4.7.4 Although target has not been achieved so far, the margin by which it has been missed is perhaps somewhat smaller than might be expected given the economic climate.

<b>Table 8 – Gross floorspace developed for employment</b>					
		<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
<b>GNDP area (floorspace)</b>	<b>B1</b>	<b>19,244 sqm</b>	<b>5,414 sqm</b>	<b>30,294sqm</b>	<b>8,525 sqm</b>
	<b>B2</b>	<b>5,589 sqm</b>	<b>2,072 sqm</b>	<b>2,056 sqm</b>	<b>10,907 sqm</b>
	<b>B8</b>	<b>2,525 sqm</b>	<b>10,325 sqm</b>	<b>5,357 sqm</b>	<b>7,482 sqm</b>
<b>GNDP area (hectares)<sup>30</sup></b>	<b>B1</b>	<b>7.7 ha</b>	<b>2.2 ha</b>	<b>12.1 ha</b>	<b>3.4 ha</b>
	<b>B2</b>	<b>1.4 ha</b>	<b>0.5 ha</b>	<b>0.5 ha</b>	<b>2.7 ha</b>
	<b>B8</b>	<b>1.7 ha</b>	<b>6.9 ha</b>	<b>3.6 ha</b>	<b>5.0 ha</b>
	<b>B2/B8</b>	<b>3.1 ha</b>	<b>7.4 ha</b>	<b>4.1 ha</b>	<b>7.7 ha</b>
<b>Broadland</b>	B1	4,857 sqm	1,348 sqm	23,161 sqm	2,406 sqm
	B2	1,613 sqm	0 sqm	408 sqm	7,802 sqm
	B8	1,593 sqm	892 sqm	4,553 sqm	3,238 sqm
<b>Norwich</b>	B1	13,205 sqm	657 sqm	2,404 sqm	-115 sqm
	B2	1,696 sqm	0 sqm	0 sqm	0 sqm
	B8	932 sqm	0 sqm	0 sqm	0 sqm
<b>South Norfolk</b>	B1	1,182 sqm	3,409 sqm	4,729 sqm	6,234 sqm
	B2	2,586 sqm	2,072 sqm	1,648 sqm	3,105 sqm
	B8	0 sqm	9,433 sqm	804 sqm	4,244 sqm

**Office space developed***SOURCE: LPA*

- 4.7.5 Pro rata targets require annual average office space development of 5,260sqm in Norwich city centre and the Norwich Research Park and 2,630sqm on Broadland Business Park and elsewhere in the GNDP area.
- 4.7.6 Targets for each location have not been achieved this year although the economic climate has undoubtedly had an impact on office development in the area.

<sup>30</sup> Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

**Annual count of employee jobs<sup>31</sup>**

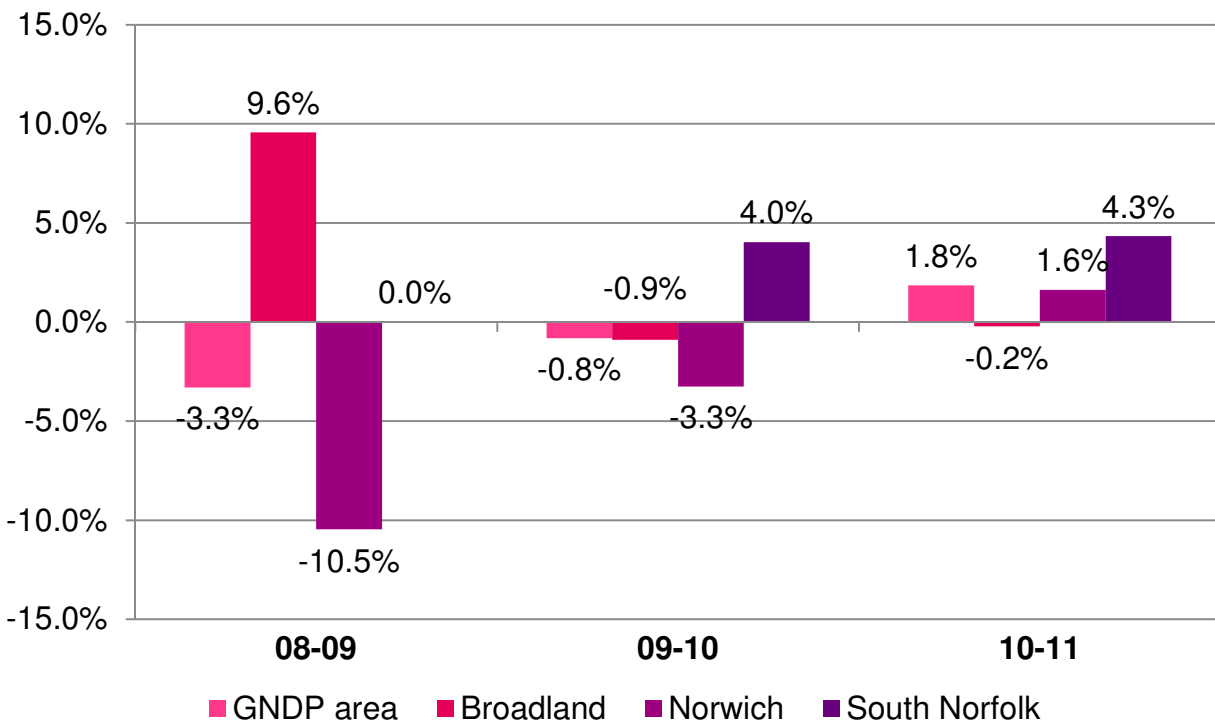
*SOURCE: Office for National Statistics licensed under the Open Government Licence v.1.0 Business Register and Employment Survey (2011)*

4.7.7 In the period between 2008 and 2010 employee jobs fell across the GNDP area. This was entirely the result of falls in the Norwich local authority area. Indeed over the same period employee jobs actually increased in both Broadland and South Norfolk.

4.7.8 There was an increase of 1.8% in employee jobs across the Greater Norwich area between 2010 and 2011. However, this could be due to a recognised discontinuity in data having the effect of artificially increasing the number of employees.

4.7.9 The JCS requires a pro-rata jobs growth of 1,750 per year. Data suggests that this has been achieved this financial year although the economic climate suggests that the discontinuity might be the reason for at least part of this apparent ‘jump’ in jobs.

**Fig. 6 – percentage change in employee jobs**



<sup>31</sup> Although this dataset is not recommended for monitoring purposes it is nonetheless the only dataset available for measuring jobs at lower level geographies.

### **Employment rate**

*SOURCE: Annual Population Survey*

4.7.10 Employment rates have improved in the past year in both Greater Norwich as a whole and in Broadland and South Norfolk. Rates in Norwich are typically lower than they are in either Broadland or South Norfolk and have fallen over the same period, creating a widening of the inequality.

4.7.11 This indicator has been included to be consistent with the Greater Norwich Economic Growth Strategy.

### **Number in employment in rural areas**

*SOURCE: Business Register and Employment Survey (2011)*

4.7.12 The number of people employed in rural areas increased between 2009 and 2010.

4.7.13 This indicator has been included to be consistent with the Greater Norwich Economic Growth Strategy.

### **New business registration rate per 10,000 population 16+ and as a percentage of business stock**

*SOURCE: Business Demography*

4.7.14 The new business registration rate fell significantly between 2009 and 2010.

4.7.15 The target requires a defined increase which has not been observed this year.

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

*SOURCE: Annual Population Survey*

4.7.16 The proportion of people employed in higher level occupations has fallen in the Greater Norwich area in the past year. South Norfolk was the only district which did not observe a decrease in the period, staying steady at 42%. The proportion of people employed in higher level occupations has fallen from 44% in 2008/09 showing a significant fall over the Plan period.

4.7.17 The target requires a 1% annual increase which has not been achieved this financial year.

### **National retail ranking for Norwich**

*SOURCE: CACI*

4.7.18 Norwich has improved its retail ranking between 2010 and 2011 from 10th to 9th. Indeed, the rank has improved from 11th since 2008.

4.7.19 The target for this indicator is for the maintenance of top 10 ranking so it can be shown that this has been achieved this year.

### **Net change in retail floorspace in city centre**

*SOURCE: Norwich City Council*

4.7.20 There has been a small year-on-year net loss of retail floorspace in the city centre over the past four years, amounting to a decrease of 0.8% of total floorspace. Over the past year, Norwich city centre has actually lost 188 square metres of retail floorspace. Given that the target is to deliver 20,000 sqm of new comparison goods floorspace in the 10 year period 2007-2016 this indicator is not currently achieving its target. However, since these figures cover the period of recent economic recession, retailing in the city has been remarkable resilient to national trends for high retail closures. The city centre has low retail vacancy rates in comparison with the national average and has the highest proportion of its retailing in its centre of any major city in the country

4.7.21 To a minor extent, the fall reflects the new more flexible JCS approach to promote the early evening economy and make the city centre more vibrant at all times, by allowing some conversions of retail to restaurant and café/bars.

### **Percentage of completed town centre uses in identified centres and strategic growth locations**

*SOURCE: LPA*

4.7.22 Information for this indicator shows significant fluctuation over the plan period so far. Therefore it is difficult to establish any trends in data since 2008.

## Summary

4.7.23 Many of the economic indicators in the JCS have not been achieving target but given the global economic climate there are still some positive results. Norwich has improved its national retail ranking and new employment floorspace, despite being lower than targets require, have only fallen short by 3% (B1) and 10% (B2/8) since the beginning of the plan period.

<b>Indicator</b>	<b>Achieving target this year?</b>
Amount of floorspace developed by employment type	No
Office space developed	No
Annual count of employee jobs	Yes
Employment rate	No target
Number in employment in rural areas	No target
New business registration rate per 10,000 population 16+ and as a percentage of business stock	No
Percentage of workforce employed in higher occupations	No
National retail ranking for Norwich	Yes
Net change in retail floorspace in city centre	No
Percentage of completed town centre uses in identified centres and strategic growth locations	Incomplete data

## 4.8 Spatial Planning Objective 4

### 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.

**Table 9 – Objective 4 indicators**

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Number of Lower Super Output Areas in national most deprived 20%	Reduction by 50% in plan period (28 out of 242 in 2007)	<b>GNDP area</b>	<b>No data</b>	<b>No data</b>	<b>23</b>	<b>No data</b>
		Broadland	No data	No data	0	No data
		Norwich	No data	No data	23	No data
		South Norfolk	No data	No data	0	No data
Percentage of previously developed land which is vacant for more than 5 years	Year-on-year reduction	Broadland	1.0%	1.3%	1.4%	No data
		Norwich	No data			
		South Norfolk	1.4%	1.2%	1.2%	No data

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

*SOURCE: Index of Multiple Deprivation (2010)*

- 4.8.1 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.
- 4.8.2 Although the Index of Multiple Deprivation is not released annually a relative<sup>32</sup> improvement has been observed between the 2007 and 2010 releases. Across the districts, all the deprived LSOAs in this regard are in Norwich.
- 4.8.3 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.

<sup>32</sup> Relative to all other Lower Super Output Areas (LSOAs) in England



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

*SOURCE: LPA*

4.8.4 Data from across the GNDP area as a whole is incomplete. However, over the past few years the percentage of previously developed land vacant for more than five years has increased in Broadland, but is still only very small at 1.4%. Conversely, in South Norfolk the percentage of previously developed land which has been vacant for more than five years has reduced slightly. All districts are currently developing their site allocations plans which will actively provide brownfield sites for development.

**Summary**

4.8.5 In terms of deprivation the GNDP area has now got fewer LSOAs in the national most deprived 20% indicating a relative improvement against other areas. In terms of the percentage of previously developed land which has been vacant for more than five years, Broadland has seen an increase over the last few years while South Norfolk has seen a decrease.

Indicator	Achieving target this year?
Number of Lower Super Output Areas in national most deprived 20%	Incomplete data
Percentage of previously developed land which is vacant for more than 5 years	Incomplete data

## 4.9 Spatial Planning Objective 5

**To allow people to develop their full potential by providing educational facilities to meet the needs of the existing and future populations, while reducing the need to travel**  
 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.

**Table 10 – Objective 5 indicators**

Indicator	Target		2008/09	2009/10	2010/11	2011/12
School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English <sup>33</sup>	Year-on-year increase from 2007 value of 53%	<b>GNDP area</b>	<b>55.29%</b>	<b>59.29%</b>	<b>62.09%</b>	No data available
		Broadland	62.08%	65.20%	67.94%	
		Norwich	40.24%	44.12%	48.05%	
		South Norfolk	61.59%	63.00%	67.38%	
16 to 18 year olds who are not in education, employment or training <sup>34 35</sup>	Year-on-year reduction compared with 2006 value of 6%	<b>Central<sup>36</sup></b>	<b>4.9%</b>	<b>6.3%</b>	<b>No data</b>	<b>No data</b>
		<b>GNDP area</b>	No data	No data	<b>5.6%</b>	<b>7.2%</b>
		Broadland	No data	No data	3.7%	5.2%
		Norwich	No data	No data	8.8%	11.6%
		South Norfolk	No data	No data	4.5%	5.4%
Proportion of population aged 16-64 qualified to NVQ level 2 or higher <sup>37</sup>	Annual 2% increase	<b>GNDP area</b>	<b>63.7%</b>	<b>69.9%</b>	<b>69.4%</b>	<b>71.7%</b>
		Broadland	66.3%	70.0%	67.4%	73.3%
		Norwich	61.9%	66.0%	66.6%	71.6%
		South Norfolk	63.3%	75.0%	75.2%	70.1%
Proportion of population aged 16-64 qualified to NVQ level 4 or higher <sup>38</sup>	Annual increase	<b>GNDP area</b>	<b>26.7%</b>	<b>28.5%</b>	<b>32.6%</b>	<b>31.5%</b>
		Broadland	25.4%	24.8%	26.0%	25.4%
		Norwich	28.6%	30.5%	39.1%	37.7%
		South Norfolk	25.4%	29.4%	30.5%	29.2%

<sup>33</sup> School year data

<sup>34</sup> Calendar year data

<sup>35</sup> Skills time series data has been amended to take account of improved population information

<sup>36</sup> Children's Services Area

<sup>37</sup> Monitoring Framework – age range 19-64 rather than 16-64. Altered as data no longer published for ages 19-59/64.

<sup>38</sup> Monitoring Framework – age range 19-64 rather than 16-64. Altered as data no longer published for ages 19-59/64.

Indicator	Target		2008/09	2009/10	2010/11	2011/12
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 <sup>39</sup>	2008/09 – 57.8%	<b>GNDP area</b>	<b>51.99%</b>	<b>53.54%</b>	<b>54.47%</b>	No data available
	2009/10 – 58.9%	Broadland	59.27%	60.20%	56.81%	
	2010/11 – 59.4%	Norwich	44.68%	43.90%	47.55%	
		South Norfolk	52.6%	57.3%	60.55%	

### **School leaver qualifications - % of school leavers with 5 or more GCSEs at grade A\* to C grades including Maths and English**

*SOURCE: Norfolk County Council*

4.9.1 The proportion of school leavers achieving at least 5 GCSEs grades A\* to C including both Maths and English has increased year-on-year in the GNDP area since 2008. In 2008 rates were 55% but this had improved to 62% in 2011. Year-on-year improvements have also been observed in each of the constituent local authorities. Norwich has seen the greatest improvement in the Plan period, narrowing the inequality between the districts.

4.9.2 The target is currently being achieved for this indicator.

### **16 to 18 year olds who are not in education, employment or training**

*SOURCE: Norfolk County Council*

4.9.3 Data for those aged between 16 and 18 who are not in education, employment or training (NEET) is inconsistent over the Plan period. In the first two years of the Plan NEET was measured at Children's Service Area whereas since 2010 it has been measured by Local Authority boundary.

4.9.4 There has been an increase in those classed as NEET between 2010 and 2011 and most recent statistics show that figures were higher in 2011 than they were in 2006. The proportion of 16 to 18 year olds classed as NEET has also increased in each of the districts between 2010 and 2011.

4.9.5 A year-on-year reduction is required for this indicator to achieve target. This cannot be shown to have been achieved this financial year.

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<sup>39</sup> School year data

### **Proportion of population aged 16-64 qualified to NVQ level 2 or higher**

*SOURCE: Annual Population Survey*

4.9.6 The target for the proportion of the population aged 16-64 qualified to at least NVQ level 2 was set at a 2% annual improvement. This equates to an overall improvement of 8% between 2008 and 2012. In the GNDP area as a whole the proportion of population qualified to at least NVQ level 2 has increased by 8% over this period thus achieving target for the period overall. Broadland observed an increase of 7.0% over the period; Norwich a rise of 9.7% and South Norfolk an increase of 6.8% showing that only Norwich achieved the overall target for the period, thus narrowing the inequality between the constituent districts over the period.

### **Proportion of population aged 16-64 qualified to NVQ level 4 or higher**

*SOURCE: Annual Population Survey*

4.9.7 An annual increase in the proportion of working age population qualified to at least NVQ level 4 is required by the JCS. Although this proportion has increased somewhat since the base date in 2008, figures have fallen in the Greater Norwich area over the past year as they have in each of the constituent districts. However, rates were at least as high if not better in 2011/12 as they were in 2008/09. Rates have improved by 4.8% over the period in the GNDP area as whole, 3.8% in South Norfolk and 9.1% in Norwich. In the same period, rates in Broadland have remained broadly constant. Over time, the increase in rates in both Norwich and South Norfolk has meant that there is now a greater inequality across the constituent districts than there was in 2007/08.

### **Achievement of at least 78 points across the Early Years Foundation Stage, with at least 6 in each of the scales in Personal, Social and Emotional Development and Communication, Language and Literacy**

*SOURCE: Norfolk County Council*

4.9.8 A target for 2010/11 was set requiring 59.4% of Early Years pupils to achieve at least 78 points across the Foundation Stage, with at least a 6 in both Personal, Social and Emotional Development and Communication, Language and Literacy. This target has not been achieved but there has been an improvement over the period in the GNDP area as a whole. When considering the districts within the Greater Norwich area, South Norfolk is the only district to have achieved this proportion by 2010/11. Broadland achieved target in both 2008/09 and 2009/10 but the figures fell in 2010/11. Norwich has consistently had the lowest figure for this indicator.

## Summary

4.9.9 School leaver results have consistently improved in the Greater Norwich area since the beginning of the plan period and the proportion of people qualified to at least NVQ level 2 has increased by more than the 2% target required this year.

4.9.10 However, the proportion of people aged between 16 and 18 who are not in education, employment or training has increased this year. In addition, the proportion of population qualified to at least NVQ level 4 has decreased in the area and early years achievement has not reached target either.

Indicator	Achieving target this year?
School leaver qualifications - % of school leavers with 5 or more GCSEs at grade A* to C grades including Maths and English	Yes
Proportion of 16 to 18 year olds who are not in education, employment or training	No
Proportion of population aged 16-64 qualified to NVQ level 2 or higher	Yes
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	No
Achievement of at least 78 points across the Early Years Foundation Stage, with at least 6 in each of the scales in Personal, Social and Emotional Development and Communication, Language and Literacy	No

## 4.10 Spatial Planning Objective 6

**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.

**Table 11 – Objective 6 indicators**

Indicator	Target		2008/09	2009/10	2010/11	2011/12	
Net change in retail floorspace in city centre	20,000 sqm comparison goods floorspace in City Centre 2007-2016 (split into 5 year tranches)	<b>Norwich</b>	<b>-68sqm</b>	<b>-547sqm</b>	<b>-1,055sqm</b>	<b>-188sqm</b>	
National retail ranking for Norwich	Maintain top 10 ranking	<b>Norwich</b>	<b>11<sup>th</sup></b>	<b>10<sup>th</sup></b>	<b>10<sup>th</sup></b>	<b>9<sup>th</sup></b>	
Percentage of units vacant in defined primary shopping areas <sup>40</sup>	Not more than 5%	Broadland	Aylsham 11%	No data	Aylsham 9%	No data	
		<b>Norwich</b>	<b>7.7%</b>	<b>9.2%</b>	<b>7.8%</b>	<b>9.2%</b>	
		South Norfolk	Diss 8%	No data	Diss – 6%	No data	
			Harleston 13%				Harleston 11%
			Loddon 5%				Loddon 7%
			Long Stratton 5%				Long Stratton 7%
Wymondham 9%	Wymondham 4%						

### Net change in retail floorspace in city centre

*SOURCE: Norwich City Council*

4.10.1 There has been a small year-on-year net loss of retail floorspace in the city centre over the past four years, amounting to a decrease of 0.8% of total floorspace. Over the past year, Norwich city centre has actually lost 188 square metres of retail floorspace. Given that the target is to deliver 20,000 sqm of new comparison goods floorspace in the 10 year period 2007-2016 this indicator is not currently achieving its target. However, since these figures cover the period of recent economic recession,

<sup>40</sup> Possible data discontinuities in market town information due to changing methodology

retailing in the city has been remarkable resilient to national trends for high retail closures.

