

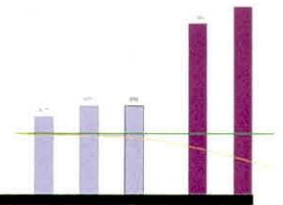


Norwich Local Development Framework
Annual Monitoring Report

2004/05

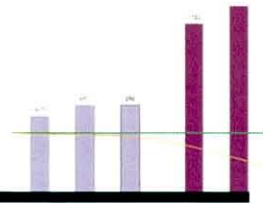


NORWICH
City Council



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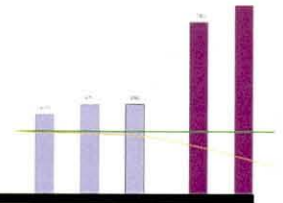


1. Introduction

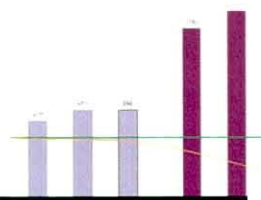
- 1.1 This is the first Annual Monitoring Report produced under the new Planning and Compulsory Purchase Act 2004. Each local planning authority is required to publish such a report to include information about progress in preparing and consulting on the documents outlined in its Local Development Scheme and about development which is taking place.
- 1.2 This Annual Monitoring Report reviews the year April 2004 to March 2005. It therefore includes a period of a few months before the new Act commenced, but this annual pattern will become the norm for future reports and hence it is considered best to look at a whole year in the first report, rather than trying to distinguish events which took place before or after the commencement of the Act.
- 1.3 The City of Norwich is undergoing a period of rapid investment and transformation. The rate of development has continued at a high level and is reflected in a variety of sectors – retail, housing, leisure and recreation. The City Council estimates that development worth £750 millions was under way at the end of the monitoring period and a further £80 millions worth was completed in the last year. This report looks at the overall picture of development taking place – and decisions on new applications, which will be implemented in subsequent years. It also looks at the extent to which these developments are consistent with policies in the adopted City of Norwich Replacement Local Plan (November 2004) – and areas where decisions have stretched or been inconsistent with policies and the reasons for this.

Contextual Changes – National and Regional Policies

- 1.4 In the period 2004/5 there were a number of changes in national and regional policies, which affect the context in which the City's policies have to be developed. The following is a very brief summary of the implications for Norwich – if readers want to find out more general information about these, they are available on the ODPM website (www.odpm.gov.uk) or the regional documents on the East of England Regional Assembly website (www.eera.gov.uk).
- 1.5 **PPS1 – General Policies and Principles (2005)** published in final form. PPS1 is the overarching planning policy document. It establishes that Sustainable Development is the core principle underpinning planning. Planning in Norwich should:
 - make suitable land available for development in line with sustainable communities principles;
 - contribute to sustainable economic development;
 - protect and enhance the natural and historic environment;
 - ensuring high quality development through good and inclusive design, and the efficient use of resources;
 - promote urban regeneration and brownfield development.



- 1.6 **PPS6 Planning for Town Centres (2005)** published in final form. PPS6 covers policy for a wide range of developments in town and city centres – retail, leisure, offices and other services. It requires the Council to safeguard and develop the vitality and viability of the city centre and other existing local retail centres. It promotes high-quality design and the creation of accessible, clean, safe and green centres.
- 1.7 PPS6 also states that retail studies should be undertaken as a background for LDF's and retail and leisure strategies developed to include meeting the need for new sites, where shown to be necessary. At present, the Replacement Local Plan represents the retail strategy for Norwich. This incorporates several allocated sites, which represent the main opportunities for retail/ mixed use redevelopment in the City Centre.
- 1.8 PPS6 also requires
- A retail hierarchy of centres to be established with appropriate development at each level of the hierarchy (Norwich City Centre is the largest centre in the East of England and is recognised in the draft RSS as such);
 - needs assessments for retail, leisure and office development to establish the level at which new sites should be brought forward for each use.
- 1.9 **PPS12 Local Development Frameworks (2004)** sets out how the new plan led system should be implemented. It requires local authorities to provide spatial plans, which integrate land use planning with wider objectives, such as planning for improved health of the population. These should be prepared in the form of a 'portfolio' of documents. The Annual Monitoring Report forms one of these documents.
- 1.10 **PPS22 Renewable Energy (2004)** promotes renewable energy development. It states that:
- Local Development Documents should promote and encourage renewable energy development;
 - small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy. (These are likely to be the most relevant to Norwich);
 - local authorities should foster community involvement in renewable energy projects.
- 1.11 PPS22 is permissive about inclusion of policies in local development documents that require a percentage of the energy to be used in new residential, commercial or industrial developments to come from on-site renewable energy developments. For Norwich this will have to be considered in the new Core Strategy when that is brought forward.
- 1.12 **PPS23 Planning and Pollution Control (2004)** sets out the government's objectives for the reclamation of contaminated land as:
- to identify and remove unacceptable risk;
 - to bring damaged land back into beneficial use; and
 - to ensure costs are proportionate, manageable and economically sustainable.



1.13 The Council will set out the criteria for potentially polluting developments and remediation of contaminated land in the Local Development Framework.

1.14 The **Draft East of England Plan (Regional Spatial Strategy)** was published in December 2004 and the Examination in Public takes place from November 2005 to March 2006. It is the first major planning document produced under the new approach to planning promoted in PPS1. The strategy covers the period 2001-2021. The major policy implications for Norwich are:

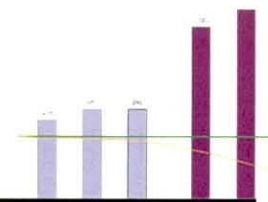
- employment growth of 35,000 for the Norwich Sub-region with the aim of achieving a more sustainable balance between workers and jobs;
- new housing target of 45,500 for the sub-region (of which 10,600 is in the City) with targets for up to 40% affordable housing in areas of acute need;
- a Regional Transport Strategy (as part of the plan), which seeks to minimize the environmental impact of travel by reducing the need to travel, encouraging the use of sustainable modes of transport and widening choice of modes. Norwich is identified as a 'Regional Interchange Centre' to which accessibility should be promoted;
- Regeneration priorities, of which the City is one, with a focus on the built heritage and economic growth;
- Protection of the distinctive historic built environment and promotion of good quality of design and sustainable construction methods;
- Protection and enhancement of the region's natural environment, including its biodiversity, while minimising the risks of flooding.