4.10.2 To a minor extent, the fall reflects the new more flexible JCS approach to promote the early evening economy and make the city centre more vibrant at all times, by allowing some conversions of retail to restaurant and café/bars.

### **National retail ranking for Norwich**

*SOURCE: CACI*

4.10.3 Norwich has improved its retail ranking between 2010 and 2011 from 10<sup>th</sup> to 9<sup>th</sup>. Indeed, the rank has improved from 11<sup>th</sup> since 2008.

4.10.4 The target for this indicator is for the maintenance of top 10 ranking so it can be shown that this has been achieved this year.

### **Percentage of units vacant in defined primary shopping areas**

*SOURCE: Norfolk County Council and Norwich City Council*

4.10.5 Market town survey data is undertaken by the County Council every other year so this year no new data is available for this indicator in the area's market towns. However, Norwich City Council undertake annual surveys for Norwich City Centre and in 2011 9.2% of units were vacant in the defined primary shopping area. Although the target is for only 5% of units being vacant, this is perhaps somewhat unrealistic given the current economic climate. When vacancy rates are compared with national figures Norwich has fared particularly well against other centres. The strength of the city centre is further shown by the fact that Norwich has the highest proportion of its retailing in its centre of any major city in the country.

### **Summary**

4.10.6 Norwich has improved its national retail ranking over the past few years which shows that Norwich is an improving, vibrant and successful shopping centre. However retail space has been lost in the city centre year-on-year since 2007/08 and vacancy rates are generally higher than the 5% target. The global economic crisis has had some impact on Norwich and its surrounding retail centres.

<b>Indicator</b>	<b>Achieving target this year?</b>
Net change in retail floorspace in city centre	No
National retail ranking for Norwich	Yes
Percentage of units vacant in defined primary shopping areas	No

## 4.11 Spatial Planning Objective 7

### 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.

**Table 12 – Objective 7 indicators**

Indicator	Target		2008/09	2009/10	2010/11	2011/12
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 <sup>41</sup>	Increase	<b>NORFOLK</b>	78.8%	79%	80.9%	No data
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900) <sup>42</sup>	Increase	<b>GNDP area</b>	No data	No data	97.2% <sup>43</sup>	96.9%
Percentage of people crossing Norwich's inner ring road on foot or bike <sup>44</sup>	Increase	<b>Inner ring road</b>	45,845 35%	47,207 36%	43,962 34%	No data
Building for Life Transport criteria – proportion of schemes which achieve 3 out of 5 <sup>45</sup>	Increase	<b>GNDP area</b> Broadland Norwich South Norfolk	No data 78 No data	No data 60 No data	No data No data No data	No data No data None assessed

<sup>41</sup> Monitoring framework – NI 175. Indicator altered to align with the Norfolk's second Local Transport Plan

<sup>42</sup> New indicator – added to align with Connecting Norfolk – Norfolk's third Local Transport Plan

<sup>43</sup> September 2011

<sup>44</sup> Monitoring Framework – Percentage of residents who travel to work by foot/cycle in the NPA only available with census. Ring road analyses used as proxy

<sup>45</sup> Monitoring Framework – East of England sustainability transport criteria. Building for life used as proxy



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

*SOURCE: Norfolk County Council*

4.11.1 The Joint Core Strategy requires an increase in accessibility over time. However, this has not occurred this year therefore this indicator is not currently achieving target. However with cuts to services reductions in accessibility might have been expected to be greater.

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

*SOURCE: Norfolk County Council*

4.11.2 The percentage of people crossing Norwich’s inner ring road by foot or bike steadily rose between 2007 and 2010, but there was a fall in 2011 back to 2007 levels (34%). The number of people crossing Norwich’s inner ring road between 2010 and 2011 fell by almost 7%. However, the number of cars crossing Norwich’s inner ring road between 2007 and 2011 has fallen year-on-year or by 6% in the three year period. Consequently there is enough evidence to show that improvements have been made, even if in the last year the positive trend was not continued.

4.11.3 More recent data for this indicator is not available

**Building for Life Transport criteria – proportion of schemes which achieve 3 out of 5**

*SOURCE: LPA*

4.11.4 Data for this indicator is incomplete this financial year. Therefore it is not possible to determine whether improvements are being achieved as required by the Joint Core Strategy. Indeed, the way in which this indicator is measured has changed and therefore a new target for this indicator will be needed next year.

**Summary**

4.11.5 It is difficult to determine whether or not this objective is being achieved but with increased fuel costs it is likely that more people are using active travel options in the Greater Norwich area. However, cuts in council budgets have meant that access to services by public transport has decreased this financial year although perhaps by a lesser extent than expected.

<b>Indicator</b>	<b>Achieving target this year?</b>
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	No
Percentage of people crossing Norwich’s inner ring road on foot or bike	No data
Building for Life Transport criteria – proportion of schemes which achieve 3 out of 5	Incomplete data

## 4.12 Spatial Planning Objective 8

### 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.

**Table 13 – Objective 8 indicators**

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Percentage of previously developed land which is vacant for more than 5 years	Year-on-year reduction	Broadland	1.0%	1.3%	1.4%	No data
		Norwich	No data			
		South Norfolk	1.4%	1.2%	1.2%	No data
Percentage of Conservation Areas with appraisals	Year-on-year increase	Broadland	No data	No data	70%	74%
		Norwich	47%	59%	71%	71%
		South Norfolk	No data	9%	10%	10%
New residential developments of 10 or more units achieving silver standard against Building for Life	100%	Broadland	0%	0%	0%	No data
		Norwich	57%	90%	No data	No data
		South Norfolk	28%	No data	No data	None assessed

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

*SOURCE: LPA*

4.12.1 Data from across the GNPD area as a whole is incomplete. However, over the past few years the percentage of previously developed land vacant for more than five years has increased in Broadland, but is still only very small at 1.4%. Conversely, in South Norfolk the percentage of previously developed land which has been vacant for more than five years has reduced slightly. All districts are currently developing their site allocations plans which will actively provide brownfield sites for development.

### Percentage of Conservation Areas with appraisals

*SOURCE: LPA*

4.12.2 Despite incomplete data progress has been made in Norwich since the base date of the JCS and the figures for Broadland are high. South Norfolk does not perform as well as the other districts. However, prior to 2006, when English Heritage updated

their guidance, South Norfolk had 60% of its Conservation Areas with appraisals. Figures presented here have been calculated using this more recent guidance and there is an ongoing programme of producing new appraisals.

**New residential developments of 10 or more units achieving silver standard against Building for Life**

*SOURCE: LPA*

4.12.3 Data for this indicator is incomplete this financial year. Therefore it is not possible to determine whether improvements are being achieved as required by the Joint Core Strategy. Indeed, the national methodology for this indicator has changed and therefore a new target for this indicator will be needed next year.

**Summary**

4.12.4 The percentage of land developed which has been vacant for more than five years has increased marginally in Broadland over the plan period but has decreased, again only marginally, in South Norfolk. Over the past year the proportion of conservation areas with appraisals has increased.

Indicator	Achieving target this year?
Percentage of previously developed land which is vacant for more than 5 years	Incomplete data
Percentage of Conservation Areas with appraisals	Yes
New residential developments of 10 or more units achieving silver standard against Building for Life	Incomplete data

## 4.13 Spatial Planning 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 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.

**Table 14 – Objective 9 indicators**

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Net change in County Wildlife Sites in "Positive Conservation Management" <sup>46</sup>	Year-on-year improvements	<b>GNDP area</b>	<b>49%</b>	<b>52%</b>	<b>58%</b>	<b>60%</b>
		Broadland	53%	53%	59%	64%
		Norwich	74%	78%	81%	79%
		South Norfolk	44%	48%	55%	56%
% of river length assessed as good or better <sup>47</sup> : 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'.	<b>Broadland Rivers</b>	No data	No data	No data	a. 26% b. 0.1% c. 8% d. 79% e. 17.6%
Number of designated Air Quality Management Areas (AQMAs)	None	<b>GNDP area</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>1</b>
		Broadland	1	0	0	0
		Norwich	3	4	4	1 (change in AQMA)
		South Norfolk	0	0	0	0

<sup>46</sup> Monitoring Framework – Change in areas of local biodiversity importance. Working with Norfolk Biodiversity Partnership to develop monitoring indicators

<sup>47</sup> Updated to take account of new classification scheme. Data previously derived from General Quality Assessment (GQA). Progress under the Water Framework Directive river classification assessment scheme will be reviewed in 2015 by the Environment Agency.

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Percentage of SSSIs in favourable condition or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	<b>GNDP area</b>				
		Broadland	50%	77%	84%	83%
		Norwich	80%	80%	100%	60%
		South Norfolk	33%	40%	86%	86%
Number of listed buildings lost/demolished	None	<b>GNDP area</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
		Broadland	0	0	0	0
		Norwich	0	0	0	0
		South Norfolk	0	0	0	1
Number of Tree Preservation Orders (TPOs) where trees are lost through development	None	Broadland <sup>48</sup>	35	48	95	84
		Norwich	No data	No data	No data	No data
		South Norfolk	No data	No data	No data	No data
Percentage of new and converted dwellings on Previously Developed Land	25%	<b>GNDP area</b>				
		Broadland	75%	65%	45%	57%
		Norwich	95%	99%	94%	90%
		South Norfolk	38%	32%	29%	25%

### Net change in County Wildlife Sites in “Positive Conservation Management”

*SOURCE: Norfolk Wildlife Trust*

4.13.1 In the Greater Norwich area overall, year-on-year improvements have been observed in the proportion of County Wildlife Sites in Positive Conservation Management. Therefore this indicator is currently achieving target.

### Percentage of river length assessed as good or better

*SOURCE: Environment Agency (WFD River Classifications)*

4.13.2 This indicator has been updated this year to take account of the new classification scheme under the Water Framework Directive. Because this indicator has been amended this year, no time series is available

<sup>48</sup> Net change in all TPOs, not just those lost through development

### **Number of designated Air Quality Management Areas**

*SOURCE: LPA*

4.13.3 The number of designated AQMAs in the Greater Norwich area has fallen from 4 to 1 this year. However, this is because Norwich City Council has designated the whole City Centre area as one large AQMA replacing the 4 AQMAs that were designated previously. This was done to avoid moving air quality problems elsewhere within the City Centre as a result of interventions taken within the smaller designated AQMAs.

4.13.4 This target set in the JCS is for no AQMAs so this indicator is not currently being met despite site specific measures actively addressing air quality issues.

### **% of SSSIs in 'favourable' or 'unfavourable recovering' condition**

*SOURCE: Natural England*

4.13.5 The proportion of SSSIs in a 'favourable' or 'unfavourable recovering' condition has fallen dramatically in Norwich over the past year but there are very few SSSIs in the area. Proportions in Broadland have fallen marginally but remained the same in South Norfolk.

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

*SOURCE: LPA*

4.13.6 One listed building was lost in South Norfolk this monitoring year. Therefore this indicator has not achieved target this year.

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

*SOURCE: LPA*

4.13.7 Results are only available for Broadland for this indicator. However, no distinction is made between TPOs which are lost through development against other types of loss. Therefore it is not possible to determine whether or not this indicator is being achieved across the area.

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

*SOURCE: LPA*

4.13.8 The proportion of new and converted dwellings built on previously developed land (PDL) has consistently been above the 25% target set in the JCS. Indeed in many occasions it has been significantly above the 25% target with Norwich achieving at least 90% since 2008. In 2011/12 proportions rose in Broadland but fell in both Norwich and South Norfolk.

4.13.9 As the percentage of new and converted dwellings built on PDL has consistently been above the 25%, this indicator has achieved target.

## Summary

4.13.10 Over the past year only two indicators have been achieved relating to this objective. A greater proportion of County Wildlife Sites are in positive conservation management this year than last and the proportion of new and converted dwellings built on previously developed land was greater than the 25% target required. However, there is a newly designated Air Quality Management Area in Norwich (replacing the four previous AQMAs), fewer SSSIs are defined as being in a 'favourable' or 'unfavourable recovering' condition and a Listed Building has been lost in South Norfolk.

<b>Indicator</b>	<b>Achieving target this year?</b>
Net change in County Wildlife Sites in "Positive Conservation Management"	Yes
Percentage of river length assessed as good or better	No time series data
Number of designated Air Quality Management Areas	No
% of SSSIs in 'favourable' or 'unfavourable recovering' condition	No
Number of listed buildings lost/demolished	No
Number of Tree Preservation Orders (TPOs) where trees are lost through development	Insufficient data
Percentage of new and converted dwellings on Previously Developed Land	Yes

## 4.14 Spatial Planning Objective 10

### 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.

**Table 15 – Objective 10 indicators**

Indicator	Target	08/09	09/10	10/11	11/12
Reduction in overall crime	<b>GNDP</b>	<b>24,159</b>	<b>21,699</b>	<b>20,284</b>	<b>20,247</b>
	BDC	4,297	4,101	3,986	3,986 (pro rata)
	Norwich	16,338	15,427	14,918	14,918
	South Norfolk	4,478	4,273	4,153	4,153
Number of people killed or seriously injured in road traffic accidents <sup>49</sup>	<b>GNDP area</b>	<b>167</b>	<b>147</b>	<b>150</b>	<b>158</b>
	Broadland	62	51	46	39
	Norwich	43	37	42	42
	South Norfolk	62	59	62	77

### Total crime

*SOURCE: Home Office*

4.14.1 Overall crime has reduced consistently year-on-year in the GNDP area as a whole. Crime has also reduced year-on-year in both Broadland and Norwich over the same period but there was an increase in South Norfolk between 2010 and 2011. Since the base date of the JCS total crime has reduced by 16% in the GNDP area as a whole, by 15% in Broadland, by 20% in Norwich, but by only 4% in South Norfolk. As Norwich consistently has higher total crime figures than either Broadland or South Norfolk, the fact that it has had the largest percentage change over the period means that the inequality between the districts has decreased over time.

4.14.2 If JCS targets are extrapolated to cover the 2011/12 period, a reduction of 2.8% would be expected in both Broadland and South Norfolk whereas a reduction of 3.3% would apply to Norwich. Despite an increase in crime in South Norfolk between 2010 and 2011 target has been achieved across all districts.

<sup>49</sup> Data is based on calendar year information.



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

*SOURCE: Norfolk County Council*

4.14.3 The number of people killed or seriously injured in road traffic accidents in the Greater Norwich area has fallen overall since 2008. However, an increase has been observed between 2009 and 2011. Despite this rise targets were achieved between 2008 and 2010.

4.14.4 If an equivalent fall were to be expected in 2011 the target would be less than 160 people killed and seriously injured in road traffic accidents. Despite an increase between 2010 and 2011 this indicator has achieved target.

**Summary**

4.14.5 There has been a year-on-year reduction in crime greater than targets required and a better than target reduction in the number of people killed and seriously injured in road traffic accidents since 2007.

Indicator	Achieving target?
Total crime	Yes
Number of people killed or seriously injured in road traffic accidents	Yes

## 4.15 Spatial Planning Objective 11

### 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.

**Table 16 – Objective 11 indicators**

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Percentage of working age population receiving Employment Support Allowance and incapacity benefits	No increase on 2007 level in spite of predicted ageing population	<b>GNDP area</b>	<b>5.5%</b>	<b>5.4%</b>	<b>5.5%</b>	<b>5.4%</b>
		Broadland	4.6%	4.6%	4.6%	4.4%
		Norwich	7.0%	6.7%	6.9%	6.7%
		South Norfolk	4.5%	4.5%	4.5%	4.4%
Healthy life expectancy at age 65 of a) males and b) females <sup>50</sup>	Increase at each survey	Broadland	a) 18.3 b) 20.8	a) 18.7 b) 20.8	Data not yet released	Data not yet released
		Norwich	a) 18.8 b) 21.8	a) 18.7 b) 22.1		
		South Norfolk	a) 19.5 b) 21.3	a) 19.7 b) 21.5		
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 <sup>51</sup>	Increase	<b>NORFOLK</b> <sup>52</sup>	<b>78.8%</b>	<b>79%</b>	<b>80.9%</b>	<b>No data</b>
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900) <sup>53</sup>	Increase	<b>GNDP area</b>	<b>No data</b>	<b>No data</b>	<b>97.2%</b> <sup>54</sup>	<b>96.9%</b>

<sup>50</sup> Data is gathered over a three year period. Data stated for 2008/09 is 2007-2009 ONS data.

<sup>51</sup> Monitoring framework – NI 175. Indicator altered to align with the Norfolk's second Local Transport Plan

<sup>52</sup> Data not available at GNDP area level

<sup>53</sup> New indicator – added to align with Connecting Norfolk – Norfolk's third Local Transport Plan

<sup>54</sup> September 2011

Indicator	Target		2008/09	2009/10	2010/11	2011/12
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%)	<b>GNDP area</b> Broadland Norwich South Norfolk	See Table 17			

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

*SOURCE: DWP benefit claimants - working age client group*

4.15.1 Current proportions of working age population claiming either ESA or IB stand at 5.4% in the Greater Norwich area as a whole. Rates are higher in Norwich (6.7%) whereas both Broadland and South Norfolk have a lower proportion (4.4% in both areas).

4.15.2 In the Greater Norwich area as a whole the proportion of working age people claiming either ESA or IB has remained broadly consistent since 2008. Given that the target for this indicator is to maintain a stable proportion over the plan period it is reasonable to say this indicator is currently achieving target.

**Healthy life expectancy at age 65**

*SOURCE: ONS*

4.15.3 Most recent data shows that a healthy male at the age of 65 might expect to live to the age of 83.7 years in Broadland, 83.7 years in Norwich and 84.7 years in South Norfolk. The equivalent age for females is 85.8 years in Broadland, 87.1 years in Norwich and 86.5 years in South Norfolk.

4.15.4 Healthy life expectancy at 65 for men has increased in each of the districts since 2006-08, but a slight drop was observed in Norwich between 2007-09 and 2008-10. There has also been an overall increase in each district for the female series. As there has been an increase in healthy life expectancy at 65 in each district in both the male and female series this indicator is currently achieving target.

**Accessibility to market towns and key centres of employment during the morning peak and returning in the afternoon peak**

*SOURCE: Norfolk County Council*

4.15.5 The Joint Core Strategy requires an increase in accessibility over time. However, this has not occurred this year therefore this indicator is not currently achieving target. However, with cuts to services reductions in accessibility might have been expected to be greater.

## Accessibility of leisure and recreation facilities

*SOURCE: Sport England*

- 4.15.6 This indicator represents the proportion of wards with a less than East of England average personal share of access to a number of different leisure facilities. The higher the percentage, the fewer wards have equivalent access to these leisure facilities than the regional average.
- 4.15.7 In 2008/09 in the GNDP area as a whole 67% of wards had a lower than regional average personal share of access to sports halls, which had reduced to 60% by 2011/12. Also in 2008/09 the proportion of wards in the GNDP area with a less than East of England share of access to a swimming pool was 65%, which had also reduced by 2011/12. However, the equivalent results for access to indoor bowls was 12% in 2008/09 and 22% in 2011/12 indicating that access to this particular type of facility, when compared to the East of England average, actually decreased over the period.
- 4.15.8 Over the plan period the target requires access to sports halls to improve to 34%, swimming pools to 33% and indoor bowls to 6%. Access has improved towards this target in both the sports halls and swimming pools but not in terms of indoor bowls.
- 4.15.9 The proportion of wards with a less than regional share of access to leisure facilities in Norwich appears high given the known supply of swimming pool space, sports hall space and even indoor bowls space in the area. Having investigated the methodology used by Sport England it appears that this measure maybe better suited to the more widely scattered communities of Broadland and South Norfolk than the more urban community of Norwich. Given that wards are relatively small in urban areas, it is much more likely that people are willing to travel to other wards for facilities as the overall distance travelled is smaller. Norwich as a whole exceeds the total calculated demand for all three recorded facilities.