1.15 The Council will be represented at the Examination in Public and is proposing that, in view of the scale of brownfield regeneration already taking place and projected, the City can take a larger share of the growth over the plan period, than is currently allocated. Once the strategy for the Norwich Sub-region is established (with the Secretary of State's approval), there will need to be partnership mechanisms set up and the issue of joint policy working will need to be considered. At present there are no proposals for joint Norwich Sub-region documents in the LDS – the RSS and its proposed scale of growth in the sub-region suggests that this may need to be considered in future.

Management of the LDF Process

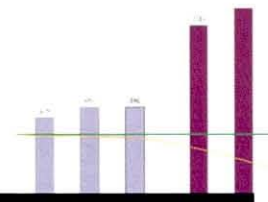
1.16 The City Council has now set up a Local Development Framework Working Party, which will enable members to have an input to preparation of documents and to the Council's response to consultation, before the documents are finally approved. The full Council will approve the Core Strategy document as a strategic priority for the whole Council. Other documents will be dealt with by the Executive, provided they are consistent with that strategy and with other corporate policy statements.

1.17 The City Council is developing its monitoring capability and hopes to have a wider range of data from which to report on policy performance in future AMR's.



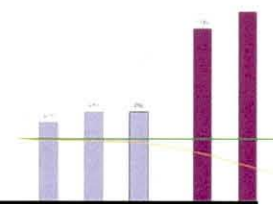
Key Challenges for Planning in Norwich

- 1.18 The period covered by this report has been a dynamic one in the regeneration of Norwich. Development has been underway on schemes estimated at a total value of approximately £750 millions during the year. Many of these have been major developments, which are now reaching completion – most notably the new Chapelfield development and the redevelopment of the Norfolk and Norwich Hospital site.
- 1.19 The challenge for the City Council is to support and maintain this rate of development, whilst ensuring that the spatial and physical forms of development are sustainable. This will include ensuring that regeneration projects support the heritage and attractive character of the City. The planning authority also seeks to provide for an appropriate mix of development and to ensure that such development relates well to existing services and to the economy of the City. In these respects partnership arrangements with the County Council as highways authority, with the Environment Agency in its responsibility for the water environment and other statutory bodies will be developed.
- 1.20 The new draft Regional Spatial Strategy defines a new Sub-Region based on Norwich, within which high levels of growth are demanded over the period to 2021. The strategy says that “Norwich exerts a powerful economic, social and cultural influence over a wide area and will be the main focus for growth in the north of the region”. Indeed the Norwich Sub-Region has the highest proposed rate of growth of any urban centred area in the East of England – and the City Council proposes additions to that rate. The Regional Assembly has expressed strongly its concern that investment in infrastructure will be essential to achieve the overall rates of growth proposed across the Region – it has partially withdrawn support for its own strategy, because it sees inadequate government support for such investment.
- 1.21 The same concern must apply to the Norwich Sub-Region. Infrastructure is necessary in a variety of forms and the planning system will need to provide a clear focus on what shortfalls exist and where and when, in support of the case for the necessary investment in the Norwich Sub-Region. The historic character of Norwich is part of its fundamental attraction and thus it is more difficult to identify the means and may involve greater cost in order to upgrade the infrastructure of the City than potentially elsewhere. However the sustainability and other benefits are greater in locating development within easy reach of the major urban centre in the Region. The overall position regarding public transport, primary health care services, sewerage and drainage services – to name just a few – will need to be monitored in partnership with a range of other agencies, in order to clarify investment needs.
- 1.22 These are pointers to challenges for the future, rather than aspects that can necessarily be covered in this first Annual Monitoring Report.



2. Local Development Scheme – Implementation and Slippage

- 2.1 The City Council's first Local Development Scheme was published in March 2005 for submission to Government Office for the East of England (GO East) and the final version was published in May 2005 (available on the Council's website, www.norwich.gov.uk)
- 2.2 This Annual Monitoring Report is required to review progress in terms of preparation of local development documents and the progress towards milestones in the LDS.
- 2.3 The Norwich LDS was prepared against the background of having just adopted the City's Replacement Local Plan (November 2004). The publication of the adopted version took considerably longer than anticipated, including preparation for a web-enabled version of the Proposals Maps, to enable interactive access for the public to its contents. The full Local Plan is now available on the website with the Proposals Map.
- 2.4 The City Council opted in the 2005 LDS not to commence work immediately on most of the new documents required for the Local Development Framework (LDF) system, but to focus on certain policies in the newly adopted Local Plan, which needed interpretation through Supplementary Planning Documents and through Area Action Plans related to regeneration priorities. The following documents were identified for preparation during 2005/6 :
- Statement of Community Involvement (SCI)
 - Northern City Centre Area Action Plan
 - East Norwich Regeneration Area Action Plan
 - Green Links and Riverside Walks Supplementary Planning Document (SPD)
 - Open Space and Play SPD
 - Houses In Multiple Occupation SPD
 - Flood Risk and Development SPD
 - Cultural and Leisure Development SPD
 - Transport Contributions from Development SPD
 - Energy Efficiency SPD
 - Trees and Development SPD
 - Accessible and Special Needs Housing SPD
 - Heritage Interpretation SPD
 - Rose Lane/ Mountergate Planning Brief
 - Prospect House/ Ber Street Planning Brief



- 2.5 Of these documents work has commenced on 11, while various factors have led to postponement of work on East Norwich Regeneration Area Action Plan (see para 2.8 below), Cultural and Leisure Development (proposed to be withdrawn), Trees and Development SPD (has now commenced work), Prospect House/ Ber Street Planning Brief (deferred to start in 2006).
- 2.6 The **Statement of Community Involvement** has been prepared. A draft was the subject of initial consultation with statutory bodies during September/October 2005 and the latest version was published for public consultation in November 2005. Commencement was delayed due to pressure of other work and the need to involve members of the Council in the process. (The Local Development Framework Working Party was not set up until June 2005). The production of the final submitted document is not expected to take as long as outlined in the LDS and thus the milestones have slipped by a few months, but some of that will be recouped for final submission in February 2006.