		2008/09	2009/10	2010/11	2011/12
<b>GNDP area</b>	<b>Sports Halls</b>	<b>67%</b>	<b>No data</b>	<b>60%</b>	<b>60%</b>
	<b>Swimming Pool</b>	<b>65%</b>		<b>61%</b>	<b>61%</b>
	<b>Indoor Bowls</b>	<b>12%</b>		<b>22%</b> <sup>55</sup>	<b>22%</b>
<b>Broadland</b>	<b>Sports Halls</b>	No data	No data	85%	86%
	<b>Swimming Pool</b>			89%	93%
	<b>Indoor Bowls</b>			21%	21%
<b>Norwich</b>	<b>Sports Halls</b>	No data	No data	69%	62%
	<b>Swimming Pool</b>			46%	46%
	<b>Indoor Bowls</b>			46%	46%
<b>South Norfolk</b>	<b>Sports Halls</b>	No data	No data	36%	33%
	<b>Swimming Pool</b>			44%	44%
	<b>Indoor Bowls</b>			0%	0%

<sup>55</sup> Amended from last year

## Summary

4.15.10 In terms of this objective targets are generally being met. The proportion of working age population who are claiming Incapacity Benefit or Employment Support Allowance has stayed broadly constant over time, healthy life expectancy at 65 has increased over the last few years and access to sports halls and swimming pools has also improved. However, access to indoor bowls has actually decreased over time, as has access to market towns and employment centres by public transport.

Indicator	Achieving target this year?
Percentage of working age population receiving Employment Support Allowance and incapacity benefits	Yes
Healthy life expectancy at age 65	Yes
Accessibility to market towns and key centres of employment during the morning peak and returning in the afternoon peak	No
Accessibility of leisure and recreation facilities	No change

## 4.16 Spatial Planning Objective 12

### 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.

**Table 18 – Objective 12 indicators**

Indicator	Target		2007/08	2008/09	2009/10	2010/11 actual
Statement of Community Involvement/ Engagement	Statement of compliance Accepted	Broadland	Adopted 2006			
		Norwich	First adopted in 2007 and updated in 2010. Currently updating Statement of Community Involvement			
		South Norfolk	Adopted 2007			
Recognised participatory design process for major growth locations	Used for all major growth locations – over 500 dwellings	Broadland Norwich South Norfolk	Will apply to future proposals only. Developer will have to demonstrate at planning application stage. Assumed compliance.			

### Statement of community involvement

*SOURCE: LPA*

4.16.1 As each district has an adopted Statement of Community Involvement/ Engagement the target for this indicator is being achieved.

### Recognised participatory design for major growth locations

*SOURCE: LPA*

4.16.2 As developers have to demonstrate this process at the planning application stage compliance is assumed. Targets are therefore also assumed to be achieved.

4.16.3 Broadland District Council received an outline planning application in October 2012 from Beyond Green proposing a development on the land north of Sprowston and Old Catton. This would provide 3,520 dwellings; up to 16,800 square metres of employment space; up to 8,800 square metres of space for shops, services, cafes and restaurants; up to 1,000 square metres of hotel accommodation; two primary schools and up to 2,000 square metres of community space.

The community involvement process so far has involved a number of stages;

Stage 1: Key issues and opportunities (September 2009 – May 2011)

Stage 2: Community planning (June 2011 – August 2011)

Stage 3: Design review (September 2011 – October 2011)

Stage 4: Review and development of proposals (November 2011 – July 2012)

(Source: 20121516, Statement of Community Involvement)

## **Summary**

4.16.4 The objective 'To involve as many people as possible in new planning policy' is being achieved according to the indicators expressed here because each authority has an adopted Statement of Community Involvement and developers are required to demonstrate participatory design for major growth locations at the planning application stage.

## 5. Conclusions

### **To minimise the contributors to climate change and address its impact**

- 5.1 Total CO<sup>2</sup> emissions have reduced significantly and more waste is now being reused, recycled and composted than it was in 2007/08. However, the number of planning applications granted contrary to advice from the Environment Agency remained above zero this year.
- 5.2 It is likely that over time that large scale renewable energy generation will increase, partly as a result of JCS requirements for large scale housing development.

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

- 5.3 The global financial crisis and the slowdown in the construction sector has had a significant impact on housing completions in the GNDP area since 2008 but affordable housing completions have met target this financial year. Indeed the proportion of completions by bedroom over the past two years has also fallen within the tolerance levels determined in the Sub-Regional Housing Market Assessment.
- 5.4 However, the provision of gypsy and traveller pitches has not achieved target across the GNDP area as a whole but provision across the districts has varied. In terms of access to services, less people are able to access market towns and employment sites by public transport during peak times than they could last year.

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

- 5.5 Many of the economic indicators in the JCS have not been achieving target but given the global economic climate there are still some positive results. Norwich has improved its national retail ranking and new employment floorspace, despite being lower than targets require, have only fallen short by 3% (B1) and 10% (B2/8) since the beginning of the plan period.

### **To promote regeneration and reduce deprivation**

- 5.6 In terms of deprivation the GNDP area has now got fewer LSOAs in the national most deprived 20% indicating a relative improvement against other areas. In terms of the percentage of previously developed land which has been vacant for more than five years, Broadland has seen an increase over the last few years while South Norfolk has seen a decrease.

### **To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population**

- 5.7 School leaver results have consistently improved in the Greater Norwich area since the beginning of the plan period and the proportion of people qualified to at least NVQ level 2 has increased by more than the 2% target required this year.



- 5.8 However, the proportion of people aged between 16 and 18 who are not in education, employment or training has increased this year. In addition, the proportion of population qualified to at least NVQ level 4 has decreased in the area and early years achievement has not reached target either.

**To make sure people have ready access to services**

- 5.9 Norwich has improved its national retail ranking over the past few years which shows that Norwich is an improving, vibrant and successful shopping centre. However retail space has been lost in the city centre year-on-year since 2007/08 and vacancy rates are generally higher than the 5% target. The global economic crisis has had some impact on Norwich and its surrounding retail centres.

**To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact**

- 5.10 It is difficult to determine whether or not this objective is being achieved but with increased fuel costs it is likely that more people are using active travel options in the Greater Norwich area. However, cuts in council budgets have meant that access to services by public transport has decreased this financial year although perhaps by a lesser extent than expected.

**To positively protect and enhance the individual character and culture of the area**

- 5.11 The percentage of land developed which has been vacant for more than five years has increased marginally in Broadland over the plan period but has decreased, again only marginally, in South Norfolk. Over the past year the proportion of conservation areas with appraisals has increased.

**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**

- 5.12 Over the past year only two indicators have been achieved relating to this objective. A greater proportion of County Wildlife Sites are in positive conservation management this year than last and the proportion of new and converted dwellings built on previously developed land was greater than the 25% target required. However, there is a newly designated Air Quality Management Area in Norwich (replacing the four previous AQMAs), fewer SSSIs are defined as being in a 'favourable' or 'unfavourable recovering' condition and a Listed Building has been lost in South Norfolk.

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

- 5.13 There has been a year-on-year reduction in crime greater than targets required and a better than target reduction in the number of people killed and seriously injured in road traffic accidents since 2007.

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

- 5.14 In terms of this objective targets are generally being met. The proportion of working age population who are claiming Incapacity Benefit or Employment Support Allowance has stayed broadly constant over time, healthy life expectancy at 65 has increased over the last few years and access to sports halls and swimming pools has also improved. However, access to indoor bowls has actually decreased over time, as has access to market towns and employment centres by public transport.

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

- 5.15 The objective 'To involve as many people as possible in new planning policy' is being achieved according to the indicators expressed here because each authority has an adopted Statement of Community Involvement and developers are required to demonstrate participatory design for major growth locations at the planning application stage.

## 6. Update on Sustainability Appraisal Baseline

### Environment

<b>Table 19 – Environmental indicators</b>						
<b>Indicator</b>	<b>Target</b>		<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at or mainly at home  <b>SOURCE: Census</b>	a) decrease b) increase c) increase d) increase	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>a) 64% b) 8% c) 17% d) 9%</b> a) 70% b) 8% c) 9% d) 10% a) 50% b) 9% c) 32% d) 7% a) 71% b) 5% c) 10% d) 12%			
% of river length assessed as good or better <sup>56</sup> : 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'.	<b>Broadland Rivers</b>	No data	No data	No data	a. 26% b. 0.1% c. 8% d. 79% e. 17.6%
Development permissions granted contrary to Environment Agency advice on water quality grounds  <b>SOURCE: LPA</b>	None	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>1</b> 0 1 0	<b>1</b> 0 1 0	<b>1</b> 0 0 1	Data not yet released
Number of designated Air Quality Management Areas (AQMA)  <b>SOURCE: Norfolk County Council</b>	Decrease	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>4</b> 1 3 0	<b>4</b> 0 4 0	<b>4</b> 0 4 0	<b>1</b> 0 1 (change in AQMA) 0

<sup>56</sup> Updated to take account of new classification scheme. Data previously derived from General Quality Assessment (GQA). Progress under the Water Framework Directive river classification assessment scheme will be reviewed in 2015 by the Environment Agency.

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Concentrations of selected air pollutants (µg/l) a) annual average concentrations of Nitrogen Dioxide (NO <sup>2</sup> ) b) annual average Particulate Matter levels (PM10)	To decrease	Broadland Norwich South Norfolk	a) 9.7 <sup>57</sup> b) 17.2  No data	a) 8.5 <sup>58</sup> b) 16.7  No data	a) 8.2 <sup>59</sup> b) 16.6 a) 13 b) 18 No data	a) 11 b) 16 a) 13 b) 19 No data
<b>SOURCE: LPA</b>						
Net change in condition of SSSIs – percentage of SSSIs in favourable or unfavourable recovering condition	95% of SSSIs in ‘favourable’ or ‘unfavourable recovering’ condition	<b>GNDP area</b> Broadland Norwich South Norfolk	50% 80% 33%	77% 80% 40%	84% 100% 86%	83% 60% 86%
<b>SOURCE: Natural England</b>						
Norfolk Bio-diversity Action Plan progress: a) habitats actions in progress/completed b) species actions in progress/completed	To increase	<b>GNDP area</b> Broadland Norwich South Norfolk	Options for other indicators are currently being explored with the Norfolk Biodiversity Partnership			
Net change in County Wildlife Sites in “Positive Conservation Management” – percentage of sites  <b>SOURCE: Norfolk Wildlife Trust</b>	To increase Provisional targets for Norfolk: 2008/09: 51% 2009/10: 57% 2010/11: 64%	<b>GNDP area</b> Broadland Norwich South Norfolk	53% 74% 44%	53% 78% 48%	59% 81% 55%	<b>60%</b> 64% 79% 56%

<sup>57</sup> Data from Sustainability Appraisal

<sup>58</sup> Calendar year

<sup>59</sup> Calendar year

<b>Indicator</b>	<b>Target</b>		<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
Heritage at risk – number and percentage of: a) Listed Buildings; and b) Scheduled Ancient Monuments on Buildings at Risk Register  <b>SOURCE: English Heritage (Buildings at Risk 2011) and LPA (Listed Buildings)</b>	To decrease	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>Data not complete</b> No data No data a) 29 b) 5 a) 53 b) N/D	<b>Data not complete</b> No data No data a) 33 b) 5 a) 49 b) N/D	<b>a) 107 b) 10</b> a) 31 b) 2 a) 29 b) 5 a) 47 b) 3	<b>a) 110 b) 9</b> a) 39 (39%) b) 2 (9%) a) 31 b) 4 a) 40 b) 3
Net change in number of Tree Preservation Orders (TPOs)  <b>SOURCE: LPA</b>	None to be lost as a results of development	Broadland Norwich South Norfolk	35 No data No data	48 No data No data	95 No data No data	84 No data No data
Total CO2 emissions per capita (million tonnes carbon equivalent)  <b>SOURCE: DECC</b>	To decrease	<b>GNDP area</b> Broadland Norwich South Norfolk	6.3 5.7 8.6	5.9 5.1 7.8	6.0 5.1 8.0	Data not yet available
Renewable energy generating capacity permitted by type  <b>SOURCE: LPA</b>	Increase	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>See Table 3</b>			
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.  <b>SOURCE: LPA</b>	Zero	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>3</b> 0 1 2	<b>0</b> 0 0 0	<b>1</b> 0 0 1	Data not yet released
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)  <b>SOURCE: LPA</b>	None	Broadland Norwich South Norfolk	0 No data 0	0 No data 0	0 No data 0	0 No data 0

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Daily domestic water use – per capita consumption <b>SOURCE: Anglian Water</b>	Decrease	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>148.1</b>	<b>142.7</b>	<b>144.5</b>	
			Data not available at district level. Figures refer to the Norwich and Broads Water Resource Zone which provides the most appropriate proxy area			
Percentage of dwellings built on previously developed land <b>SOURCE: LPA</b>	60%	Broadland Norwich South Norfolk	75% 95% 38%	65% 99% 32%	45% 94% 29%	57% 90% 25% new build
Percentage of new dwellings completed at: a) less than 30 per hectare b) 30-50 per hectare c) More than 50 per hectare <b>SOURCE: LPA</b>	100% above 30 dwellings per hectare	Broadland  Norwich  South Norfolk	  a) 1.9% b) 19% c) 80% a) 18% b) 78% c) 4%	a) 39.7% b) 37.1% c) 23.2% a) 2.7% b) 17% c) 80% a) 32% b) 51% c) 17%	a) 47.3% b) 36.7% c) 16.0% a) 0.6% b) 16% c) 83% a) 33% b) 55% c) 12%	a) 61% <sup>60</sup> b) 13% c) 26% a) 4% b) 13% c) 83% a) 30% b) 55% c) 15%
Waste arising: a) kilograms of waste produced per head of population b) percentage change on previous year <b>SOURCE: LPA</b>	Decrease	Broadland  Norwich  South Norfolk	a) 449 b) +9% a) 341 b) -10% a) 335 b) 0%	a) 448 b) 0% a) 328 b) -4% a) 224 b) -33%	a) 436 b) -3% a) 316 b) -4% a) 200 b) -11%	a) 376 b) -14% a) 297 b) -6% a) 194 b) -3%
Recycling – percentage of household waste: a) recycled b) composted <b>SOURCE: LPA</b>	Increase	Broadland  Norwich  South Norfolk	a) 32% b) 18% a) 28% b) 6% a) 30% b) 9%	a) 30% b) 18% a) 28% b) 6% a) 28% b) 10%	a) 28% b) 22% a) 28% b) 10% a) 28% b) 11%	a) 27% b) 22% a) and b) 38%  a) 42% b) 15%

<sup>60</sup> Net completions

**Social**

<b>Table 20 – Social indicators</b>						
<b>Indicator</b>	<b>Target</b>		<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score <b>SOURCE: Index of Multiple Deprivation</b>	Decrease	<b>GNDP area</b> Broadland Norwich South Norfolk	No data	No data	<b>16.67%</b> 10.29% 29.18% 10.95%	No data
Income Deprivation – average LSOA scores from IMD <b>SOURCE: Index of Multiple Deprivation</b>	Decrease	<b>GNDP area</b> Broadland Norwich South Norfolk	No data	No data	<b>0.12</b> 0.08 0.19 0.09	No data
Index of Multiple Deprivation – average LSOA score <b>SOURCE: Index of Multiple Deprivation</b>	Decrease	<b>GNDP area</b> Broadland Norwich South Norfolk	No data	No data	<b>15.80</b> 10.43 25.96 11.34	No data
Total benefit claimants – percentage of working age population claiming benefits <b>SOURCE: NOMIS</b>	Decrease	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>12.1%</b> 9.8% 15.2% 9.8%	<b>12.1%</b> 9.7% 15.2% 10.0%	<b>11.8%</b> 9.5% 15.1% 9.7%	<b>12.0%</b> 9.5% 15.3% 9.8%
Percentage of working age population receiving ESA and incapacity benefit <b>SOURCE: NOMIS</b>	Decrease	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>5.5%</b> 4.6% 7.0% 4.5%	<b>5.4%</b> 4.6% 6.7% 4.5%	<b>5.5%</b> 4.6% 6.9% 4.5%	<b>5.4%</b> 4.4% 6.7% 4.4%
Life expectancy of residents (at birth) a) males b) females  <b>SOURCE: ONS</b>	Increase	<b>GNDP area</b>  Broadland  Norwich  South Norfolk	<b>2007-09</b>  a) 79.7 b) 83.1  a) 77.7 b) 83.2  a) 80.3 b) 83.3	<b>2008-10</b>  a) 80.3 b) 83.2  a) 77.8 b) 83.5  a) 80.7 b) 83.2	No data	No data

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Increase	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>26.7%</b> 25.4% 28.6% 25.4%	<b>28.5%</b> 24.8% 30.5% 29.4%	<b>32.6%</b> 26.0% 39.1% 30.6%	<b>31.5%</b> 25.4% 37.7% 29.2%
<b>SOURCE: Annual Population Survey</b>						
School leaver qualifications – percentage of school leavers with 5 or more GCSEs at A* to C grades	Increase	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>67.95%</b> 73.79% 55.64% 72.78%	<b>72.26%</b> 78.15% 58.06% 75.33%	<b>76.24%</b> 81.59% 63.27% 81.19%	No data available
<b>SOURCE: Norfolk County Council</b>						
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	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%
<b>SOURCE: LPA</b>						
Total dwellings with Category 1 hazards	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 <sup>61</sup> No data 4,200
<b>SOURCE: LPA</b>						

<sup>61</sup> Source: BRE Housing Stock Models and survey comparisons (Broadland District Council) November 2011



Indicator	Target		2008/09	2009/10	2010/11	2011/12
Incidences of total crime committed: a) domestic burglaries b) violent offences against the person (with/without injury) c) Offences against a vehicle  <b>SOURCE: Home Office</b>	Decrease	<b>GNDP area</b>	<b>A - 815</b> <b>B - 4,215</b> <b>C - 2,341</b>	<b>A - 829</b> <b>B - 4,142</b> <b>C - 2,194</b>	<b>A - 940</b> <b>B - 4,159</b> <b>C - 1,651</b>	<b>A - 699</b> <b>B - 4,364</b> <b>C - 1,388</b>
		Broadland	A - 103 B - 595 C - 358	A - 171 B - 604 C - 408	A - 198 B - 651 C - 308	A - 99 B - 699 C - 239
		Norwich	A - 537 B - 3,008 C - 1,567	A - 500 B - 2,902 C - 1,318	A - 577 B - 2,864 C - 963	A - 421 B - 2,907 C - 802
		South Norfolk	A - 175 B - 612 C - 416	A - 158 B - 636 C - 468	A - 165 B - 644 C - 380	A - 179 B - 758 C - 347
Percentage of the economically active population who are unemployed  <b>SOURCE: Annual Population Survey</b>	Decrease	<b>GNDP area</b>	<b>4.6%</b>	<b>7.2%</b>	<b>6.8%</b> <sup>62</sup>	<b>6.6%</b>
		Broadland	4.5%	6.2%	3.0%	2.4%
		Norwich	4.3%	9.7%	8.0%	9.1%
		South Norfolk	5.2%	5.0%	9.2%	7.5%
Percentage of people claiming Job Seekers Allowance (JSA) who have been doing so for: a) over 1 year; b) over 2 years  <b>SOURCE: NOMIS</b>	Decrease	<b>GNDP area</b>	<b>a) 7.6%</b> <b>b) 1.0%</b>	<b>a) 18.6%</b> <b>b) 3.4%</b>	<b>a) 16.1%</b> <sup>63</sup> <b>b) 5.4%</b>	<b>a) 22.4%</b> <b>b) 7.0%</b>
		Broadland	a) 5.4% b) 0.9%	a) 13.6% b) 2.7%	a) 12.4% b) 3.9%	a) 18.5% b) 5.8%
		Norwich	a) 9.7% b) 1.2%	a) 21.1% b) 4.0%	a) 18.0% b) 6.3%	a) 25.0% b) 8.1%
		South Norfolk	a) 4.8% b) 0.6%	a) 16.2% b) 2.6%	a) 14.4% b) 4.5%	a) 18.9% b) 4.9%
Unfit housing – percentage of overall housing stock not meeting 'Decent Homes Standard'  <b>SOURCE: LPA</b>	Decrease	<b>GNDP area</b>	Last recorded in 2006 – 14%			
		Broadland	7.4%	6.6%	6.5%	No data
		Norwich	2005 – 15,450 (31.2%) Currently being assessed			
South Norfolk						

<sup>62</sup> 2010/11 figures amended due to new population information

<sup>63</sup> 2010/11 figures amended due to new population information

Indicator	Target		2008/09	2009/10	2010/11	2011/12
Percentage of new public housing stock built to the standard of the Code for Sustainable Homes  <b>SOURCE: LPA</b>	All new affordable homes should be built to C4SH level 4	<b>GNDP area</b>				
		Broadland	No data	36% - 3 14% - 4	87% - 3 13% - 5	73% - lvl. 3 27% - lvl. 6
		Norwich	28% - 1 72% - 3	80% - 3 20% - 4	12% - 1 75% - 3 13% - 4	35% - lvl. 4
		South Norfolk	4 - lvl. 4	34 - lvl. 4	42 - lvl. 4	33% - 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 or mainly at home  <b>SOURCE: Census 2001</b>	a) decrease b) increase c) increase d) increase	<b>GNDP area</b>	<b>a) 64% b) 8% c) 17% d) 9%</b>			
		Broadland	a) 70% b) 8% c) 9% d) 10%			
		Norwich	a) 50% b) 9% c) 32% d) 7%			
		South Norfolk	a) 71% b) 5% c) 10% d) 12%			