SCI Milestones

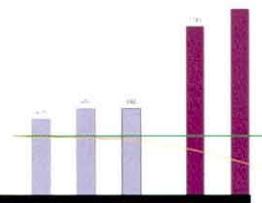
Activity	Target	Actual/Expected
Commencement	March 05	June 05
Reg.26 Public Participation on Draft	June 05	November 05
Reg.28 Submission to Sec of State	November 05	February 06*
Pre-Examination Meeting	January 06	April 06*
Commence Public Examination	March 06	June 06*
Adoption	May 06	September 06*

[* projected date, assuming Examination in Public is necessary.]

- 2.7 The **Northern City Centre Area Action Plan** has commenced, with preparatory work begun. This document involves a complex area, of which parts were proposed for redevelopment in the Replacement Local Plan, while a number of other sites are potentially likely to be included for consideration of redevelopment or substantial adaptation. In addition Anglia Square, the large block of development comprising a retail, leisure and office centre at the heart of the area, has just been sold to new owners, who are committed to significant investment in the area. This sale was one factor causing delay in promoting work on the Area Action Plan.
- 2.8 Consequently none of the milestones identified in the LDS have been achieved, but work has now commenced and it is anticipated that the appointment of consultants to undertake the main work on this Area Action Plan will take place in April 2006.

Northern City Centre AAP – Milestones

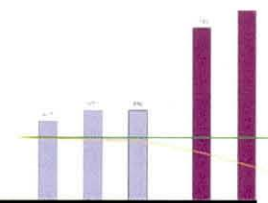
Activity	Target	Actual/Expected
Commencement	March 05	June 2005
Preparation of Scoping Report for SA	March 05	October 2005



Activity	Target	Actual/Expected
Reg.26 Public Participation on Issues & Options	September 05	February 2006*
Reg.28 Submission to Sec of State	June 06	December 2006*
Pre-Examination Meeting	August 06	April 2007*
Commence Public Examination	October 06	June 2007*
Adoption	February 07	October 2007*

[*projected date]

- 2.9 The **East Norwich Regeneration Area Action Plan** has also not yet commenced formal work, although considerable effort has been put into preliminary work with stakeholders. In this instance the City Council is reconsidering the form of document that may be required to bring forward the strategic sites known as the Deal Ground and the Utilities Site. In the light of the Norwich Baseline Study, commissioned by Norwich City Council with English Partnerships and East of England Development Agency, there is a need for coordinated action to achieve access to both sites.
- 2.10 In addition the City Council is leading a partnership of local authorities in the Norwich area to investigate the potential to bid for 'New Growth Point' status (referred to by the government in its publication 'New Homes for All' January 2005). As one of the priority projects for funding, the East Norwich sites need to be brought forward more quickly to prepare for and deliver enhanced growth during the project period. The City Council, therefore, intends to promote the sites through a Planning Brief, rather than the original Area Action Plan method. The revised LDS will therefore no longer include the East Norwich Regeneration Area Action Plan, but will include a new site brief to be prepared urgently in 2006/7.
- 2.11 **Supplementary Planning Documents** (SPD's) are intended to reinforce and add detail to the policy messages of the adopted Local Plan. Most of the proposed SPD's were previously planning guidance statements under the old arrangements. They are being updated and revised to reflect the current position.
- 2.12 The government has suggested that forthcoming advice will indicate good practice to include the development of a 'Planning Obligations SPD' and a 'Planning Assessments and Submissions SPD'. These will be considered for addition to the LDS once the advice is published.
- 2.13 The LDS timetable for the preparation of SPD's was produced on the assumption that they could move forward quickly. In practice the new regulations have meant that each SPD has to be accompanied by a Sustainability Appraisal statement and this has required extensive consultation with GO East and others. The delay has thus been necessary to enable a Sustainability Appraisal to be published for each SPD that has been produced. Consultation on a batch of the SPD's commenced in December 2005 and others will follow. The attached schedule (Figure 1) shows how the timetable for production of the SPD's will now be managed, involving some slippage from the original programme.



Green Links and Riverside Walks SPD – Milestones

Activity	Target	Actual/Expected
Commencement	May 05	July 05
Reg.17 Public Consultation on Draft SPD	September 05	January 06*
Adoption	December 05	May 06*

Open Space and Play Provision SPD – Milestones

Activity	Target	Actual/Expected
Commencement	May 05	July 05
Reg.17 Public Consultation on Draft SPD	September 05	December 05
Adoption	December 05	March 06*

Houses in Multiple Occupation SPD – Milestones

Activity	Target	Actual/Expected
Commencement	May 05	July 05
Reg.17 Public Consultation on Draft SPD	September 05	December 05
Adoption	December 05	March 06*

Flood Risk and Development SPD – Milestones

Activity	Target	Actual/Expected
Commencement	May 05	July 05
Reg.17 Public Consultation on Draft SPD	August 05	December 05
Adoption	November 05	March 06*