**Economic**

<b>Table 21 – Economic indicators</b>						
<b>Indicator</b>	<b>Target</b>		<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
Percentage change in total number of active enterprises	Increase	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>0.2%</b> 0.1% -0.3% 0.7%	<b>0.6%</b> 1.2% 0.3% 0.2%	<b>-2.9%</b> -3.1% -2.4% -3.1%	Data not yet available
<b>SOURCE: ONS Business Demography</b>						
Median a) hourly; b) weekly; c) annual pay for full-time employees	Increase	Broadland  Norwich  South Norfolk	a) £10.74 b) £447 c) £22,859 a) £10.00 b) £413 c) £22,641 a) £11.77 b) £465 c) £24,435	a) £11.51 b) £475 c) £24,113 a) £10.99 b) £432 c) £23,641 a) £12.41 b) £493 c) £25,206	a) £12.00 b) £497 c) £24,748 a) £11.95 b) £461 c) £23,748 a) £12.26 b) £510 c) £26,470	a) £12.72 b) £514.80 c) £26,893 a) £11.05 b) £452.10 c) £23,539 a) £12.60 b) £517.10 c) £26,665
<b>SOURCE: Annual Survey of Hours and Earnings</b>						
Number of small businesses	Increase	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>11,985</b> 3,940 3,375 4,670	<b>11,835</b> 3,915 3,315 4,605	<b>11,610</b> 3,885 3,215 4,510	<b>12,855</b> 4,040 3,975 4,840
<b>SOURCE: ONS</b>						
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at or mainly at home	a) decrease b) increase c) increase d) increase	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>CENSUS</b> 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%			
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	Decrease in distance travelled	<b>GNDP area</b> Broadland Norwich South Norfolk	<b>CENSUS</b> a) 20.6% b) 21.8% c) 17.8% d) 14.7% e) 10.5% a) 13.6% b) 21.3% c) 23.9% d) 17.0% e) 9.0% a) 34.2% b) 32.8% c) 8.5% d) 4.7% e) 8.8% a) 14.6% b) 11.0% c) 20.5% d) 22.4% e) 13.9%			

<b>Indicator</b>	<b>Target</b>		<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
Amount of various employment developed on previously developed land or conversions  <b>SOURCE: LPA</b>	60%	<b>GNDP area</b> Broadland Norwich South Norfolk	48%  95%	67%  79%	45%	95% No data
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  <b>SOURCE: NOMIS</b>	Decrease	<b>GNDP area</b>  Broadland  Norwich  South Norfolk	<b>a) 4.7%</b> <b>b) 3.2%</b> <b>c) 1.7%</b> a) 4.9% b) 2.2% c) 1.3% a) 4.5% b) 4.4% c) 2.7% a) 5.0% b) 2.4% c) 1.3%	<b>a) 5.0%</b> <b>b) 3.3%</b> <b>c) 1.7%</b> a) 5.0% b) 2.1% c) 1.2% a) 5.1% b) 4.8% c) 2.9% a) 4.9% b) 2.4% c) 1.3%	<b>a) 4.5%</b> <b>b) 3.1%</b> <b>c) 1.6%</b> a) 4.3% b) 2.0% c) 1.1% a) 4.6% b) 4.5% c) 3.0% a) 4.3% b) 2.0% c) 1.2%	<b>a) 5.1%</b> <b>b) 3.2%</b> <b>c) 1.7%</b> a) 5.0% b) 1.9% c) 1.1% a) 5.1% b) 4.6% c) 3.4% a) 4.9% b) 2.3% c) 1.1%

## **Appendix A – GNDP Five-year supply of housing assessment**

# Greater Norwich Development Partnership (GNDP) Five-Year Supply of Housing Assessment Base Date 1<sup>st</sup> April 2012

## Summary

This note identifies the housing land supply for Greater Norwich, 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, there is:

- 67.9% of the required supply in the Norwich Policy Area (NPA);
- within the separate elements of the NPA, 100.8% of the required supply in Norwich City and 80.4% in the South Norfolk element; and
- 121.3% of the required supply in the Broadland Rural Area and 204.8% in the South Norfolk Rural Area.

When considering planning applications each authority will need to take a view on how to address the requirements of the NPPF in the light of the current supply.

## 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 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.

## Housing Requirement

2. The housing requirement for the GNDP authorities is set out in the adopted Joint Core Strategy (JCS) for Broadland, Norwich, and South Norfolk (March 2011).
3. The Joint Core Strategy (JCS) sets out the strategic planning framework for the three authorities to 2026. The JCS housing requirement is based on an assessment of local need. A Topic Paper produced by the GNDP authorities and updated in August 2012<sup>1</sup> looked at a range of evidence sources (based on the

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<sup>1</sup> Topic Paper: Homes and Housing Evidence on appropriate levels of house building in Broadland, Norwich and South Norfolk (GNDP, August 2012 update)

suggestions in Paragraph 33 of Planning Policy Statement 3) 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.

4. 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, plus separate Rural Areas for Broadland and South Norfolk.

## **Methodology**

5. 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 therefore considered suitable and available for delivery in accordance with NPPF paragraph 47, footnote 11. Details of the larger sites are included in Appendices D and E.
6. The GNPD authorities have expressed significant concerns about the interpretation of the five year land supply during weak market conditions and about the release of sites outside the Development Plan process undermining public confidence in the planning system. Specifically, the measure of supply is heavily influenced by developers' intentions rather than the availability and suitability of land in planning terms. Clearly, in a weak market, demand falls and sites are developed more slowly; yet under current interpretations of five year supply this has the effect of reducing the proportion coming forward during the five year period making it appear as though the supply of suitable and available land has diminished, despite the same sites still being available. A more reasonable interpretation of supply would be to take the available and suitable land and assess what would be achievable by the site owner/developer when the market demand increases to more typical rates. This approach forms the basis of the assessments below.
7. It should be noted that in addition to the identified sites (i.e. existing allocations, permissions and applications), 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 not been included in the main five-year supply calculations, but the effect of making realistic assumptions about the delivery on emerging Local Plan allocations is shown for South Norfolk and Norwich in Appendix C. Appendix C sets out both the trajectory and the assumptions underpinning it. Similar information for Broadland will be included when available.

## **Norwich Policy Area (NPA)**

8. The NPA performance against the JCS requirement is set out below and shown as a trajectory over the JCS period in Appendix A1<sup>2</sup>.

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<sup>2</sup> Produced in accordance with the previous criteria for CLG LDF Core Output Indicator H2 (a-d) and CLG National Indicator NI159

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
Total 2008-12	3,941	7,300	-3,359
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 5% required by the NPPF		2,168	
2012/13 Current Year	1,035 (Excluded from the 5 year supply)	2,168	-1,133
2013/14	1,099	2,168	-1,069
2014/15	1,706	2,168	-462
2015/16	1,610	2,168	-558
2016/17	1,539	2,168	-629
2017/18	1,403	2,168	-765
Five year supply/requirement	7,357	10,840	- 3,483

9. The above table and the trajectory in Appendix A1 demonstrate that across the NPA the supply of deliverable land at 1<sup>st</sup> April 2012 represented 67.9% of what is required under the NPPF, a shortfall of 3,483 units. The trajectories in Appendices A2 and A3 illustrate the respective positions for Norwich and the South Norfolk part of the NPA.
10. The GNDP authorities acknowledge that there has been a 46% 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 South Norfolk and Norwich additional trajectories have been produced (including an updated joint NPA trajectory) to illustrate how emerging allocations will supplement existing sites and, where necessary, make up any current shortfall in five-year supply. The South Norfolk and Norwich additional trajectories, plus a joint NPA trajectory incorporating this information, are contained in Appendix C and information Broadland will be added when available.

### **Broadland and South Norfolk Rural Areas**

11. 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 121.3% and 204.8% of the NPPF requirement respectively in their Rural Areas. This equates to a current surplus of 91 units in Broadland's



Rural Area and 564 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	+ 184
2009/10	109	89	+ 20	205	132	+ 73
2010/11	69	89	- 20	189	131	+ 58
2011/12	70	89	- 19	197	132	+ 65
Total 2008-12	376	267	+ 90	739	484	+380
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 5% required by the NPPF		87			107	
2012/13 Current Year	212 (Excluded from the 5 year supply)	87	+ 125	265 (Excluded from the 5 year supply)	107	+ 158
2013/14	172	87	+ 85	261	107	+ 154
2014/15	75	87	- 12	252	107	+ 145
2015/16	157	87	+ 70	246	107	+ 139
2016/17	70	87	-17	205	107	+ 98
2017/18	52	87	- 35	135	107	+ 28
Five year supply/ requirement	499	435	+ 91	1,099	535	+ 564

## Action

12. 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 will need to take a view on how to address the requirements of the NPPF in the light of the shortfall identified in the NPA.

## Appendix A1 – Joint Norwich Policy Area Trajectory

As noted in paragraph 5, the projected annual completions in this trajectory cover existing, known sites only, as detailed in Appendix D. Each of the local planning authorities is progressing Site Specific Policies DPDs that will allocate additional sites to increase the level of projected completions and meet the Joint Core Strategy allocation.

Joint 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	
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	
Actual completions - Previous Years	1193	923	910																
Actual Completions - Reporting Year				915															
Projected Completions - Current Year					1035														
Projected Completions - Future Years						1099	1706	1610	1539	1403	993	701	618	491	580	531	418	288	4620
Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2168	2144	2231	2279	2346	2436	2565	2789	3137	3641	4429	5711	8302	16185	
JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	32850
Broadland NPA	104	84	81	157	198	117	348	274	307	282	172	172	172	172	172	165	52	52	
Norwich	527	399	377	280	391	415	501	545	561	624	593	424	371	264	361	366	366	236	
South Norfolk NPA	562	440	452	478	446	567	857	791	671	497	228	105	75	55	47	0	0	0	
Total NPA	1193	923	910	915	1035	1099	1706	1610	1539	1403	993	701	618	491	580	531	418	288	
					Five Year Supply	1099	1706	1610	1539	1403	7357	Units							
											67.9	% of NPPF 5 year supply + 5% requirement							
											-3483	Unit Shortfall							
						Required annual supply at 1st April 2012 to meet JCS total by 2026 + 5%													

## Appendix A2 –Norwich Trajectory

As noted in paragraph 5, the projected annual completions in this trajectory cover existing, known sites only, as detailed in Appendix D. Each of the local planning authorities is progressing Site Specific Policies DPDs that will allocate additional sites to increase the level of projected completions and meet the Joint Core Strategy allocation.

Norwich - 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			
1 April - 31 March																					
Actual completions - Previous Years	527	399	377																		
Actual Completions - Reporting Year				280																	
Projected Completions - Current Year					391																
Projected Completions - Future Years						415	501	545	561	624	593	424	371	264	361	366	366	236			
Managed delivery target - annual requirement taking account of past/projected completions	477	474	479	486	525	509	516	518	515	510	496	482	492	516	579	651	794	1221			
JCS allocation annualised over 18 years (2008 - 2026)	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	8586	
					Five Year Supply	415	501	545	561	624	2646										
											100.8										
											21										
						Required annual supply at 1st April 2012 to meet JCS total by 2026 + 5%															

## Appendix A3 – South Norfolk Norwich Policy Area Trajectory

As noted in paragraph 5, the projected annual completions in this trajectory cover existing, known sites only, as detailed in Appendix D. Each of the local planning authorities is progressing Site Specific Policies DPDs that will allocate additional sites to increase the level of projected completions and meet the Joint Core Strategy allocation, see Appendix C.

SNC 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		
Actual completions - Previous Years	562	440	452																	
Actual Completions - Reporting Year				478																
Projected Completions - Current Year					446															
Projected Completions - Future Years						567	857	791	671	497	228	105	75	55	47	0	0	0		
Managed delivery target - annual requirement taking account of past/projected completions	731	741	760	780	842	829	851	851	857	877	925	1024	1177	1398	1734	2296	3444	6887		
JCS allocation annualised over 18 years (2008 - 2026)	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	13158
					Five Year Supply	567	857	791	671	497	3383	Units								
											80.4	% of NPPF 5 year supply + 5% requirement								
											-827	Unit Shortfall								
					Required annual supply at 1st April 2012 to meet JCS total by 2026 + 5%															





## Appendix C1 – Joint NPA Trajectory Including Emerging Allocations Assumptions

As noted in paragraph 7, the projected annual completions in this trajectory cover existing, known sites plus assumptions about emerging Local Plan allocations which are detailed in Appendix F1 and F2.

Joint NPA inc Allocations - 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	
1 April - 31 March																			
Actual completions - Previous Years	1193	923	910																
Actual Completions - Reporting Year				915															
Projected Completions - Current Year					1035														
Projected Completions - Future Years Existing Sites						1099	1758	1610	1539	1403	993	701	618	491	580	531	418	264	
Projected Completions - Future Years Emerging Allocations					15	185	260	799	1431	1356	2281	725	626	302	0	0	0	0	
Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2168	2144	2231	2274	2215	2131	2052	1878	1953	2095	2421	3034	4286	8153	
JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	32850
					Five Year Supply	1284	2081	2409	2970	2759	11503	<b>Units</b>							
											106.1	<b>% of NPPF 5 year supply + 5% requirement</b>							
											663	<b>Unit Surplus</b>							
					Required annual supply at 1st April 2012 to meet JCS total by 2026 + 5%														







## Appendix C4 – Norwich Trajectory Including Emerging Allocations Assumptions

As noted in paragraph 7, the projected annual completions in this trajectory cover existing, known sites plus assumptions about emerging Local Plan allocations which are detailed in Appendix F2.

Norwich inc Allocations - 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			
1 April - 31 March																					
Actual completions - Previous Years	527	399	377																		
Actual Completions - Reporting Year				280																	
Projected Completions - Current Year					391																
Projected Completions - Future Years Existing Sites						415	501	545	561	624	593	424	371	264	361	366	366	236			
Projected Completions - Future Years Emerging Allocations					15	185	260	230	446	482	1492	0	0	0	0	0	0	0			
Managed delivery target- annual requirement taking account of past/projected completions	477	474	479	486	525	509	516	518	446	384	294	38	-27	-106	-199	-386	-762	-1889			
JCS allocation annualised over 18 years (2008 - 2026)	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	477	8586		
					Five Year Supply	600	761	775	1007	1106	4249										
												161.8	Units								
												1624	% of NPPF 5 year supply + 5% requirement								
													Unit Surplus								
					Required annual supply at 1st April 2012 to meet JCS total by 2026 + 5%																

## Appendix D

### NORWICH POLICY AREA SITES INFORMATION

Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
<b>BROADLAND – NORWICH POLICY AREA</b>							
<b>Growth Triangle – Inside NDR</b>							
Sprowston: Home Farm Phases 2 & 3	28	11	-	-	-	-	-
Sprowston: Home Farm Phase 4	0	0	0	0	52	29	-
Sprowston: Home Farm Phase 5	0	0	58	22	-	-	-
Sprowston: White House Farm (SPR 6)	0	40	120	120	120	120	713
Old Catton: Spixworth Road (CAT 2)	0	0	43	-	-	-	-
Thorpe St Andrew, Brook Farm (28 units beyond 31/03/26)	0	0	0	52	52	52	444
<b>Growth Triangle – Outside NDR</b>							
Rackheath: Eco-Community Exemplar Project	0	0	52	52	52	44	-
Brundall: Vauxhall Mallards Cricket Club	0	0	0	0	30	-	-
Blofield: rear of Manor House, North Street	3	4	-	-	-	-	-
Drayton: Firbanks, School Road	0	0	12	-	-	-	-
Drayton: Manor Farm	0	0	0	0	0	36	-
Great & Little Plumstead: 21 Plumstead Road, Thorpe End	2	3	-	-	-	-	-
Great & Little Plumstead: Little Plumstead Hospital, Hospital Road	36	17	17	-	-	-	-
Hellesdon: NCS Depot 389 Drayton High Road	0	14	-	-	-	-	-
Horsford: Pinelands Industrial Estate, Holt Road	45	17	-	-	-	-	-
Old Catton: St Christopher's School	2	1	-	-	-	-	-
Spixworth: 10 Sydney Road	3	-	-	-	-	-	-
Sprowston: 12 North Walsham Road	7	-	-	-	-	-	-
Sprowston: Adj Royal Oak PH	8	-	-	-	-	-	-
Taverham: 147/149 Fakenham Road	0	3	1	-	-	-	-
Thorpe St Andrew; 5 Yarmouth Road	1	-	-	-	-	-	-
Thorpe St Andrew: 149 Yarmouth Road	1	-	-	-	-	-	-
<b>Sites below 5 units with permissions at 01/04/12</b>	62	7	45	28	1	1	-
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
<b>BROADLAND NORWICH POLICY AREA TOTAL</b>	<b>198</b>	<b>117</b>	<b>348</b>	<b>274</b>	<b>307</b>	<b>282</b>	<b>1157</b>

Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
<b>SOUTH NORFOLK – NORWICH POLICY AREA</b>							
Bramerton: Herbert Parker Seeds	0	0	8	-	-	-	-
Costessey: North of the River Tud/Queen's Hills	67	130	160	185	200	114	43
Costessey: Lodge Farm	40	40	40	34	12	-	-
Costessey, Townhouse Road	0	0	20	22	20	-	-
Costessey: Former Roundwell Public House	12	-	-	-	-	-	-
Costessey: Roundwell Works, Dereham Road	0	0	0	0	0	0	0
Costessey: Bridge Farm, Norwich Road	2	3	4	-	-	-	-
Costessey: r/o 9 Grove Avenue	4	4	-	-	-	-	-
Cringleford: North of the A11/Roundhouse Park	79	117	115	95	50	50	120
Framingham Earl: NW of Pigot Lane	0	10	30	30	30	-	-
Framingham Earl/Bixley: West of Octagon Barn, Bungay Road	0	0	25	35	-	-	-
Framingham Earl, Alston's Meadow, 84 Long Lane	14	2	-	-	-	-	-
Hethersett: Lyngate Farm	8	-	-	-	-	-	-
Long Stratton: Cygnet House	0	0	50	-	-	-	-
Mulbarton: Cuckoofield Lane	27	9	-	-	-	-	-
Mulbarton: The Rosery/Long Lane	0	0	25	50	50	50	5
Newton Flotman: 38 Olive Avenue	0	4	4	-	-	-	-
Poringland: The Street	40	55	68	55	55	55	267
Poringland: Glebe Farm	5	-	-	-	-	-	-
Swardeston: Roadside Nurseries	2	3	-	-	-	-	-
Tharston: Chequers Road	0	0	30	30	30	30	-
Wymondham: Greenland Avenue/Whispering Oaks	52	20	-	-	-	-	-
Wymondham: Carpenter's Barn	0	0	50	75	75	75	75
Wymondham: Norwich Common/Beckett's Grove	65	90	90	60	18	-	-
Wymondham: Norwich Road/Spinks Lane	0	25	65	65	65	55	-
Wymondham: Sale Ground	0	0	0	0	25	39	-
Wymondham: between Burdock Close and Blackthorn Road	0	12	25	-	-	-	-
Wymondham: Rightup Lane	0	14	14	-	-	-	-
Wymondham: Friarscroft Lane	0	0	0	12	12	-	-
Wymondham: BOCM Paul, Rightup Lane	0	0	0	14	-	-	-
Wymondham: r/o 7-19 Fairland Street	0	0	5	-	-	-	-
<b>Sites below 5 units with permissions at 01/04/12</b>	29	29	29	29	29	29	-
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
<b>SOUTH NORFOLK NORWICH POLICY AREA TOTAL</b>	<b>446</b>	<b>567</b>	<b>857</b>	<b>791</b>	<b>671</b>	<b>497</b>	<b>510</b>

Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
<b>NORWICH</b>							
All Saints Green/Queens Road, bus station site at	0	0	0	0	0	0	60
All Saints Green, Ivory House	0	0	0	0	0	0	11
Anthony Drive/Sprowston Road	0	0	0	0	0	0	25
Anglia Square	0	0	0	0	50	49	99
Aylsham Road, land to rear of and 293-293A	0	0	44	44	-	-	-
Aylsham Road, St. Luke's Court	0	0	0	0	0	0	20
Barrack Street, 126-128	0	0	0	0	0	0	15
Beckham Place	0	0	5	5	5	5	-
Ber Street, rear of 4-8	0	14	-	-	-	-	-
Ber Street, 10-34	0	0	0	0	0	0	30
Ber Street, 60-70	0	0	0	0	0	0	15
Ber Street, Scotts Yard and 113-121	0	0	0	0	0	0	15
Ber Street, 84-110	0	0	0	51	50	50	-
Bethel Street, 59	0	0	0	0	0	14	-
Bethel Street, Fire Station	0	14	-	-	-	-	-
Bishop Bridge Road, 29-31	0	0	0	0	0	0	19
Bishop Bridge Road/Egyptian Road	0	0	0	0	0	0	30
Bishopbridge Road, Gas Works Site	0	0	0	0	0	0	15
Bowthorpe Road, Norwich Community Hospital Site,	0	0	0	50	50	20	-
Bowers Avenue, Garages in front of 216-246	15	-	-	-	-	-	-
Bussey Road, SE of Ives Road	16	-	-	-	-	-	-
Carrow Road, Norwich City Football Club (Phase 1)	78	48	48	-	-	-	-
Carrow Road, The Clarence Harbour Public House	0	12	-	-	-	-	-
Castle Meadow, Castle House, 7-7a	0	0	22	-	-	-	-
Cremorne Lane	16	13	-	-	-	-	-
Dereham Road, Earl Of Leicester, 238a	0	0	0	12	-	-	-
Dereham Road, land and buildings adjacent to and Including 349A and 349B	0	0	0	11	11	-	-
Dowding Road, Taylors Lane and Douglas Close, land at	10	20	21	-	-	-	-
Drayton Road, 81-93	0	0	0	0	0	0	25
Drayton Road, Land Adjoining Lime Kiln Mews,	0	0	0	0	13	13	-
Duke Street, EEB site	0	0	0	0	0	16	-
Duke Street, site of former Start-rite Shoe factory	0	0	0	0	0	0	21
Duke Street, St. Mary's Works	0	0	10	10	10	10	-
Earlham Centre, Shoemaker Public House	0	0	9	9	-	-	-

Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
Edward Street, Beckham Place	0	0	0	0	0	0	13
Edward Street, Hunters Squash Club	0	0	0	12	12	-	-
Friars Quay/Colegate	0	0	0	0	0	10	10
Fishergate, Bulsare Warehouse	0	0	0	0	0	5	5
Hall Road, Harford Place	0	0	0	0	0	50	180
Greyhound Opening	0	0	38	38	-	-	-
Heigham Street, 231-243	0	0	0	0	25	-	-
Heigham Street, 271	0	0	0	0	0	11	-
Hobrough Lane/131-133 King Street	0	0	0	0	0	0	10
Holmes Close	0	12	12	-	-	-	-
Kerrison Road/Hardy Road, ATB Laurence Scott	0	0	0	0	0	0	8
Kerrison Road, land at	0	0	0	0	0	0	76
Kerrison Road, Norwich City Football Club,	0	0	30	30	30	30	-
King Street, 126-140	0	0	13	10	-	-	-
King Street, 144-146	0	12	-	-	-	-	-
King Street, St. Anne's Wharf,	0	80	80	80	80	80	37
Little John Hill, Parish Hall/Vicarage Garden	0	0	0	0	0	10	-
Lower Clarence Road, Ailwyn Hall	0	0	21	-	-	-	-
Lower Clarence Road, Land at	0	0	0	0	0	0	15
Magdalen Road, 118	0	0	0	0	0	11	-
Magdalen Street, 23-25	0	0	0	0	0	0	17
Magdalen Street, 67-69	0	0	0	0	0	0	10
Mary Chapman Court	0	0	0	0	0	8	32
Mountergate, Baltic Wharf	0	0	0	0	0	0	20
Mountergate, land at	0	0	0	0	0	0	80
Mousehold Lane, Start Rite Factory site	0	0	0	10	10	15	-
Music House Lane, Units 1-4	0	0	0	0	0	0	20
Northumberland Street, 120-130	0	0	0	0	0	0	30
Northumberland Street, 165-175 & land at Armes Street	0	0	0	0	0	0	10
Northumberland Street, Wensum Clothing Company, 179	6	-	-	-	-	-	-
Oak Street, 123-161	0	0	0	0	30	25	-
Oak Street, Spring Grove Services,	15	-	-	-	-	-	-
Oak Street, The Talk	0	0	0	0	20	20	18
Orchard Street, Pay & Display Car Park	12	-	-	-	-	-	-
Palace Street/Bedding Lane, Bussey's Garage,	0	0	0	0	0	0	24
Pottergate/Fishers Lane	0	0	0	0	0	0	27

Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
Pottergate, former Thorndick and Dawson site, 75-81	9	9	-	-	-	-	-
Rosary Road, former Bertram Books site, the Nest	78	6	-	-	-	-	-
Rosary Road, Chalk Hill Works	0	14	14	-	-	-	-
Rose Lane, 26 - 36	0	0	0	0	0	24	-
Starling Road, Cordova Buildings	0	0	0	0	0	22	-
St Crispins Road/Pitt Street	0	0	7	6	6	6	-
St Saviours Lane, Hi-Tech House	0	0	0	20	17	-	-
St Stephens Road, 54-78	0	0	0	9	-	-	-
St Stephens Road, former N&N Hospital	0	38	-	-	-	-	-
Silver Road, Former Baptist Church	0	0	12	-	-	-	-
Sussex Street, 70-72	0	0	0	0	17	-	-
Sussex Street, Sussex House	0	20	-	-	-	-	-
Thorpe Road, 79	0	0	0	12	-	-	-
Thorpe Road, 212-216	21	-	-	-	-	-	-
Threescore	0	40	50	50	75	120	865
Trowse, Deal Ground	0	0	0	0	0	0	40
Wall Road	0	0	15	7	-	-	-
Wentworth Green, former Civil Service Sports Ground	65	13	-	-	-	-	-
Westlegate, 14-16	0	0	0	19	-	-	-
Whitefriars, Smurfit Kappa	0	0	0	0	0	0	90
<b>Sites under 10 dwellings</b>	50	50	50	50	50	0	0
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
<b>NORWICH TOTAL</b>	<b>391</b>	<b>415</b>	<b>501</b>	<b>545</b>	<b>561</b>	<b>624</b>	<b>2981</b>
<b>NORWICH POLICY AREA TOTAL</b>	<b>1035</b>	<b>1099</b>	<b>1706</b>	<b>1610</b>	<b>1539</b>	<b>1403</b>	<b>4648</b>

## Appendix E

### RURAL AREA SITES INFORMATION

Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
<b>BROADLAND – RURAL AREA</b>							
Acle: Springfield	0	30	-	-	-	-	-
Aylsham: St Michaels Hospital,, Cawston Road	75	41	41	-	-	-	-
Aylsham: BOCM Mill, Dunkirk	2	4	-	-	-	-	-
Aylsham: Hungate Lodge, Hungate Street	0	36	-	-	-	-	-
Aylsham: Station Road	0	0	0	8	-	-	-
Aylsham: Woodgate Farm	0	0	0	52	52	52	94
Brampton: Street Farm	1	-	-	-	-	-	-
Felthorpe: Boundary House, Haveringland Road	8	-	-	-	-	-	-
Felthorpe: Mill Farm	0	0	0	7	-	-	-
Freethorpe: Manor Farm Barns	1	4	-	-	-	-	-
Freethorpe: Old Chapel Road	6	-	-	-	-	-	-
Frettenham: Mill Road	2	-	-	-	-	-	-
Frettenham: Valley Farm	1	1	-	-	-	-	-
Great Witchingham: The Bridge PH	0	6	-	-	-	-	-
Haveringland: Abbey Farm	1	4	-	-	-	-	-
Lingwood: Land adj., St Edmunds Road,	9	8	3	-	-	-	-
Marsham: Norfolk Frames, Old Norwich Road	0	0	0	40	-	-	-
Marsham: Rear or 44-46 High Street	0	0	5	-	-	-	-
Reepham: Between 47 & 53 Cawston Road	6	2	-	-	-	-	-
Reepham: Former Station Yard, Cawston Road	0	0	0	22	-	-	-
Reepham: New Road	1	10	-	-	-	-	-
South Walsham: 6 The Street	0	4	-	-	-	-	-
Strumpshaw: 31 Norwich Road	0	0	0	0	10	-	-
Stratton Strawless: Grove Farm	2	4	-	-	-	-	-
<b>Sites below 5 units with permissions at 01/04/12</b>	97	18	26	28	8	0	-
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
<b>BROADLAND RURAL AREA TOTAL</b>	<b>212</b>	<b>172</b>	<b>75</b>	<b>157</b>	<b>70</b>	<b>52</b>	<b>94</b>



Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
<b>SOUTH NORFOLK – RURAL AREA</b>							
Ashwellthorpe: r/o Wood Farm, The Street	0	0	0	0	15	16	-
Aslacton: Coopers Scrap Yard	0	0	0	14	-	-	-
Barford: Barford Hire, Watton Road	0	0	0	0	0	0	7
Carleton Rode: Cook's Garage	0	0	0	0	5	-	-
Dickleburgh: Rushall Hall Farm	5	-	-	-	-	-	-
Diss: Frenze Hall Lane	50	50	31	-	-	-	-
Diss: Bartrum's Depot, Victoria Road	17	-	-	-	-	-	-
Diss: Transport Depot, Victoria Road	0	0	0	0	20	-	-
Diss: Adj Rose Lane	9	-	-	-	-	-	-
Diss: Conservative Club	0	0	0	0	0	0	0
Diss: Diss Cue Club/DissTribution, Mission Road	7	7	-	-	-	-	-
Diss: Holy Trinity Church	0	11	-	-	-	-	-
Diss: 38-39 Victoria Road	0	4	0	2	-	-	-
Diss: Water Tower, Louis Lane	0	0	5	-	-	-	-
Ditchingham: Simpsons Maltings	15	30	30	30	-	-	-
Ditchingham: Scudamore Place	14	-	-	-	-	-	-
Fornsett: Old Station Yard, Station Road	0	7	10	-	-	-	-
Hales: Hales Hospital	0	0	22	22	-	-	-
Harleston: Former Dowdeswell Site	40	-	-	-	-	-	-
Harleston: Mendham Lane	0	0	25	50	45	-	-
Harleston: Limes Close	0	0	15	15	-	-	-
Loddon: ExPress Plastics	10	50	27	-	-	-	-
Loddon: Former Police Station, 8 Bridge Street	0	5	-	-	-	-	-
Pulham Market: Adj. The Primary School	13	-	-	-	-	-	-
Pulham Market: 1-7 Barnes Court	5	2	-	-	-	-	-
Pulham St Mary: The Old Maltings, Station Road	5	8	-	-	-	-	-
Roydon/Diss: Old High Road/ Roydon Road	0	0	0	28	29	28	-
Scole: The Gables, 5 Bungay Road	5	-	-	-	-	-	-
Thurlton: South of Holly Cottage, Beccles Road	1	2	2	-	-	-	-
Tibenham: Adj. 14 Pristow Green Lane	5	-	-	-	-	-	-
Wacton: south of 48 Hall Road	7	-	-	-	-	-	-
Woodton: Triple Plea Road	0	0	0	0	6	6	-
Wortwell: west of 1 High Road	6	-	-	-	-	-	-
<b>Sites below 5 units with permissions at 01/04/12</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>-</b>

<b>Address</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>Beyond 31/03/18</b>
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
<b>SOUTH NORFOLK RURAL AREA TOTAL</b>	<b>265</b>	<b>261</b>	<b>252</b>	<b>246</b>	<b>205</b>	<b>135</b>	<b>7</b>

## Appendix F1

### SOUTH NORFOLK NORWICH POLICY AREA PREFERRED OPTIONS (SITE SPECIFIC POLICIES AND WYMONDHAM AREA ACTION PLAN) AT NOVEMBER 2012

Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18	
<b>SOUTH NORFOLK – NPA PREFERRED SITES</b>								
Bawburgh: Stocks Hill	0	0	0	5	-	-	-	
Bracon Ash: Norwich Road	0	0	0	12	8	-	-	
Bramerton: Surlingham Road	0	0	0	10	-	-	-	
Bramerton: Herbert Parker Seeds	See current sites above							
Costessey: west of Lodge Farm	0	0	0	50	100	100	250	
Easton: south and east of village	0	0	0	75	150	150	525	
Framingham Earl: Pigot Lane	See current sites above							
Hethersett: north Hethersett, Grove Road & Great Melton Road	0	0	0	99	200	200	727	
Keswick: Low Road	0	0	0	10	-	-	-	
Little Melton: Mill Road/Ringwood Close/Great Melton Road	0	0	0	12	25	13	-	
Mulbarton: The Rosery/Long Lane	See current sites above							
Newton Flotman: Flordon Road/Church Road	0	0	0	12	18	-	-	
Poringland: west of The Street	See current sites above							
Poringland: The Ridings	0	0	0	12	8	-	-	
Poringland: Heath Farm	0	0	0	25	50	50	75	
Spooner Row: Chapel Lane	0	0	0	10	-	-	-	
Spooner Row: School Lane	0	0	0	5	-	-	-	
Stoke Holy Cross: Long Lane	0	0	0	25	50	-	-	
Surlingham: The Street	0	0	0	5	-	-	-	
Surlingham: New Road	0	0	0	5	-	-	-	
Swardeston: Main Road	0	0	0	12	18	-	-	
Tasburgh: Church Road	0	0	0	12	8	-	-	
Trowse: White Horse Lane/Charolais Close/Devon Way	0	0	0	12	25	25	126	
Wymondham: Friarscroft Lane	See current sites above						11	-
Wymondham: Sale Ground	See current sites above							
Wymondham: Norwich Common	See current sites above							
Wymondham: Carpenter's Barn	See current sites above							
Wymondham: Tuttle Lane East	0	0	0	24	50	50	14	

Wymondham: Cavick Road/Bradmans Lane	0	0	0	25	50	50	25
Wymondham: South Wymondham	0	0	0	100	200	200	700
<b>SOUTH NORFOLK NPA PREFERRED SITES TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>569</b>	<b>985</b>	<b>874</b>	<b>2442</b>

### SOUTH NORFOLK RURAL AREA PREFERRED OPTIONS (SITE SPECIFIC POLICIES) AT NOVEMBER 2012

Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
<b>SOUTH NORFOLK – RURAL AREA PREFERRED SITES</b>							
Alpington: Land at Wheel Road (South)	0	0	0	10	-	-	-
Ashby St Mary: Land at Mill Common	0	0	0	5	-	-	-
Aslacton: Coopers Scrap Yard	See current sites above						
Barford: Land west of The Hall, off Church Lane	0	0	0	10	-	-	-
Barnham Broom: Land at Rush Green Road, Bell Road	0	0	0	12	8	-	-
Bergh Apton: Land off Cookes Road	0	0	0	10	-	-	-
Bergh Apton: Land west of St Martin's Church, The Street	0	0	0	6	-	-	-
Brooke: Norwich Road	0	0	0	6	-	-	-
Brooke: Land off Norwich Road	0	0	0	6	-	-	-
Brooke: Land at High Green Farm	0	0	0	8	-	-	-
Broome: Land at Yarmouth Road	0	0	0	5	-	-	-
Broome: Land at Yarmouth Road	0	0	0	5	-	-	-
Bunwell: Land at Bunwell Street	0	0	0	8	-	-	-
Bunwell: Land adj. Chruch Farm House, Church Lane	0	0	0	7	-	-	-
Carleton Rode: Land west of Rode Lane	0	0	0	5	-	-	-
Carleton Rode: Land at Flaxlands Road	0	0	0	5	-	-	-
Dickleburgh: Langmere Road	0	0	0	12	8	-	-
Diss: Land at Frenze Hall Lane	0	0	0	25	50	50	25
Diss: land at Haulage Depot Victoria Road	See current sites above						
Diss: Frenze Hall Lane	0	0	0	12	23	-	-
Ditchingham: Tunney's Lane field	0	0	0	12	8	-	-
Earsham: Lodge Field	0	0	0	12	8	-	-
Ellingham: Land at rear of Florence Way	0	0	0	5	-	-	-
Ellingham/Kirby Cane: Mill Lane	0	0	0	5	-	-	-
Ellingham/Kirby Cane: Mill Lane	0	0	0	5	-	-	-
Geldeston: Land between Estate and West End	0	0	0	10	-	-	-
Great Moulton: Land at High Green	0	0	0	5	-	-	-

Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
Hales: North of Yarmouth Road	0	0	0	10	-	-	-
Harleston: Former Howard Rotavator Works, Mendham Lane	0	0	0	12	17	-	-
Harleston: Land at Spirkett's Lane/Limes Close	0	0	0	25	50	30	-
Harleston: Mendham Lane	See current sites above						
Hempnall: Land off Bungay Road	0	0	0	12	8	-	-
Hingham: land at Seamere road	0	0	0	25	50	20	-
Loddon: land north of George Lane	0	0	0	25	50	50	50
Pulham Market: Colegate Road	0	0	0	5	-	-	-
Pulham Market: Land at Sycamore Farm, Tattlepot Road	0	0	0	10	-	-	-
Rockland St Mary: The Street (adj. Beazer development)	0	0	0	12	8	-	-
Roydon: land off Denmark Lane	0	0	0	12	25	5	-
Saxlingham Nethergate: Land adj. Nookside, Norwich Road	0	0	0	10	-	-	-
Scole: land at Old Norwich Road adj, Ransome Avenue	0	0	0	10	-	-	-
Seething: land on Seething Street	0	0	0	10	-	-	-
Tacolneston: Land adj. The Fields	0	0	0	12	8	-	-
Thurlton: land at Beccles Road	0	0	0	12	8	-	-
Wicklewood: land at Hackford Road	0	0	0	6	-	-	-
Wicklewood: land fronting High Street	0	0	0	8	-	-	-
Woodton: Land to rear of Georges House, The Street	0	0	0	12	8	-	-
Wortwell: Land at High Road	0	0	0	12	3	-	-
Wreningham: Land adj. Builder's yard on Church Road	0	0	0	10	-	-	-
<b>SOUTH NORFOLK RURAL AREA PREFERRED SITES TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>451</b>	<b>340</b>	<b>155</b>	<b>75</b>

### Assumptions used:

#### *Development rate*

Site Size	Assumption
5 to 50	One small builder max 25 units/yr
51 to 250	One medium/volume builder max 50 units/yr
251 to 500	Two medium/volume builders max 100 units/yr
501 to 1000	Three medium/volume builders max 150 units/yr
1001+	Four medium/volume builders max 200 units/yr

*Timeline*

2012/13	Site Specific Preferred Options Sept 2012
2013/14	Site Specific Submission May 2013 Site Specific Examination Summer 2013 Site Specific Adoption Spring 2014
2014/15	Outline Approval for allocated sites Summer/Autumn 2014
2015/16	Reserved Matters approval for allocated sites Summer 2015 First half year completions by 31 March 2016
2016/17	Full year completions
2017/18	Full year completions
Beyond 31/03/2018	Full year completions

## Appendix F2

### NORWICH PRE-SUBMISSION SITES (SITE ALLOCATIONS AND SPECIFIC POLICIES) AT NOVEMBER 2012

Ref.	Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Beyond 31/03/18
<b>NORWICH PRE-SUBMISSION SITES</b>								
CC01	60-70 Ber Street	Partially covered by Appendix D						5
CC02	84-110 Ber Street	See current sites above in Appendix D						
CC03	147-153 Ber Street	See current sites above in Appendix D						
CC04	10-24 Ber Street	See current sites above in Appendix D						
CC05	Land at Rose Lane and Mountergate	0	0	0	0	0	30	170
CC06	Greyfriars Road/ Rose Lane	See current sites above in Appendix D						
CC07	St Annes Wharf Site, King Street	See current sites above in Appendix D						
CC08	Land at Hobrough Lane	See current sites above in Appendix D						
CC09	King Street Stores, King Street	0	10	10	-	-	-	-
CC10	144-162 King Street	See current sites above in Appendix D						
CC11	Land at Garden Street	0	0	0	0	0	-	100
CC12	Argyle Street	0	0	0	-7	-	-	-
CC13	Land at Wherry Road	0	0	0	0	65	-	-
CC14	Land at Lower Clarence Road	0	0	0	15	15	15	-
CC15	Busseys Garage Site, Thorpe Road/Lower Clarence Road	0	10	15	-	-	-	-
CC16	Norwich Mail Centre, 13-17 Thorpe Road	0	0	0	0	0	0	150
CC17	Land adjoining Norwich City Football Club, Kerrison Road	Partially covered by Appendix D			40	40	40	-
CC18	Former Hunters Squash Club, Edward Street	0	0	20	-	-	-	-
CC19a	Barrack Street	See current sites above in Appendix D						
CC20	140-154 Oak Street	0	0	0	0	0	0	10
CC21	Furniture store, 70-72 Sussex Street	See current sites above in Appendix D						
CC22	Oak Street / Sussex Street commercial sites, 160-162 Oak Street	0	0	0	0	0	0	15
CC23	Dukes Court (former EEB Offices), Duke Street	See current sites above in Appendix D						
CC24	Barn Road Car Park	0	0	0	0	0	0	40
CC25	Norfolk House, Exchange Street	0	0	0	0	0	0	20
CC26	Pottergate car park	0	0	0	0	0	0	20
CC27	Land to rear of City Hall	0	0	0	0	0	10	10
CC28	Fire Station, Bethel Street	0	15	-	-	-	-	-

CC31	St Stephens Towers, St Stephens Street	0	75	75	50	50	-	-
CC33	Westlegate Tower	15	15	-	-	-	-	-
CC34	Land at Queens Road and Surrey Street	0	0	0	0	0	0	40
CC35	Westwick Street Car Park	0	0	0	0	0	0	30
R02	Norfolk Learning Difficulties Centre, Ipswich Road, Norwich	0	0	0	15	15	-	-
R04	Hewitt Yard, Hall Road	0	0	0	0	20	-	-
R07	Rear of 138A Hall Road	See current sites above in Appendix D						
R08	John Youngs Ltd, 24 City Road, Norwich	0	0	0	0	0	45	-
R09	Aviva Car Park, Brazen Gate/Southwell Road	0	35	35	0	0	0	-
R10	Deal Ground and May Gurney Sites	0	0	60	60	60	60	360
R11	Utilities Site, Norwich	0	0	0	30	30	40	-
R12	Kerrison Road / Hardy Road Gothic Works	0	0	0	0	0	100	300
R13	Aylsham Road District Centre	0	0	0	0	25	25	25
R14	Chalk Hill Works, Rosary Road	0	25	-	-	-	-	-
R15	Gas Holder at Gas Hill	0	0	0	0	0	0	15
R16	Land east Bishop Bridge Road	Partially covered by Appendix D			5	-	-	-
R17	Land at Ketts Hill / Bishop Bridge Road	See current sites above in Appendix D						
R18	124-128 Barrack Street	See current sites above in Appendix D						
R19	Van Dal Shoes and garage courts	0	0	0	10	15	-	-
R20	Start Rite Factory, Mousehold Lane	Partially covered by Appendix D				5	-	-
R21	Land at Anthony Drive / Sprowston Road	0	0	-15	-	-	-	-
R22	Industrial sites, Starling Road	Partially covered by Appendix D				0	12	-
R23	Aylsham Road District Centre & adjacent land	Partially covered by Appendix D				0	0	12
R24	165-187 Aylsham Road	0	0	0	0	0	0	20
R25	Former Pupil Referral Unit, Aylsham Road	0	0	0	0	11	-	-
R26	Land adjoining Lime Kiln Mews, Drayton Road	0	0	0	-18	-	-	-
R27	81-93 Drayton Road	0	0	0	0	0	0	5
R28	Site north of Raynham Street	0	0	10	15	15	-	-
R29	Land at Goldsmith Street	0	0	40	15	-	-	-
R30	231-243 Heigham Street	See current sites above in Appendix D						
R33	Heigham Water Treatment Works, Waterworks Road, Norwich	0	0	0	0	50	50	50
R35	120-130 Northumberland Street	See current sites above in Appendix D						
R36	Site of former Earl of Leicester PH, 238a Dereham Road	See current sites above in Appendix D						
R37	Land adjacent to and including 349a and 349b Dereham Road	See current sites above in Appendix D						
R38	Industrial Sites, Havers Road	0	0	0	0	30	30	40
R39	Mile Cross Depot	0	0	0	0	0	25	50
R40	Norwich Community Hospital site, Bowthorpe Road	0	0	0	0	0	0	5



R41	Three Score Bowthorpe	See current sites above in Appendix D						
R46	Land at Pointers Field	0	0	10	-	-	-	-
<b>NORWICH PRE-SUBMISSION SITES TOTAL</b>		<b>15</b>	<b>185</b>	<b>260</b>	<b>230</b>	<b>446</b>	<b>482</b>	<b>1492</b>

## **Appendix B – Duty to Cooperate Topic Paper**

# 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><b>Norfolk Structure Plan 1993, Norfolk Structure Plan 1999 and review of Structure Plan.</b></p>	<p><b>Norfolk Planning Officers' - Planning Policy and Implementation Group (PPIG)</b> Senior officer level group, comprising all district councils, the Broads Authority and the County Council.</p> <p><b>Norwich Policy Area Working Group (NPAWG)</b> 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><b>Norwich Area Transport Strategy (NATS)</b> 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><b>Norwich Area Strategic Transport (NAST) Forum</b> 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><b>NATS Strategy Development Team</b> comprising officers from Norfolk County Council, Broadland District Council, Norwich City, South Norfolk Council</p>
2002	<p><b>Draft Supplementary Planning Guidance on the Managed Release of Housing Sites in the Norwich Policy Area</b></p>	<p><b>Norwich Policy Area Working Group</b>, 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	<b>South Norfolk Local Plan 2003 (Mar)</b>	<b>Norwich Policy Area Working Group</b> NPAWG met frequently during the preparation of this plan to ensure a consistent policy approach across the sub region.
2004	<b>City of Norwich Replacement Local Plan 2004 (Nov)</b>	<b>Norwich Policy Area Working Group</b> NPAWG met frequently during the preparation of this plan to ensure a consistent policy approach across the sub region.
2006	<b>The Broadland District Local Plan (Replacement) 2006 (May)</b>	<b>Norwich Policy Area Working Group</b> NPAWG met frequently during the preparation of this plan to ensure a consistent policy approach across the sub region.
2006	<b>Growth Points Programme</b> - 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.	<b>Greater Norwich Development Partnership 2006 to present (2012)</b> The GNDP was formed to coordinate a strategic approach and the delivery of the Growth Points programme. GNDP membership included Norfolk County Council, South Norfolk Council, Broadland District Council, Norwich City Council, EEDA, the HCA, and the Broads Authority
2004 to 2008	<b>East of England Plan 2008</b> Set a core approach and targets for local authorities up to 2021. Identified sub areas and cross boundary	Individual authorities of the GNDP were active members of the Norfolk Planning Officers' - <b>Planning Policy and Implementation Group (PPIG)</b> which established a regional consensus on cross boundary issues and lobbied the Regional Assembly

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 <b>NPAWG</b> also lobbied until it was replaced by the <b>GNDP</b> in 2006.</p>
<p><b>September 2008 to April 2010</b></p>	<p><b>Review of the East of England Plan</b></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 <b>Regional Spatial Strategy Review Group</b> (an officer level Norfolk forum for debating emerging RSS policy and targets and cooperation on cross boundary issues) <b>The RSSRG forum replaced PPIG</b>. 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><b>Strategic Services Coordinating Group (SSCG) 2008 to present (2012)</b></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"> <li>• Norfolk County Council</li> <li>• UK Power Networks</li> <li>• Anglian Water</li> </ul>



Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
		<ul style="list-style-type: none"> <li>• All Norfolk district councils</li> <li>• Broads Authority</li> <li>• Norfolk Strategic Registered Social Landlord Alliance</li> <li>• NHS</li> <li>• Norfolk and Suffolk NHS Foundation Trust</li> <li>• Environment Agency</li> <li>• RSPB</li> <li>• Norfolk Fire and Rescue</li> <li>• RAF Marham</li> <li>• Highways Agency</li> <li>• Norfolk Property Services</li> </ul>
<p><b>2007 to Present (2012)</b></p>	<p><b>Joint Core Strategy for Broadland, Norwich and South Norfolk</b></p>	<p><b>Greater Norwich Development Partnership Planning Sub-Group</b> 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 <b>Regional Spatial Strategy Review Group (RSSRG)</b> and later the <b>Norfolk Strategic Planning Group (NSPG)</b> (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><b>2010</b></p>	<p><b>Localism Bill/Act</b></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><b>Norfolk Strategic Planning Group (NSPG)</b></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><b>The Strategic Services Coordinating Group (SSCG)</b> 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
<b>a) Housing</b>
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>b) Jobs and the economy</b>
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)
<b>c) Transport</b>
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
<b>d) Infrastructure</b>
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)
<b>e) Habitat and Environment</b>
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)
<b>f) Historic Assets</b>
Greater Norwich Development Partnership Historic Characterisation and Sensitivity Assessment (Norfolk County Council, 2009)
<b>g) Viability evidence</b>
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"> <li>• Breckland Council</li> <li>• Broadland District Council</li> <li>• Great Yarmouth Borough Council</li> <li>• Kings Lynn and West Norfolk Borough Council</li> <li>• North Norfolk District Council</li> <li>• Norwich City Council</li> <li>• South Norfolk Council</li> <li>• Norfolk County Council</li> <li>• Broads Authority</li> </ul>	until present 2012
PPIG	Planning Policy and Implementation Group (policy sub group of NPOG)	<ul style="list-style-type: none"> <li>• Breckland Council</li> <li>• Broadland District Council</li> <li>• Great Yarmouth Borough Council</li> <li>• Kings Lynn and West Norfolk Borough Council</li> <li>• North Norfolk District Council</li> <li>• Norwich City Council</li> <li>• South Norfolk Council</li> <li>• Norfolk County Council</li> <li>• Broads Authority</li> </ul>	Until June 2008  (role replaced by RSSRG and later by NSPG)
RSSRG	Regional Spatial Strategy Review Group	<ul style="list-style-type: none"> <li>• Breckland Council</li> <li>• Broadland District Council</li> <li>• Great Yarmouth Borough Council</li> <li>• Kings Lynn and West Norfolk Borough Council</li> </ul>	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"> <li>• North Norfolk District Council</li> <li>• Norwich City Council</li> <li>• South Norfolk Council</li> <li>• Norfolk County Council</li> <li>• Broads Authority</li> </ul>	
NSPG	Norfolk Strategic Planning Group	<ul style="list-style-type: none"> <li>• Breckland Council</li> <li>• Broadland District Council</li> <li>• Great Yarmouth Borough Council</li> <li>• Kings Lynn and West Norfolk Borough Council</li> <li>• North Norfolk District Council</li> <li>• Norwich City Council</li> <li>• South Norfolk Council</li> <li>• Norfolk County Council</li> <li>• Broads Authority</li> </ul>	From August 2010 to present (2012)
SSCG	The Strategic Services Coordinating Group	<ul style="list-style-type: none"> <li>• Greater Norwich Development Partnership</li> <li>• Breckland Council</li> <li>• Broadland District Council</li> <li>• Great Yarmouth Borough Council</li> <li>• Kings Lynn and West Norfolk Borough Council</li> <li>• North Norfolk District Council</li> <li>• Norwich City Council</li> <li>• South Norfolk Council</li> <li>• Norfolk County Council</li> <li>• Broads Authority</li> <li>• UK Power Networks</li> </ul>	2008 to Present (2012)

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

NAST	Norwich Area Strategic Transport Joint Member Forum	<ul style="list-style-type: none"> <li>• Broadland District Council</li> <li>• Norwich City Council</li> <li>• South Norfolk Council</li> <li>• Norfolk County Council</li> </ul>	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

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## Duty to Co-operate Meeting

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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



## **Appendix C – Broadland District Council Local Plan Annual Monitoring Report 2011-12**

### **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 2011/12 (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 2011-12; 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.

## 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 districts (excluding the Broads Authority) was adopted on 24 March 2011 and sets out the long-term vision and objectives for the area.
- V. Following a legal challenge, part of the JCS that relates to the Broadland part of the Norwich Policy Area was remitted. Work has been undertaken to address the High Court Order. It is anticipated that the proposed submission content resulting from this will be adopted in summer 2013.
- 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; however this report directs the reader where relevant, to the Greater Norwich Development Partnership Annual Monitoring Report 2012; Five Year Housing Land Supply Statement for Broadland, Norwich and South Norfolk; and the updated Sustainability Appraisal Scoping Report for the Joint Core Strategy.
- IX. This Annual Monitoring Report produced by Broadland District Council under the Planning and Compulsory Purchase Act (2004) covers the period from 1 April 2011 to 31 March 2012. 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 2011-12 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/Census.
- II. The second release of the 2011 census between November 2012 and February 2013 will provide a breakdown at parish, ward and output level.
- III. 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.
- IV. 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.
- V. 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.
- VI. 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.
- VII. Population by urban/rural split will not be available from the Census until early 2013.



## **1. LOCAL DEVELOPMENT SCHEME MILESTONES**

### **Local Plan (LDF) Update**

- 1.1 The Local Development Scheme (LDS) was adopted in 2012.
- 1.2 The current adopted LDS is available on the Broadland District Council Website and will need to be updated to reflect current timetables.
- 1.3 Progress of the plan making milestones over the monitoring period are outlined below:

### **Joint Core Strategy (JCS)**

- 1.4 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.
- 1.5 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. Work has progressed on redoing this element, and it is anticipated that it will be adopted in summer 2013.

### **Site Allocations Development Plan Document**

- 1.6 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.
- 1.7 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 on these alternative sites. Further Regulation 18 consultation on the preferred options document is expected to take place in early 2013.

### **Development Management Development Plan Document**

- 1.8 The Development Management Policies DPD includes both general and detailed local policies used in the determination of planning applications. It is proposed that these documents are merged into one document for efficiency and clarity.
- 1.9 The document was subject to public consultation between September and December 2011. Further Regulation 18 consultation is expected to take place in 2013.

## **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 the sustainable development planned for north-east of Norwich.
- 1.11 Further public consultation to inform the production of the Area Action Plan is expected to be held in early 2013.

### **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.
- 1.18 In autumn 2012 an examination for CIL took place and it is expected that each district's Charging Schedule in January 2013, subject to approval by each district council. The CIL will then come into force in due course following its adoption.
- 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. If CIL is implemented in the monitoring year 2012/13 the AMR will need to incorporate this information. The charging authority must publish the report on its website no later than 31st December following the end of the reported year.

## Neighbourhood Plans

- 1.20 There are currently three Neighbourhood Plan projects progressing in Broadland, all of which are designated as 'Front Runners' under DCLG's scheme which was launched in 2011. These four projects are in Aylsham, Sprowston and Strumpshaw. A further Front Runner - Salhouse - has been put 'on hold' due to wider issues regarding the Parish Council. Strumpshaw Neighbourhood Plan is being prepared in conjunction with the Broads, the neighbouring planning authority.
- 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, regular networking meetings, an online resource etc. Each of the projects has appointed a working group, developed a project programme for developing their plan, and undertaken initial evidence gathering and consultation within their communities.
- 1.22 Two of the projects have benefitted from the assistance of the Prince's Foundation in terms of identifying possible proposals for the emerging Neighbourhood Plan and bringing together a range of stakeholder interests from within the community and from further afield.
- 1.23 Two of the Front Runner projects have submitted applications for designation of the Neighbourhood Area and these are due to be approved shortly. A further application is expected before the end of 2012. It is anticipated that these projects will be completed by late 2013.

## **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. Improvements to the Postwick Interchange are essential to enable wider developments in the northeast of Norwich. In addition, this junction improvement provides the first stage in the delivery of the Northern Distributor Road (NDR). Following the spending review the Government encouraged authorities seeking funding for major transport schemes to submit expressions of interest to the Department for Transport (DfT). The County Council submitted its best and final offer for the NDR, including this scheme, in September 2011. It was announced that the Hub would receive the funding in the winter of 2011. However, no work has progressed on the construction of the development to date as elements of it and an associated application are the subject of a public inquiry. This is scheduled for sometime in 2012/13.

### **Brook Farm Thorpe**

- 2.2 Submitted in mid 2009, the planning application proposes 600 new homes, commercial premises and a link road to Broadland Business Park. A resolution to approve the application subject to the satisfactory completion of a S106 Agreement was given by Members of the planning committee in August 2011. The S106 Agreement is currently being worked on.

### **Rackheath Eco-Community**

- 2.3 The site at Rackheath 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 deliver Rackheath in the short and long term. A funding decision was announced in February in 2010. The site promoted as the Rackheath Eco-community and falls within the Old Catton, Sprowston, Rackheath, Thorpe St. Andrew Growth Triangle, identified as a location of major growth in the proposed submission content of the JCS.
- 2.4 In advance of the development of the Eco-Community, and other areas in the proposed Growth Triangle, a stand-alone exemplar project is currently being proposed. The scheme proposes 200 homes adjacent to the village of Rackheath, and is designed to showcase exceptionally high standards of water and energy conservation. It is expected that masterplanning work on the exemplar masterplan will begin in 2013.

### **White House Farm**

- 2.5 Submitted in March 2008, the outline planning application proposed 1233 dwellings, a link road, recreation areas, primary school, open space and other associated works. Approval was granted in May 2011. It is anticipated that reserved matters applications for the first parcels of land in the first phase of the development will be submitted in early 2013.

### **Woodgate Farm, Aylsham**

- 2.6 Submitted in February 2011, this permission proposed a Football Club and community facilities with a residential development for 250 dwellings. In June 2012, full planning permission was granted for the Proposed Football Club and outline permission was granted for 250 dwellings. The permission requires a Reserved Matters application for the residential element of this permission to be submitted no later than June 2015.

**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
<b>Local Plan allocations</b>											
Acle	ACL1	Housing	30	1.3		✓	✓	✓	✓		No development
Acle	ACL2	Employment		2.4		✓	✓	✓	✓		Site partly developed. A proposal for the remainder of the site consulted on as a "Shortlisted Site" for potential allocation in the Site Allocations DPD.
Acle	ACL3	Employment		1			✓	✓			Site partly in use by haulage firm.
Alderford	ALD1	Employment		6.4							No development
Aylsham	AYL1	Mixed use	200	9.9		✓	✓	✓	✓	✓	Development in progress. Redevelopment of site to provide 200 dwellings and 70 bed care home. Scheme includes the conversion of former hospital buildings and water tower.
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
Brundall	BRU1	Open space		5.6		-	-	-	-		Planning permission granted for extension of time limit for implementation of playing field.
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 unviable to develop unless numbers above those in the JCS.
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 not be developed.
Foulsham	FOU1	Employment		1.4			✓		✓	✓	Site is in employment use.
Foulsham	FOU2	Community facilities		0.8		-	-	-	-	✓	Complete. New community hall
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.
Hellesdon	HEL1	Housing	100	2.7		✓	✓	✓	✓		Business will continue to operate. Progress with housing on site unlikely.
Hellesdon	HEL2	Open space		11.7		-	-	-	-		Not implemented.

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Hevingham	HEV1	Housing	37	1.24		✓	✓		✓	No development. There has been no progress on this allocation.
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	Employment		2.1		✓	✓	✓	✓	Industrial units on east site, in employment uses.
Horsham St Faith	HNF1	Employment		0.4			✓	✓	✓	Complete
Lenwade	LIA1	Employment		0.8			✓	✓	✓	No development
Lenwade	LIA2	Employment		1.5			✓	✓	✓	No development
Lingwood	LIN1	Open space		3.7		-	-	-	-	Development started. Permission granted on part of site for 20 dwellings with recreation facilities to be delivered through s106 agreement.
Marsham	MAR1	Housing	12	0.4		✓	✓	✓	✓	Complete
Old Catton	CAT2	Open space		3.8			✓	✓	✓	Full permission granted under 20111703 for 40 dwellings and open space
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		4.2		-	-	-	-	Not implemented
Sprowston	SPR1	Residential	320	10.8		✓	✓	✓	✓	Complete
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.
Sprowston	SPR10	Mixed use	200	12		✓	✓	✓	✓	Phase for 120 dwellings under construction. Outline approval granted for 80 dwellings in July 2011.
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.
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.
Weston Longville	WES1	Community facilities		0.1		-	-	-	-	Not implemented. Proposed extension to burial ground.
<b>Major sites (not allocated in Local plan)</b>										
Acle	20051778	Employment		1.37		✓	✓	✓	✓	Complete in current monitoring year 11/12
Aylsham	960343	Housing	21	1.2		✓	✓	✓	✓	Part developed
Aylsham	20090102	Housing	37	0.67		✓	✓	✓	✓	Not started, full approval
Aylsham	20061912	Housing	200	9.4		✓	✓	✓	✓	Part developed
Aylsham	20110128	Housing	250	20			✓	✓	✓	Full approval after current monitoring year

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Aylsham	20090844	Employment		1.8		✓	✓	✓	✓	✓	Not started, Full approval
Brundall	20091433	Housing	30	0.99		✓	✓	✓	✓		Not started, Outline only
Cantley	20100002	Employment		1.6							Not started, Full approval
Drayton	20071614	Housing	22	8.1		✓	✓		✓	✓	Completed in current monitoring year 11/12
Drayton	20090511	Housing	28	0.49		✓	✓		✓		Not started, full planning
Felthorpe	20060853	Employment		24.0 9		✓	✓			✓	Completed in current monitoring year 11/12
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
Horsford	20100774	Mixed use	63	2.5		✓	✓	✓	✓	✓	Under Construction
Hellesdon	20110627	Housing	14	0.43		✓	✓	✓	✓		Not started, Outline approval
Lingwood	20091000	Housing	20	0.77		✓	✓		✓	✓	Under construction
Marsham	20061313	Housing	40	0.88		✓	✓		✓		Not started, Outline approval
Postwick with Witton	20081773	Mixed use		18		✓					Not started, Outline approval
Rackheath	20100340	Housing	12	0.39		✓	✓		✓	✓	Complete in current monitoring year 11/12
Rackheath	20060733	Employment		1.32 7		✓	✓		✓		Not started, Full approval
Reepham	20071797	Mixed use	22	2.2		✓	✓	✓	✓		Not started, Outline approval
Reepham	20070127	Housing	26	0.88		✓	✓	✓	✓	✓	Under construction
Stratton Strawless	20061606	Employment		4.15						✓	Complete in current monitoring year 11/12
Stratton Strawless	20050803	Employment		3.62						✓	Complete in current monitoring year 11/12
Spowston	20101252	Housing	81	1.2		✓	✓	✓	✓	✓	Outline permission granted July 2011
Swannington	20060354	Employment		4.15						✓	Complete in current monitoring year 11/12
Taverham	20090884	Employment		1.8		✓	✓	✓	✓	✓	Under Construction, Full Approval
Thorpe St Andrew	20100718	Housing	48	0.76		✓	✓	✓	✓	✓	Under construction
Weston Longville	20100584	Employment		4.15						✓	Complete in current monitoring year 11/12



## 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.
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- 4.2 Within the reporting year, there were a total of 250 gross housing completions (including conversions and changes of use). Of this total, 143 units, or 57%, 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; Land at Blue Boar Lane, Sprowston (SPR10); Little Plumstead Hospital, Little Plumstead; and the redevelopment of a residential site in Thorpe St Andrew for sheltered apartments.