Transport Contributions from Development SPD – Milestones

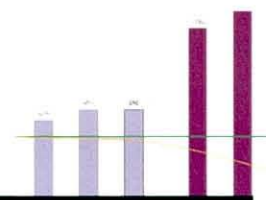
Activity	Target	Actual/Expected
Commencement	May 05	July 05
Reg.17 Public Consultation on Draft SPD	August 05	January 06*
Adoption	November 05	May 06*

Energy SPD – Milestones

Activity	Target	Actual/Expected
Commencement	March 05	April 05
Reg.17 Public Consultation on Draft SPD	November 05	January 06*
Adoption	February 06	May 06*

Trees and Development SPD – Milestones

Activity	Target	Actual/Expected
Commencement	March 05	August 05
Reg.17 Public Consultation on Draft SPD	November 05	February 06*
Adoption	February 06	June 06*



Accessible and Special Needs Housing SPD – Milestones

Activity	Target	Actual/Expected
Commencement	April 05	July 05
Reg.17 Public Consultation on Draft SPD	November 05	December 05
Adoption	February 06	March 06*

Heritage Interpretation SPD – Milestones

Activity	Target	Actual/Expected
Commencement	March 05	July 05
Reg.17 Public Consultation on Draft SPD	November 05	January 06*
Adoption	February 06	May 06*

Affordable Housing SPD – Milestones

Activity	Target	Actual/Expected
Commencement	December 05	March 06*
Reg.17 Public Consultation on Draft SPD	July 06	September 06*
Adoption	November 06	December 06*

Urban Design Guide

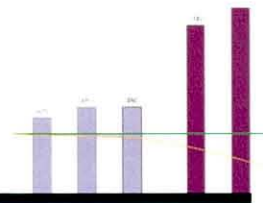
Activity	Target	Actual/Expected
Commencement	Not specified	September 06*
Reg 17 Public Consultation on Draft SPD	Not specified	September 07*
Adoption	Not specified	March 08*

Rose Lane/ Mountergate Brief (SPD) – Milestones

Activity	Target	Actual/Expected
Commencement	February 05	July 05
Reg.17 Public Consultation on Draft SPD	October 05	December 05
Adoption	January 06	March 06*

East Norwich (Deal Ground/ Utilities site) Brief (SPD) – Milestones

Activity	Target	Actual/Expected
Commencement	N/A	October 05
Reg.17 Public Consultation on Draft SPD	N/A	September 06*
Adoption	N/A	December 06*



3. Policy Performance

- 3.1 During the year April 2004 – March 2005 a considerable volume of development has been under construction and many large schemes completed. This Annual Monitoring Report has to look at all developments and compare the form and nature of development with the aspirations of the adopted Local Plan.
- 3.2 This report has to focus on both the development that has taken place and the process of considering proposed developments, which may not come to fruition for some time yet. This latter process includes the small proportion of proposals that are refused and consideration of whether those refusals represent an appropriate interpretation of policy.
- 3.3 The report therefore looks at the Local Plan policies and how they are being implemented in terms of the development permitted, development completed and refusals. The adopted Local Plan provides a Vision for the future of the City –

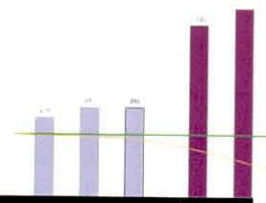
“to maintain and enhance its status as a significant European regional centre in a sustainable manner, with pride in its heritage, a good quality of life and a strong modern economy.”

Business Development – Completions

- 3.4 The largest single scheme planned in the City in 2004/5 was, of course, the Chapelfield shopping centre development. However, this was approved in October 2001 and was under construction throughout the year in question. This scheme provides a significant boost to the City's economy and to its attraction for visitors and shoppers. Norwich's retail attraction has raised it to 9th in national Shopping Centre surveys and it is expected that it will rise further as a result of this development. The monitoring of changes in this report does not provide any clue for how that development will impact on other parts of the City Centre, but it does provide the benchmark against which such effects will be monitored in the 2006 Annual Monitoring Report.



Chapelfield



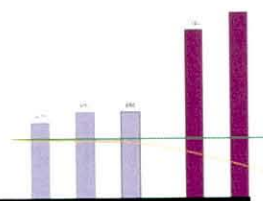
- 3.5 During 2004/5 the rest of the business sector experienced relatively little change with few major new developments being completed. The majority of new development took place on allocated employment land at the Norwich International Business Park and Sweet Briar Industrial Estate. The following significant schemes with planning permission were implemented during that year and a total of 1.16 hectares of land was taken up and developed during the period.
- Norwich International Business Park – 3 B1 units totalling 2,231 sq. metres.
 - Sweet Briar Estate – light industrial building of 2,440 sq. metres for Teknomek Ltd
- 3.6 During the year there were also developments under way at University of East Anglia. The new Biomedical School and an extension to the UEA Library were opened in 2004/5.

Business Development – Decisions

- 3.6 Decisions taken in 2004/5 involved lower floorspace amounts for business development than in recent years. Further approvals for 5 additional B1 units on the Airport Gateway Site were granted in 2004/5. Additional approvals were granted for new buildings on existing employment sites – at Hurricane Way, Swanton Road and Sweet Briar Industrial Estate.
- 3.7 The major decisions relating to employment uses concerned the expansion of the University of East Anglia (which is dealt with in policy EMP10 – the Employment Chapter of the Local Plan). At UEA the following new developments were approved:
- Construction of multi-storey car park on the site of the present surface car park;
 - Replacement of student accommodation blocks with increased density of accommodation;
 - New health centre and community centre;
 - Extension of the medical school.

Clearly not all these developments will generate employment, but overall the scale of development suggests that the UEA will need additional expansion space in the very near future, which cannot be found within the defined campus, which is the area defined in relation to policy EMP10. This issue will trigger the need for the Area Action Plan for the UEA and Norwich Research Park to be commenced quickly.