### 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.
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- 4.5 For an update of the progress of Local Plan allocations see Section 3.
- 4.6 Development has commenced / been completed on 34% of allocated sites.
- 4.7 Recent progress on the development of allocated sites was made when full permission was granted in June 2012 on part of an site allocated for open space in the Local Plan 'CAT2', for 40 new dwellings and open space.
- 4.8 In May 2011 outline approval was also granted on the allocated site 'SPR6' for a development including 1233 new dwellings, a link road, recreation areas, primary school and open space.

### Objective 3

4.10 *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).

4.11 Within the reporting period, an application was approved for two new dwellings at North Street in Blofield. This site lies within an area defined by policy ENV9. An appeal for residential development was approved last year on this site. The application in this monitoring year presented no new issues concerning the impact on Green Space status that were not addressed in the appeal decision.

### Objective 4

4.12 *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.

4.13 The table in section 3 of this report shows accessibility between allocations and permissions to public transport access points; shops selling convenience goods; primary health care facilities and first/primary schools.

4.14 In assessing performance against this indicator, 71 allocations and large sites with planning permission were considered.

4.15 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.

4.16 Five 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 such as those connected with agriculture and sawmilling. Four out of the five sites have been completed within the reporting year.

## Objective 5

### 4.17 *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.
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- 4.18 During the reporting year five appeals were allowed where the application was initially refused on the basis of a site specific environmental policy. This includes permission granted for 2 wind turbines and 7 dwellings, including 2 gypsy and traveller sites.
- 4.19 Two additional gypsy and traveller sites in Foulsham were approved on appeal as the impact on the character and appearance of the surrounding area was considered minimal, compared to the benefits of providing 2 pitches in an area where there was a shortfall.
- 4.20 3 dwellings were also approved in Blofield initially refused as considered contrary to ENV9, but the inspector stated that the development would not materially harm the character and appearance of the area.
- 4.21 The change of use of rest room facilities to a 2 bedroom flat in Blofield, considered initially contrary to ENV7, was allowed on appeal as the dwelling would provide security to the existing business.
- 4.22 1 dwelling was also approved in Brampton despite being contrary to ENV7 as the inspector stated that the proposal would not have a harmful effect of the living conditions of the occupiers of the adjacent dwellings.
- 4.23 A total of 10 schemes advertised as departures from the Local Plan were approved by the Council within the monitoring period. Of this total, four were proposals for residential use and six schemes were for employment use. The number of advertised departures was less than 1% of decisions approved (0.86%); therefore the target was 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, planting projects were supported in 10 parishes by conservation grants or the Council's Parish Tree Wardens. The parishes included Freethorpe, Upton, Blofield Heath, Cantley, Reepham, Thorpe St Andrew, Rackheath, Salhouse, Strumpshaw and Taverham. 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, 17 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 2012*.

### 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 Great and Little Plumstead. The two parishes provide 81% 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 not 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 48% of total commitment within the RPA. Most housing commitment is located outside the two parishes with the greatest housing commitment, meeting the target 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 2011/12.

6.9 In the reporting year, three allocated sites had full extant planning permission granted. The sites include "CAT2", Land off Spixworth road, Old Catton, "SPR6" and "SPR10", Blue Boar Lane, Sprowston .

6.10 The development off Spixworth Road provides a mixture of 2 bed and 3 bed houses and includes open market housing and affordable homes.

6.11 The housing developments at Blue Boar Lane are part of a larger scheme. The development provides a range of house types.

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, 16 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 Employment land take up rates by policy area were not known, however a district value of 4.8 ha per annum was utilised. Source NCC.

7.4 Across the district there is a 20.4 year supply of available land for employment. This is based on the employment land available 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 two parishes with the greatest employment commitment are Postwick with Witton and Thorpe St Andrew. 36.3% of available land for employment uses is outside the two parishes with greatest commitment, therefore the target is achieved.

7.6 In the Rural Policy Area, the two parishes with greatest commitment are Alderford and Aylsham. 56.7% of available employment land lies outside the two parishes 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 exceeded over the plan period.

7.8 Tourism related developments completed within the reporting period are summarised as follows;

- 14 units of holiday accommodation;
- A net loss of -2 hotel bedrooms (including the change of use of a hotel to a single residential unit and the completion of a 7 bed guest house);
- 11773 square metres of floor space/area of tourist related recreational facilities.

### 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, one application for non-employment use was approved on a Strategic Employment Site and a site allocated for employment. Outline permission (20111181) was granted for a dwelling on ACL2/EMP1, a site allocated for light or general industrial use. 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, 40% were mainly or entirely for employment uses (including tourism), therefore the target has not been met. 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 m<sup>2</sup> net floor space) permitted contrary to the Local Plan.

- 8.2 Within the monitoring year, no major retail proposals have been permitted. In 2010/11 outline approval was granted for a business park proposal located east of Broadland Business Park and north of the A47 at Postwick. The scheme proposes a mix of uses including, business, leisure, community and retail. The proposal includes 2400sqm of retail uses.
- 8.3 The planning application for the business park was advertised as a departure from the Local Plan. However the development was considered to be consistent with the objectives of the adopted Joint Core Strategy.

### Objective 2

- 8.4 *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.

- 8.5 Within the reporting year, two applications were granted planning permission which resulted in a loss of retail or commercial use in designated retail/commercial areas.
- 8.6 The approved schemes included the change of use of a ground floor office to residential (Class C3) in Mill Lane, Acle; and the change of use of a retail unit to a clinic (Class D1) at Penfold Street, Aylsham.

### Objective 3

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

### Objective 4

- 8.8 *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.

- 8.9 No major retail development had been permitted within this reporting year (2011/12). The outline approved in 2010/11 for a business park north of the A47 at Postwick, lies within 500m of an existing and frequent bus service between Broadland Business Park and Norwich City Centre, and services to surrounding villages and beyond. The site is also within 500m of a Park and Ride facility. The application included a transport plan to address bus, pedestrian and cycling provision.

## 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 For details of Local Plan allocations with development briefs see table in section 3.

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.

- 9.7 For an update of AQMAs, see *Spatial Planning Objective 9*, of the GNDP Annual Monitoring Report 2010-2011.

## 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 2011-12.

Location	Nos	Parish	Population est 2008	Formal Open Space (Ha per 1,000 pop)	Play Areas (Ha per 1,000 pop)	Other Incl. Pitches, Bowls, Rugby, etc Per 1,000 Pop	Total	Min Target 2.4 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	0.12		1.89	N	N
	2	Beighton	421			2.78	2.78	Y	Y
	3	Cantley	692	0.53	0.46		0.99	N	N
	4	Freethorpe	929	2.87			2.87	Y	Y
	5	Frettenham	707			2.46	2.46	Y	Y
	6	Halvergate	576	3.99		0.19	4.18	Y	Y
	7	Lingwood and Burlingham	2,580	1.17	0.15		1.32	N	N
	8	Reedham	1,047	2.95			2.95	Y	Y
	9	Salhouse	1,476	1.83			1.83	N	N
	10	South Walsham	806	4.06	0.02		4.08	Y	Y
	11	Upton with Fishley	707	3.68			3.68	Y	Y
	12	Woodbastwick	383			0.29	0.29	N	N
	13	Wroxham	1580		0.11	1.06	1.17	N	N
Aylsham Area	14	Aylsham	5,858	0.75	0.23		0.98	N	N
	15	Brampton	226				0	N	N
	16	Buxton with Lammas	1,692	2.71			2.71	Y	Y
	17	Cawston	1,570		1.02	0.13	1.15	N	N
	18	Coltishall	1,426	1.28		1.3	2.58	Y	Y
	19	Hainford	988		0.05		0.05	N	N
	20	Hevingham	1,253	1.47	0.06		1.53	N	N
	21	Horstead with Stanninghall	1,047		0.61	0.12	0.73	N	N
	22	Marsham	738		0.04		0.04	N	N
	23	Oulton	207		1.69		1.69	N	N
Norwich Fringe	24	Drayton	5,417	1.44	0.06		1.5	N	N
	25	Hellesdon	10,993	0.49	0.05	0.19	0.73	N	N
	26	Old Catton	6,163	1.19	0.04		1.23	N	N
	27	Sprowston	14,442	0.52	0.06	1.09	1.67	N	N
	28	Taverham	10,365	0.62	0.02	0.32	0.96	N	N

	29	Thorpe St Andrew	14,483	0.92	0.06	0.06	1.04	N	N
Reepham area	31	Felthorpe	748	2.4	0.03	1.27	3.7	Y	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	0.14	0.05	2.25	N	Y
	36	Salle	80			13.75	13.75	Y	Y
	37	Swannington	309		1.32		1.32	N	N
		Wood Dalling	199		6.43		6.43	Y	Y
Remainder of Norwich Policy Area	38	Weston Longville	363		0.03		0.03	N	N
	39	Blofield	3,305	1.09		1.24	2.33	N	Y
	40	Brundall	3,895	0.16	0.02	0.25	0.43	N	N
	41	Great and Little Plumstead	3,072	0.81	0.14		0.95	N	N
	42	Hemblington	365		0.3		0.3	N	N
	43	Horsford	4,236	0.64	0.03	2.89	3.56	Y	Y
	44	Horsham & Newton St Faith	1,684	1	0.42	0.14	1.56	N	N
	45	Postwick with Witton	367	3.57		4.71	8.28	Y	Y
	46	Rackheath	1,956	1.56	0.05		1.61	N	N
47	Spixworth	3,788	0.77	0.06		0.83	N	N	

Source: PPG17 Open Space Indoor Sports and Community Recreation Assessment 2007

## 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, 11 new or improved leisure or recreation developments were implemented. The target for the plan period has been exceeded.

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.

10.7 Ten schemes for leisure, recreation or sporting use were approved in areas defined by policies ENV6 to ENV17, within the reporting period. Schemes included the installation of second a second Astro turf hockey pitch and a 'BMX' track in Taverham, equestrian uses and private swimming pools.

10.8 Of the approved schemes, none 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 four schemes of five or more dwellings approved within the reporting period. All of the schemes 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.

### 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 2011-12: *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 2011-12*, or *GNDP Five Year Land Supply Statement 2012*.

### Business Development and Town Centre

COI BD1 - Total amount of additional employment floorspace - by type
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12.2 See *GNDP Annual Monitoring Report 2011-12; Spatial Planning Objective 3*.

COI BD2 - Total amount of employment floorspace on previously developed land - by type
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12.3 See “Economic indicators” in the *Update of Sustainability Appraisal baseline in GNDP Annual Monitoring Report 2011-12*.

COI BD3 - Employment land available - by type
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12.4 At 1 April 2012, available employment land totalled 121 ha 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'
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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)	1103	514	1505	0
Net completions within designated town centres (sqm)	-65	32	-32	0
% completions within town centres	0%	6.23%	0%	0%



## Housing

COI H1: Plan period and housing target

- 12.6 See *GNDP Annual Monitoring Report 2011-12; Five year housing land supply statement.*

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

- 12.7 See *GNDP Annual Monitoring Report 2011-12; Five year housing land supply statement.*

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

- 12.8 See *GNDP Annual Monitoring Report 2011-12; Five year housing land supply statement.*

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

- 12.9 See *GNDP Annual Monitoring Report 2011-12; Five year housing land supply statement.*

COI H2(d): Managed delivery target

- 12.10 See *GNDP Annual Monitoring Report 2011-12; Five year housing land supply statement.*

COI H3: New and converted dwellings on previously developed land

- 12.11 See *GNDP Annual Monitoring Report 2011-12; Spatial Planning Objective 9.*

COI H4: Additional pitches (Gypsy and Traveller)

- 12.12 See *GNDP Annual Monitoring Report 2011-12; Spatial Planning Objective 2.*

COI H5: H5: Gross affordable housing completions

- 12.13 See *GNDP Annual Monitoring Report 2011-12; Spatial Planning Objective 2.*

COI H6: Housing Quality - Building for Life Assessment

- 12.14 See *GNDP Annual Monitoring Report 2011-12; 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 2011-12; Spatial Planning Objective 1.*

COI E2: Change in areas of biodiversity importance

12.16 See GNDP *Annual Monitoring Report 2011-12; Spatial Planning Objective 9.*

COI E3: Renewable Energy Generation

12.17 See GNDP *Annual Monitoring Report 2011-12; 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 2011-12: 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*, within the *GNDP Annual Monitoring Report 2011-12*.

## **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 It was not known if the target corresponding with Retail Objective 2 was met as the council was not able to monitor against this indicator. A system will be implemented to enable the monitoring of this indicator in future years.
- 16.3 Of the targets monitored for the reporting period, 18 were met, 5 were considered on target or partially met and 7 targets were not met.
- 16.4 Where objectives have been considered as on target / partially met, may include instances where an objective has more than one indicator, but each has not been fulfilled in the reporting year. In other cases the results may conflict, such as where the target is met in one policy area, but not in another.

## Summary of Local Plan targets

<b>Local Plan Targets Monitoring</b>				
	<b>Target</b>	<b>Met</b>	<b>On target / partially met</b>	<b>Not met</b>
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	✓		
<b>Total</b>		<b>18</b>	<b>5</b>	<b>7</b>
<b>Overall Performance (%)</b>		<b>60</b>	<b>16</b>	<b>24</b>

## 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.

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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 ( <a href="http://www.broadland.gov.uk">www.broadland.gov.uk</a> ).
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 and outlines the intention to abolish the 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 (NPPF)	The National Planning Policy Framework (NPPF) published in March 2012, sets out the Government's planning policies and requirements for the English Planning System. The NPPF must be 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 be applied or interpreted. SPG may also be prepared by Norfolk County Council to interpret Structure Plan policy or jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPG may be concerned with a particular issue, or it may give more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief.
Sustainable 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 D – Norwich City Council Local Plan Annual Monitoring Report 2011-12

### 1. Introduction

- 1.1 This appendix monitors information and provides commentary on the remaining City of Norwich Replacement Local Plan (adopted November 2004) policies not covered in the JCS AMR. Saved Local Plan policies will remain in place until superseded by the emerging Local plan.
- 1.2 Previous AMRs set out progress on local development documents being produced for the Local plan for Norwich and updated the Local Development Scheme (LDS) by providing a new timetable for the completion of those documents. However, since the the LDS was recently updated in October 2012<sup>64</sup>, this document does not provide further details on plan progress.
- 1.3 The appendix covers the period from April 2011 to March 2012.

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<sup>64</sup> URL: <http://www.norwich.gov.uk/Planning/pages/Planning-LocalDevelopmentSchemeForNorwich.aspx>

## 2. Policy performance

2.1 This section of the AMR assesses the progress of Norwich Replacement Local Plan indicators not covered by the Joint Core Strategy AMR.

### Employment

#### Business development permissions

2.2 The employment indicators met their targets in relation to small businesses, with 15 new small business units being granted planning permission, significantly higher than the target of 5 per annum

Local Plan indicator	LP5: Number of new small business units below 500 sq. m. permitted (policy EMP1)
Target	5 per annum
Achieved	15 sites
	11/00347/F – 220 sqm (B1)
	11/00360/F – 356 sqm (B2)
	11/00762/F – 195 sqm (B1)
	11/00819/ET – 400 sqm (B1)
	11/01071/U – 231 sqm (B1)
	11/01540/F – 70 sqm (B1)
	11/02040/CLE – 373 sqm (B8)
	11/01329/F – 418 sqm (B1)
	11/01714/F – 409 sqm (B1)
	11/02182/U – 80 sqm (B1)
	11/02220/U – 430 sqm (B1)
	12/00216/F – 65 sqm (B1)
	12/00223/ET – 60 sqm (B1)
	10/00907/F – 201 sqm (B1)
	10/01496/ET – 47 sqm (B1)
Information Source	Planning decisions monitoring

- 2.3 Though the amount of floorspace permitted on allocated employment land was low compared to previous years and was a low proportion of the overall permissions for employment uses, very little designated employment land was lost to other uses.

<b>Local Plan indicator</b>	<b>LP6: (i) Loss of employment land or sites to other uses (ii) Amount of employment development (EMP4/5)</b>
<b>Target</b>	<b>(i) No sites lost (ii) Floorspace permitted on employment land</b>
Partially achieved	(i) 7,990 sq metres of employment land (approximately 1.15% of total employment land stock) was granted planning permissions for other uses; (ii) Of the 6,305 sq metres of B class uses permitted, 1,735 sq metres of employment use was permitted on allocated employment land.
Note	<i>Employment land</i> means land within areas allocated primarily for <i>employment development</i> in the City of Norwich Replacement Local Plan. <i>Employment development</i> means development for purposes within business classes B1, B2 and B8 of the Use Classes Order (offices, light and general industry, research and development, warehousing).
Information source	Planning decisions monitoring

## Retail and town centre uses

### City centre retail monitor

- 2.4 A retail survey is carried out for the city centre each year. These reports can be found on the council's website at [http://www.norwich.gov.uk/webapps/atoz/service\\_page.asp?id=1284](http://www.norwich.gov.uk/webapps/atoz/service_page.asp?id=1284). The retail vacancy rate for the city centre from the survey of January 2012 was 10% in terms of vacant units and 7.1% in terms of vacant floorspace.
- 2.5 The city centre frontage indicator did not meet its target. The proportion of shops compared to other uses is now below the Local Plan target in seven parts of the city centre. JCS policy 11 for the city centre set a new policy approach by encouraging evening economy uses (though not late night uses) such as cafes and bars in many parts of the city centre. The purpose of this change in approach is to add to the vitality of more parts of the city centre and meet evidence based targets for increased leisure uses. Recent changes in the city centre reflecting this changed policy approach include new restaurants and cafés at Chapelfield Plain and in the Royal Arcade. These changes will continue to be monitored carefully. Emerging DM policies take account of the need for a more flexible policy approach for frontages to enable implementation of JCS policy.

<b>Local plan indicator</b>	<b>LP10: Number of frontages falling below specified percentages (of frontage length in A1 retail use) (policy SHO10/11)</b>
<b>Target</b>	<b>No more than two frontage groups</b>
Achieved	No – <b>Seven</b> frontage groups have fallen below the required threshold <i>In Primary Retail Areas:</i> London Street West Gentleman’s Walk and Market Back of the Inns Timberhill and Westlegate <i>In Secondary Areas :</i> St Benedics Area Upper St Giles London Street East
Information source	Planning services retail monitor - January 2012

### City centre retail development decisions

2.6 The figure of 162 sq metres of new retail floorspace permitted will help to raise the amount of retailing in sustainable locations, but is very low in comparison with recent years (2011 – 380 sq m, 2010 - 23,676 sq m, 2009 – 2972 sq m). However, retailing vitality in the city centre and large district centres remains relatively resilient. Norwich remains in the top 10 in national retail league tables. The ambitious JCS targets for a 20,000 square metre increase in city centre retailing floorspace by 2016 will be monitored carefully, particularly in the context of recession and changing retail patterns.