- 3.8 These trends continue to support the concern expressed by the Council in the Local Plan Inquiry that useable employment development land in sustainable locations is in relatively short supply. A number of larger sites remain constrained (eg. sites at Bayer Cropscience can only be developed by that firm, while sites in East Norwich need new access provision). In relation to Local Plan policies, the wording of EMP5 (general employment area) policy on the use of sites in the defined employment areas includes a 50% threshold (for ancillary non-employment uses). The shortage of land for B1, B2 and B8 activities could thus



be exacerbated by expansion of car sales and related activities, for example, into employment areas, where this criterion is being exceeded. This will need to be assessed in future through the AMR.

- 3.9 Another concern is the loss of office employment from the movement of firms from the City Centre. Some moves are taking place to occupy business units on out-of-town sites – a trend which cannot be sustainable because of the volume of extra commuter traffic generated. The office sector in the City Centre urgently needs enhancement or redevelopment since much of its existing office stock is badly outdated. Unfortunately the only significant office development approved in the City Centre (Hi Tech House) is unlikely to proceed and will need to be reviewed as part of the Area Action Plan for that area.

Housing Development – Completions

3.10 The housing market has continued to achieve a high rate of development in Norwich in 2004/5. A total of 824 dwellings were completed this year. Allowing for losses to the existing dwelling stock through demolition and changes of use (demolitions occurring principally at Mile Cross and South Earlham), the net increase in the Norwich housing stock was 690. This level continues the trend of significantly increased house building rates since 2001/2. The graph at Figure 3.1 shows the trend in net completion rate over the past 10 years.

3.11 During the year 2004/5 flats made up 304 of the completed units (37% of the gross total). Much of this development was on brownfield, inner city sites including the following which were completed during the year:

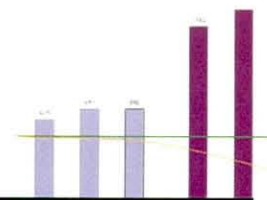
- Former Pointer's Abattoir site, off Aylsham Road (78 units in total)
- Former Esdelle Works, Drayton Road (80 units in total)
- Site at corner of Magdalen Street / Bull Close Road (18 units)
- Riverside development, Wherry Road (224 units in total)
- Southwell Road / Ashby Street (31 units in total)



Magdalen Street

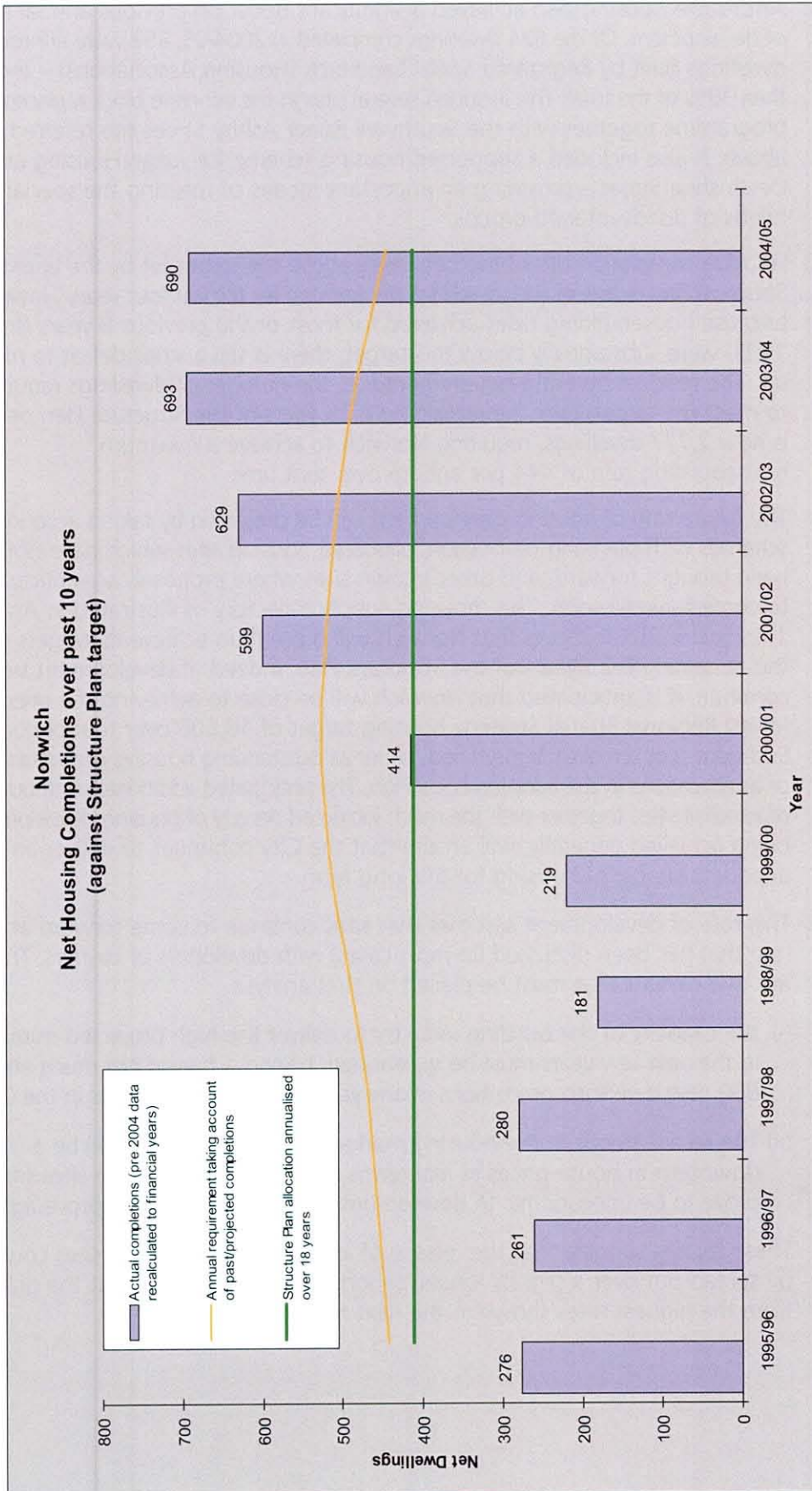
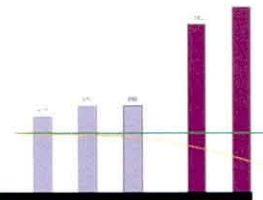


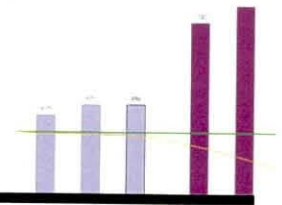
Esdelle Works



- 3.12 Affordable housing also achieved a significant boost on previous annual rates of development. Of the 824 dwellings completed in 2004/05, 252 were affordable dwellings built by Registered Social Landlords (Housing Associations) – more than 30% of the total. This included several sites in the concrete block replacement programme together with the Southwell Road/ Ashby Street site referred to above. It also included a supported housing scheme for Julian Housing at Devonshire Street – providing an important means of meeting the special needs of disadvantaged groups.
- 3.13 Housing completion rates have been well above the target set by the approved Structure Plan (a rate of 411 dwellings per annum) for the last four years. However, because housebuilding rates achieved for most of the previous 8 years (from 1993) were substantially below this target, there is still a small deficit to make up. The residual dwelling requirement (i.e. the number of dwellings required to meet the target) over the remaining 6.25 years of the Structure Plan period is now 2,777 dwellings, requiring Norwich to achieve a minimum housebuilding rate of 444 per annum over that time.
- 3.14 The future rate of housing development can be projected by taking account of schemes with planning permission, allocated housing sites which have not yet been brought forward, and other known sites where proposals are anticipated to come forward soon. This 'housing supply trajectory' is illustrated in Annex 1 (Indicator 2b). It shows that Norwich will more than achieve its targets over the remaining 6.25 years of the Structure Plan. Indeed, if development trends continue, it is anticipated that Norwich will be close to achieving the present (draft) Regional Spatial Strategy housing target of 10,600 over that period. Sufficient sites are already identified, either as outstanding housing commitments or as allocations in the adopted Local Plan. The anticipated additional contribution of windfall sites, together with the much increased density of housing development being achieved generally, will ensure that the City continues to deliver an adequate supply of housing for the long term.
- 3.15 This rate of development assumes that sites continue to come forward at the rate that has been discussed (in most cases) with developers or owners. There are two caveats that must be placed on that analysis :
- (i) the capacity of the building industry to deliver the high projected numbers in the next few years must be questioned, having achieved not much above 800 new dwelling completions in any year over the last 15 years in the City.
 - (ii) The recent trends in the housing market suggest that there will be a downturn in house prices in real terms and hence some of the sites may prove to be uneconomic to develop until market conditions improve again.

These factors suggest that the release of identified development sites could be spread out over a slightly longer period, which would even out the graph from the highest rates shown in the next few years.



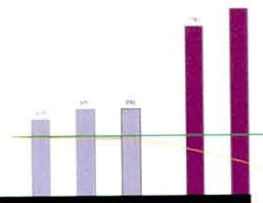


Housing Development Decisions

- 3.16 The rate of housing development is likely to be at least maintained at present rates for the next four to five years, since sites have continued to come forward through the development control process in 2004/5. In the year, approval was granted for 672 new dwellings (this is a net figure, taking account of losses to the dwelling stock through demolition and change of use). This figure is somewhat lower than in previous years, but this is due largely to the fact that fewer large sites came forward this year than has been typical. At Three Score, Bowthorpe (the largest allocated site at over 1000 dwellings) a planning application is likely to be submitted before the end of 2005 (and considered before April 2006), whilst the release for development of St Anne's Wharf (437 dwellings) has been held up by consideration of an appeal on the site. The Secretary of State's decision to dismiss this appeal, published in October 2005, is an important vindication of the Council's policy on affordable housing, but since that decision does not fall within the monitoring period, it is not included in the detail of the present report.
- 3.17 Of the 672 dwellings permitted this year, 71% were on brownfield sites and some 77% were on sites allocated for housing in the Local Plan. Of the three greenfield sites on which housing development was approved, two (Cremorne Lane and Bowthorpe School) are allocated sites, the other (Bowthorpe Barn at Tolye Road) falls within the overall Bowthorpe development area but was not allocated specifically for housing. The remaining sites comprise a large number of small infill schemes, conversions and changes of use of existing buildings and redevelopment schemes (all figures are net gain – ie. dwellings demolished to make way for redevelopment or converted to flats are deleted from the figure).
- 3.18 During the year applications were refused for a further 67 dwellings (all on brownfield sites and mostly small infill schemes or conversions). The majority of refusals turned on issues of detail including design, density, impact on amenity and/or traffic considerations. Many such decisions appear to have adopted a traditional and particularly rigorous approach to protecting amenity, whereas the Local Plan (and more especially PPG3) now admits rather more flexibility, encouraging higher residential densities including intensification within existing residential areas. Judged against the generality of Local Plan policies therefore, some of the refusals must be regarded as marginal, as in most cases the principle of infill or backland development would now be considered more acceptable than hitherto. In addition one permission was granted contrary to policy, because it was inadequately described with no reference to residential accommodation.

Retail Development – Completions and Trends

- 3.19 The largest retail development, Chapelfield, was still under construction at the end of the monitoring period. Other schemes built during the year were:
- Replacement foodstore (700 sq. metres net retail floorspace) at Distillery Square, Dereham Road, which brought this large local centre into the District Centre definition.



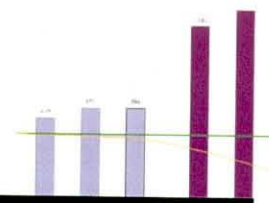
- Extension of Jarrolds department store (incorporating an adjacent shop and providing net increase of 200 sq. metres, the majority of this increase being additional office space).
- Fiveways Garage: redevelopment to provide new petrol filling station, shop and associated facilities (200 sq.m approx)
- New convenience store within a residential development at Fifers Lane (816 sq. metres)



Chapelfield

Retail Development Decisions

- 3.20 During the year 2004/5 the largest retail scheme granted permission was a new non-food retail store of 1500 sq. metres gross floorspace at Bowthorpe District Centre. This was a renewal of a previous permission and provides additional space in the largest District Centre to meet the needs of the proposed development at Three Score.
- 3.21 An extension to the supermarket in the Earlham House District Centre was permitted. At 227 sq. metres this was a relatively small extension, though will provide a useful boost towards modernising a relatively old store.
- 3.22 Even smaller schemes were permitted in several local centres and in the City Centre. However, the majority of approvals in shopping centres have been for restaurants, bars, take away food shops and related uses. 15 applications were approved which involved the loss of retail floorspace – several to residential use outside the primary and secondary frontages of the local and district centres.
- 3.23 In total, the loss of retail floorspace that this represents is insignificant – a total of 1,914 sq. metres, out of a total retail stock estimated at 350,000 sq. metres (around 0.3%). However, it could be significant to local groups of shops and represents a continuation of the trend to loss of smaller, local isolated shop units.



The largest loss of retail floorspace (300 sq. metres) was the approval of redevelopment of the former garage on Bethel Street, which has operated as a cycle shop for several years, but was not originally a shop unit and not designed as such.

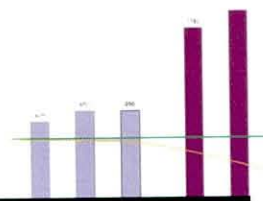
- 3.24 A far larger development was proposed during 2004/5 at the Livestock Market site – a new B&Q Warehouse development consisting of 14,750 sq. m. gross floorspace as a major departure to the adopted Local Plan. This proposal was eventually determined not to require a called-in inquiry by the Secretary of State. However, the decision had not been issued until after the end of the monitoring period. The Council's consideration of this report made very clear that it accepted only the element of the 'floorspace needs' case relating to DIY expenditure and this did not show any further scope for departures from the plan until after 2009 at the earliest. The issue of 'need' for retail floorspace will be reassessed through a new Retail Study of the Norwich Sub-region 2006/7, so any further departures of this type are unlikely to be accepted in the meantime.

Leisure and Cultural Developments

- 3.25 The most important leisure and cultural development in the City was the opening of the 'Garage' in 2004 – a conversion of a former bus garage and workshops to a dance studio in the City Centre.
- 3.26 During the period construction commenced on the redevelopment of the Cinema City site at Suckling House, St Andrews Street. This will provide a new three screen format for this cinema. However, financial problems meant that completion was delayed and work has recently recommenced on the scheme.
- 3.27 A new hotel was completed at Duke Street (just after the period, but the development was largely complete by April 2005). This is the first new City Centre hotel in fifteen years and provides 117 bedrooms at the budget end of the market.

Leisure and Cultural Development Decisions

- 3.28 A number of proposals determined during the 2004/5 period represent important leisure, tourism or cultural developments.
- 3.29 The new hotel at the Bus Station site was approved and construction commenced. This will provide 104 bedrooms on a key City Centre site adjacent to the Inner Ring Road and the new bus station.
- 3.30 A proposal for a new health centre at Wessex Street (allocated in the Local Plan), as a relocation for three existing practices housed in inadequate premises, was eventually approved in September 2004, after refusal of an earlier scheme on design grounds in May of that year. This proposal forms part of the 'planning gain' from the redevelopment of the former hospital on the site, which is progressing primarily for housing use, and is in full accord with the allocation of the site.
- 3.31 The proposed development of the former Bowthorpe School site at Bowthorpe Road is progressing and the details of the leisure and recreation uses on the northern part of the site were approved in June 2004. This is the largest extension

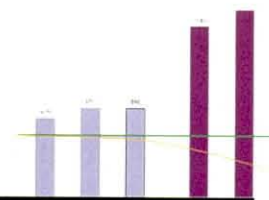


of sports provision in the City proposed through the Local Plan and is the product of the NELM Development Trust, funded through the government's New Deal for Communities Programme. This recreational gain is the key element in achieving the community gain from the redevelopment proposals and thus regenerating the area.

- 3.32 A proposed BMX track at Sloughbottom Park will also provide an important recreational gain for a deprived community – this was approved in February 2005.
- 3.33 On the other hand the approval of a new sports hall at Hewett School (June 2004 by the County Council) is unlikely to be implemented at present, since the related application for an indoor tennis and recreation centre (expected to provide the finance for the sports hall) was called in by the government and eventually withdrawn by the developers (David Lloyd Leisure), because other elements of the scheme were no longer viable. The importance of improved sports facilities open to community use, means that the Council would encourage an alternative scheme to be substituted, provided it makes effective use of the playing field land that would be lost.
- 3.34 Policies for heritage and tourism include provision for major developments to incorporate measures to 'interpret' the historic or visitor interest in the site/building. This policy is one that has not been fully implemented during the monitoring period. Unfortunately several major developments were approved without any agreed provision of this kind, where the policy clearly would apply – including Reads Flour Mills, Suckling Hall refurbishment, Courts Furnishers. The importance of tourism to regeneration of the local economy means that such opportunities should not be lost, even if the viability of development has to be supported in other ways.

Environmental Issues

- 3.35 In general terms this report does not consider developments in the environmental topics, because most policies are designed to control where development is permitted, rather than promote it.
- 3.36 However, some schemes provide important and specific environmental gains, in accordance with the local plan's policies. One such scheme is the housing development at Bishy Barnabee Way (Bowthorpe), where a package of measures to enable wildlife to utilise the site once developed were agreed. This was formally incorporated in permission granted as part of the planning conditions for the scheme in July 2004.
- 3.37 Other developments incorporating community use of open space were those at the former Bowthorpe School (allocated in the Local Plan) and the proposed community garden at Three Score (permission granted in July 2004).
- 3.38 However, there is a wider concern at the lack of open space in some developments, especially where flatted schemes are driving up densities to very high levels. A further issue for environmental policy is the failure to incorporate street trees in many developments that have a substantial highway frontage. Policy NE4 seeks such provision where a frontage of more than 10 metres is involved and subject to this being appropriate to the type of design. Whilst this policy has only rarely been implemented so far, it is one the City Council fully intends to apply to development in future.



4. Indicators and Targets

Core Output Indicators

- 4.1 The government has published a number of 'Core Output Indicators' in the guidance on preparation of Annual Monitoring Reports. In addition the City Council has set certain Key Targets to measure the performance of its policies through the Replacement Local Plan. This section of the report deals with these indicators and targets and provides a factual assessment of those for which information is available. The indicator results are in Annex 1.
- 4.2 The Core Indicators show a variety of outcomes for 2004/5. Low employment and business development is in contrast to high rates of housing development with brownfield sites especially prominent. The indicator relating to accessibility (no 3b) demonstrates the sustainability of schemes in the City which virtually all meet this national indicator (which may arguably be set too low). The indicator on flood risk (no 7) is at odds with the Environment Agency website which maintains that two application were granted permission contrary to EA advice, when this is not in fact the case (suggesting that the EA need to check their facts before publishing this material).

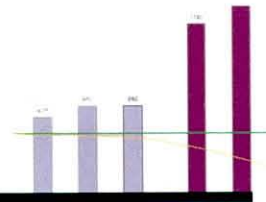
Gypsy and Traveller Sites

- 4.3 The Government Office have asked local authorities to include details of the current position on gypsy and traveller sites in their AMR's, although this is not a Core Output Indicator.
- 4.4 The following table provides details of the position for the City:

Gypsy Caravan Count for Norwich:

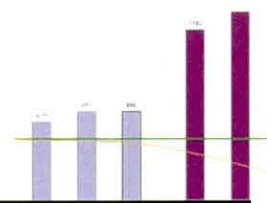
Authorised occupation – Mile Cross Site, Swanton Road	
Number of pitches (all permanent)	18
Caravan Capacity	36
Number of caravans in occupation:	
July 2004	28
January 2005	23
Unauthorised occupation	
July 2004 (Anderson's Meadow)	40
January 2005	0

In addition Norwich has a site owned by the Showman's Guild, which accommodates travelling showmen and their families. This site currently has 65 occupied pitches and is regarded as fully occupied. Both Swanton Road and the Travelling Showman's site at Hooper Lane are allocated in the adopted Local Plan.



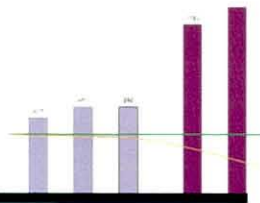
Local Performance Indicators

- 4.5 A number of the Local Plan targets (identified in Appendix 15 of the Replacement Local Plan) have been covered above as Core Indicators. The remaining targets are reported here.
- 4.6 The figures apply to the monitoring year 2004/5 except where indicated otherwise in a note. The Target results are in Annex 1 following the Core Output Indicators) The results show a consistent approach to implementation of the key Local Plan policies.



5. Policies in adopted Local Plan no longer being implemented

- 5.1 This section of the AMR is required to be included by Regulation 48 of the Local Development Regulations (2004). In the case of Norwich it relates to saved policies in the adopted Replacement Local Plan, as there are no adopted Local Development Documents yet.
- 5.2 The guidance makes it clear that the Regulations do not refer to policies that are just infrequently used because they relate to a subject matter, which is only rarely put to the test. They refer to policies where for specific reasons the authority has determined that the particular policy is no longer relevant or has already been fully implemented.
- 5.3 In that context there is only one policy which falls in that category in the Replacement Local Plan for Norwich. That policy is:
 - Policy AEC6 – allocation of a school site in Three Score, Bowthorpe – the County Council has indicated that provision of a school site within the housing development is no longer required and the Masterplan prepared for the site proposes to develop it as part of the overall housing development, but with some additional open space provision. Policy AEC6 is therefore no longer being implemented.



6. Key actions to be taken

- 6.1 This section provides a summary of the key findings of the Annual Monitoring Report for 2005 and the key actions that are required as a result. The key actions are identified in **bold italic type**. They are also identified in relation to the agencies which will need to be involved in that action.

National and Regional Policies

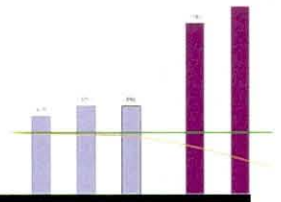
- 6.2 The City Council will keep a careful check on emerging advice from central and regional governments and their agents. Key future publications are likely to include a draft PPS3 (Housing), which will have a very significant influence on how authorities deal with future housing needs and the review of the Urban Capacity Study for Norwich. **Comments on a draft PPS3 will be considered for forwarding to ODPM when this document is published and consideration of changes to the process will be given [City Council].**
- 6.3 The development of the Regional Spatial Strategy will also be monitored carefully. The Secretary of State is expected to publish his proposed amendments to the RSS in late 2006, following the report of the Panel on the Examination in Public. There will be an opportunity for representations on the results at that stage. Once that stage is reached, the RSS will take on greater significance for ensuring conformity of Local Development Documents and major planning applications.
- 6.4 A further anticipated development is the government announcement about bids for the 'New Growth Points' status for areas that will expect to achieve substantial growth. **Norwich will seek to promote a bid for that status** and, if successful, this may have a significant effect on the LDS programme and on policy development. **[Joint action with Norwich Policy Area authorities]**

Local Development Scheme

- 6.5 A number of the documents proposed in the scheme have slipped in timescale. One Area Action