<b>Local plan indicator</b>	<b>LP9: Floorspace approved in centre or edge-of-centre locations (policy SHO3)</b>
<b>TARGET</b>	<b>Floorspace</b>
Achieved	162 sq.m gross floorspace permitted
Information source	Planning decisions monitoring
Notes	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.

### Local and district centres retail monitor

- 2.7 No retail survey was carried out of for defined local and district centres during 2011/12 monitoring year. Reports for previous years can be found on the council’s website at [http://www.norwich.gov.uk/webapps/atoz/service\\_page.asp?id=1284](http://www.norwich.gov.uk/webapps/atoz/service_page.asp?id=1284).
- 2.8 No targets were established for local and district centres. The historical records show that though vacancy rates remain higher than pre recession rates, the major increase in district centre vacancies in 2010 was reversed, whilst local centre rates remained

stable. The proportion of non retail uses in both local and district centres continued to rise.

Year	Vacancies		Non-retail units	
	District centres	Local centres	District centres	Local centres
Apr-11	6.60%	8.20%	43.70%	43.50%
Apr-10	12.09%	8.60%	40.00%	39.00%
Apr-09	3.50%	8.90%	36.90%	38.30%
Sep-08	3.10%	7.40%	36.50%	39.10%
Sep-07	3.10%	5.80%	39.20%	35.70%
Sep-06	2.30%	4.80%	38.50%	34.60%

## Housing

### Density analysis of completions

2.9 Overall densities for dwellings completions remained high during the monitoring year, although lower than the last monitoring year. This reflects the recent national trend for more lower density housing which has also affected the Norwich housing market.

Year	Average density	% of total dwellings completed			Local Plan
		<30 dph	30-50dph	>50dph	>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

2.10 As a result of the general trend for housing densities to remain high, the local plan target of 40 dwellings per hectare (dph) on allocated sites has been met:

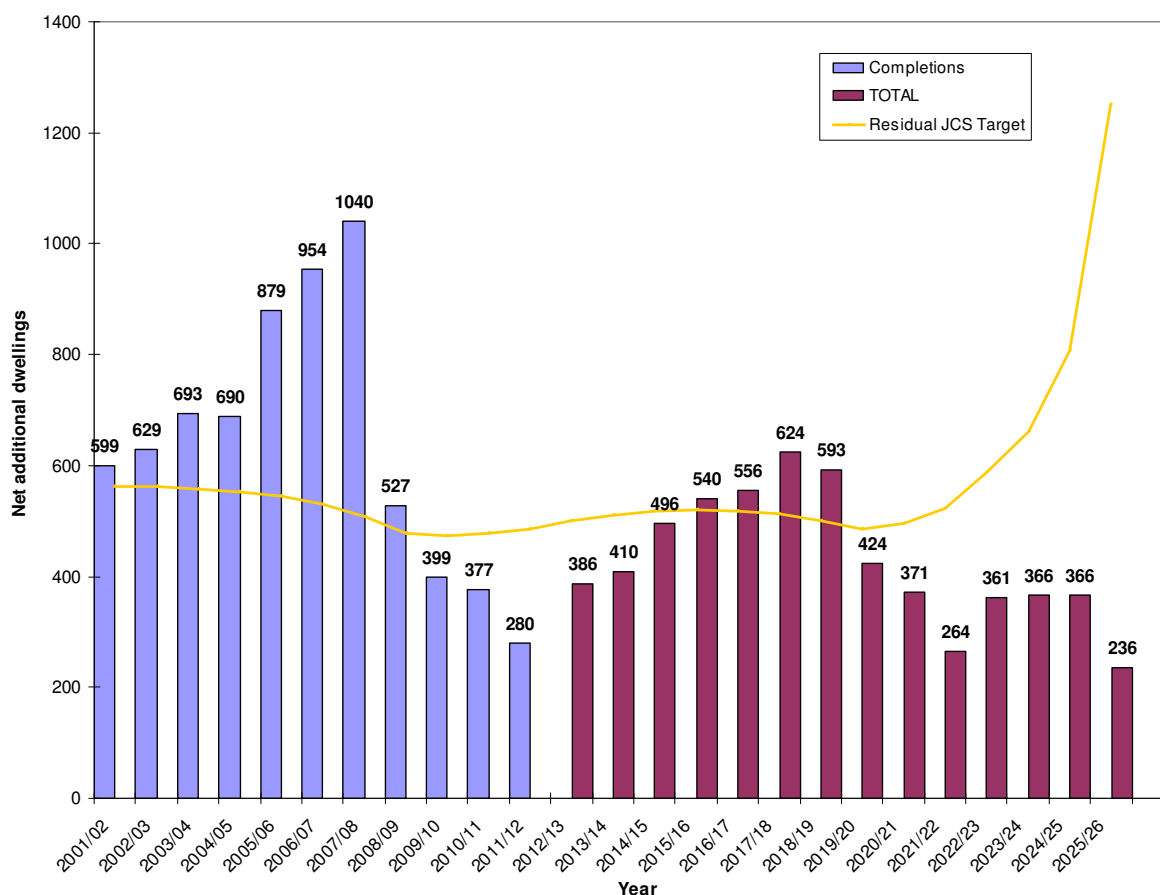
<b>Local plan indicator</b>	<b>LP13: Minimum density achieved on allocated sites (policy HOU8 to 12)</b>
<b>Target</b>	% of completions above 40 dwellings per hectare (dph) (Local Plan minimum densities)
Achieved	<b>All completions on allocated sites achieved densities above 40 dph</b>
Information Source	Housing land availability schedule 2012

## Housing trajectory and supply<sup>65</sup>

2.11 A total of 7,067 net additional dwellings were completed in Norwich between 2001 and 2012. However, the recent trend for low housing completions due to the recession continued in the last monitoring year. Indeed, the figure of 280 housing completions is the lowest since the early 1990s. Housing completions and projections are shown in the table and in figure below.

Core indicator	H2: Net additional dwellings completed and projections
Total dwellings for delivery in years 1-5	2388
Total dwellings for delivery in years 6-10	2276
Total dwellings for delivery in years 11-14 <sup>66</sup>	1329
Information Source	Housing land availability survey 2012

Housing Trajectory 2011/12



<sup>65</sup> The Norwich housing trajectory and 5 year land supply have been superseded by the Joint Core Strategy, which looks at the Norwich Policy Area as a whole. This section therefore is for information only. A GNDP 5 year land supply note will be available at [www.gndp.org.uk](http://www.gndp.org.uk)

<sup>66</sup> Projection is in line with the Joint Core Strategy period

- 2.12 The JCS was adopted in March 2011. The JCS housing targets are used to assess the housing supply in this report. The requirement for Norwich from 2001 to 2021 was 14,076, with an additional 2,840 dwellings from 2021 to 2026. Since a total of 7,067 dwellings were completed in the first 11 years of the plan period (on average 642 dwellings a year), this leaves a further 9,849 to be provided by the end of the plan period. To meet the adjusted target (the “residual dwelling requirement”), Norwich will still needs to maintain an average house building rate of 501 dwellings (525 dwellings taking into account of the 5% buffer as set out in the NPPF) a year until 2026. Therefore Norwich currently has a housing land supply of 5.2 years (5.0 years if the 5% buffer is taken into account).
- 2.13 The likely future rate of housing development can be projected by taking account of:
- Schemes with planning permission
  - Allocated housing sites which have not yet been built
  - And other known sites with development potential where proposals are anticipated to come forward soon.
- 2.14 When the housing completions survey was done in August 2012, a large number of houses were just completed or close to completion. As many of them were only completed after 1 April 2012, they did not count towards the 2011/12 figure of 280. The new council tax registrations over the last 6 months also showed a number of major developments expected to be completed or partially completed during year 2012/13. Therefore, completions for the year 2012/13 will almost certainly see a major improvement.
- 2.15 A summary of housing land availability is listed below:

**ASSESSMENT OF HOUSING LAND AVAILABILITY AT 1st APRIL 2012**

<b>A. Dwelling Requirement</b>	<b>Dwellings</b>
JCS Provision, City of Norwich 2001-2026	16,916
Dwellings completed since plan base date (April 2001)	7,067
<b>Dwellings required over remaining plan period</b>	<b>9,849</b>
Years plan left to run	14
Dwellings required per year (average)	501
Dwellings required over 5 years	2505
	<b>Capacity of approved/ allocated sites</b>
<b>B. Dwelling Supply</b>	
<u>Permissions</u>	
Residual permission on major sites (10 dwellings or more)	2,329
Permissions on small sites (less than 10 dwellings)	225 <sup>67</sup>
Permissions Subtotal	<b>2,554</b>
<u>Allocations</u>	
<u>RLP allocations with no permission</u>	<b>2,326</b>
<u>Emerging Sites</u>	
Sites where principle of development is accepted <sup>68</sup>	<b>169</b>
<u>Windfall Sites</u>	
Historic average rate of windfall completions per year	236
Total windfall dwellings from year 11 to 14 of trajectory	<b>944</b>
<b>Dwellings on all identified sites at 1 April 2012</b>	<b>5,993</b>

- 2.16 There were 171 affordable housing completions, an increase of over 50% on the previous year, as a result of the funding being available from the Homes and Communities Agency (HCA) to develop the redundant garage and car park sites across Norwich.
- 2.17 The low number of open market housing delivered during this monitoring year is a notable concern.

**Housing quality**

- 2.18 Building for Life (BfL) is a nationally accredited scheme for assessing the urban design quality of both planned and completed housing schemes of over 10 dwellings. However, due to the update of the BfL assessment criteria in 2012, the BfL assessment has not been undertaken for this monitoring year. It is planned to resume doing the assessment using revised criteria in the monitoring year 2012/13.

<sup>67</sup> Discounted by 10% - the units for small sites are 247 in total.

<sup>68</sup> Includes sites granted permission since 1 April 2011 and principle of development accepted in pre-application stages.



<b>Environment</b>
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**Environmental assets**

2.19 There were no permissions granted contrary to policy NE1 on the protection of environmental assets from inappropriate development.

<b>Local plan indicator</b>	<b>LP1: Development permitted contrary to policy NE1</b>
<b>Target</b>	<b>Zero</b>
Achieved	This target has been achieved.
Information Source	Planning decisions monitoring

**Built environment**

2.20 There were three applications for telecommunications masts approved in the monitoring period in or close to designated areas.

2.21 However, these developments were policy compliant as none of these had a negative impact on conservation areas since they were appropriately well sited and unobtrusive.

<b>Local plan indicator</b>	<b>LP3: Number of telecommunications installations approved in or close to designated areas (policy HBE20)</b>
<b>Target</b>	<b>Zero</b>
Not achieved	<p>Three applications were approved in or adjacent to designated areas. A list of applications approved in or adjacent to designated areas are below:</p> <p>11/01385/FT - Upgrade of T-Mobile (UK) Ltd's existing radio site at Water Tower, Mousehold Reservoir, Telegraph Lane East</p> <p>11/02202/T - Installation of telecommunications equipment cabinet by Hutchison 3G UK Ltd at site NR0005 A11 Slip Road, Bluebell Road</p> <p>11/02232/T - Installation of telecommunications equipment cabinet at site North East Of Cringleford Bridge, Eaton Street</p>
Information Source	Planning decisions monitoring

<b>Transport</b>
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2.22 Monitoring of indicator LP16 relies on the transport monitoring information published by Norfolk County Council. However, it was not updated during monitoring years 2010/11 and 2011/12. The table below shows the figures for monitoring year 2009/10

<b>Local plan indicator</b>	<b>LP16: Proportion of walking and cycling at each main cordon (policy TRA3)</b>
<b>Target</b>	<b>Increase %</b>
Increase each year	Cycle movements represented <b>10.3%</b> 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 and 2011/12 will be available from Norfolk County Council's transport monitoring webpage).
Information Source	Norfolk County Council Link to report for 2010: <a href="http://www.norfolk.gov.uk/Travel_and_transport/Transport_future_for_Norfolk/Transport_Monitoring/index.htm">http://www.norfolk.gov.uk/Travel_and_transport/Transport_future_for_Norfolk/Transport_Monitoring/index.htm</a>

2.23 Section 106 contributions did not meet the specified target due to the low amount of major schemes taking place.

<b>Local plan indicator</b>	<b>LP17: Level of contributions negotiated through s106 for transport schemes (policy TRA10/11)</b>
<b>Target</b>	<b>£250k per annum</b>
Not Achieved	<b>£111, 151</b> received in developer contributions from s106 agreements (not including highway works)
Information Source	Planning decisions monitoring

2.24 The cycle schemes implemented in 2011-12 are shown below:

<b>Local plan indicator</b>	<b>LP18: Provision made on cycle network for enhanced facilities for cyclists (policy TRA15)</b>
<b>Target</b>	<b>Number of schemes implemented</b>
Achieved	Three publicly funded cycle schemes 2011-12:  Boatman Way (Bowthorpe) - improvements to shared-use path Lakenham Way - repairs to retaining walls to help secure future of path Duke Street - contraflow cycle lane  (private sector/development funded cycle schemes are not included.)
Information Source	City council cycling officer

<b>Tourism and Leisure</b>
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- 2.25 Redevelopment of sites next to the river Wensum offer opportunities to provide riverside walks. There were two developments that were approved adjacent to the river with provisions to provide access to the river and enhance/extended the riverside walk.
  
- 2.26 The Ferry Boat Inn extension (reference number 10/02177/F) approved in July 2011 provides access to the river with provision to facilitate potential further riverside walk to the north.
  
- 2.27 Planning permission was granted for Norwich City Football Club Carrow Road (reference number 10/01107/RM)<sup>69</sup> development which is adjacent to the river. Provision was made both to access the river and for a riverside walk.
  
- 2.28 In addition, improvements were made to existing walks through GNDP growth funds and the work of the Norwich Society and Heart. This included raising the profile of the riverside walk as a single linear cultural space renamed the “Wensum River Parkway”, provision of interpretative material and improvements to the area adjacent to Bishops Bridge.

<b>Local plan indicator</b>	<b>LP7: Number of developments approved which will provide access to or facilities on the river (policy TVA3)</b>
<b>Target</b>	<b>2 per annum</b>
Achieved	Two sites approved adjacent to the river.
Info Source	Planning decisions monitoring

- 2.29 No hotels that were identified in policy TVA 5 were implemented in the monitoring year, and it now seems that it is highly unlikely that hotel development will take place in these locations due to continuation of other uses.

<b>Local plan indicator</b>	<b>LP8: New Hotels implemented (policy TVA5/6)</b>
<b>Target</b>	<b>Completion of allocated sites over plan period</b>
Achieved	<b>Ongoing</b> – Of the five allocated sites for hotels only two remain to be implemented – Prospect House, Rouen Road and Sovereign House, Anglia Square.
Info Source	Planning Decisions Monitoring/BI Records

<sup>69</sup> The reserved matters were approved in August 2012 however the construction was started before 1 April 2012.

2.30 No floorspace for leisure use was permitted outside defined centres.

<b>Local plan indicator</b>	<b>LP14: Major leisure development in centre or on edge-of-centre sites (policy AEC1)</b>
<b>Target</b>	<b>Floorspace + none approved out of centre</b>
Achieved	<b>Yes</b> – no out of centre approvals.
Info Source	Planning decisions monitoring

2.31 Permission was granted on one site that was partially a designated urban greenspace. The green space was a redundant former bowling green.

<b>Local plan indicator</b>	<b>LP15: Loss of open space except in circumstances permitted (policy SR3)</b>
<b>Target</b>	<b>None</b>
Not Achieved	Permission granted on 1 urban greenspace site (part): 11/00964/F - Land Adjacent to And West Of 40 Rockingham Road: four dwellings (partially open space)
Information Source	Planning decisions monitoring

### 3. Local Planning policies no longer being implemented

- 3.1 AMRs are required to specify any policies in development plan documents which are no longer being implemented. In the case of Norwich this relates to saved policies in the adopted replacement local plan and policies superseded by the Joint Core Strategy and the North City Centre Area Action Plan (NCCAAP). The detailed list of policy no longer exist are given below:

Policy	Subject Matter	Reason
<b>NATURAL ENVIRONMENT</b>		
NE5	Protection of Sites of national nature conservation interest	Not saved November 2007
NE6	Protection of Sites of Special Scientific Interest	Not saved November 2007
<b>HERITAGE AND BUILT ENVIRONMENT</b>		
HBE5	Agreement with developers for archaeological investigation	Not saved November 2007
HBE10	Maintenance and enhancement of City Walls, Historic Churches	Not saved November 2007
HBE11	Enabling Development for heritage or environmental assets	Not saved November 2007
HBE15	Visual quality of urban open spaces	Not saved November 2007
HBE16	Design of lighting schemes	Not saved November 2007
HBE17	Alterations and extensions to existing buildings	Not saved November 2007
HBE18	Street furniture design	Not saved November 2007
HBE19	Design for safety and security	Superseded by JCS policies 2 and 7
HBE21	Advertisement hoardings	Not saved November 2007
<b>ENVIRONMENTAL PROTECTION</b>		
EP4	Airport safety regulations	Not saved November 2007
EP7	Prevention of noise pollution	Not saved November 2007
EP9	Development of noise-sensitive uses	Not saved November 2007
EP11	Protection of the functional floodplain	Not saved November 2007
EP12	Development in other areas at risk of flooding	Superseded by JCS policy 1
EP13	Flood Risk to other Sites	Not saved November 2007
EP14	Protection of Groundwater Source Protection Areas	Not saved November 2007
EP15	Separation of foul and surface water sewers	Not saved November 2007
<b>EMPLOYMENT AND BUSINESS</b>		
EMP8	Design and landscaping of development in new employment areas	Not saved November 2007
EMP17	High technology communications networks	Not saved November 2007
<b>TOURISM AND VISITOR ATTRACTIONS</b>		
TVA9	Visitor signing within major development	Not saved November 2007
<b>SHOPPING</b>		
SHO5	Retail development in Anglia Square	Superseded by NCCAAP
SHO16	New local convenience shops outside defined centres	Not saved November 2007
SHO19	Refurbishment of Norwich Provision Market (policy implemented)	Not saved November 2007
<b>HOUSING</b>		
HOU1	Housing needs and monitoring	Superseded by JCS policy 4

HOU3	Promotion of affordable housing	Not saved November 2007
HOU4	Affordable Housing	Superseded by JCS policy 4
HOU7	Phasing of housing development	Superseded by JCS policy 4
HOU14	Encouragement of residential development where current use ceases	Not saved November 2007
HOU20	Sites for travellers and showground operators	Not saved November 2007
<b>ARTS ENTERTAINMENT AND COMMUNITY</b>		
AEC5	Health Centre at Wessex Street site (policy implemented)	Not saved November 2007
AEC6	School site at Bowthorpe	Not saved November 2007
<b>SPORT AND RECREATION</b>		
All Sport and Recreation policies still apply		
<b>TRANSPORTATION AND ACCESSIBILITY</b>		
TRA4	Denser development in locations of high accessibility	Not saved November 2007
TRA17	Turning Basin east of Carrow Bridge	Not saved November 2007
TRA20	Long stay parking in City Centre resisted	Not saved November 2007
TRA25	Area Transport Action Plans in the outer areas	Not saved November 2007
TRA27	Reduction of intrusion of signing in the highway	Not saved November 2007
<b>CITY CENTRE</b>		
CC6	Large District Centre - Anglia Square and Magdalen Street	Superseded by NCCAAP
CC7	Redevelopment of Anglia Square	Superseded by NCCAAP

## Appendix E – South Norfolk District Council Local Development Scheme Update

The adopted South Norfolk Local Plan (Match 2003) does not include any specific monitoring targets and consequently for 2011/12 all of South Norfolk’s monitoring information has been included in the GNDP AMR. The SNLP was not accompanied by a Sustainability Appraisal; therefore there are no separate SA indicators to report either.

	2009												2010												2011												2012												2013												2014					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Joint Core Strategy																																																																		
Site Specific Policies DPD																																																																		
Wymondham AAP																																																																		
Long Stratton AAP																																																																		
DC Policies																																																																		
Proposals Map - updated for each DPD adopted																																																																		

- Legend**
- Regulation 18 (previously Reg 25) consultation**
- Ongoing Reg 18 preparation
  - Anticipated public consultation stage(s)
  - Publication of document
- Submission, Examination and Adoption**
- Submit to Secretary of State
  - Pre-Examination Meeting
  - Public Examination
  - Inspector's Report
  - Adoption
  - Focussed changes
- c Commencement  
 X Informal dialogue/consultation begins  
 1 - Sustainability Appraisal Scoping Report  
 2 - Sustainability Appraisal Report  
 & Update Proposals Map  
 HC High Court - judgement







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Annual Monitoring Report 2011–2012

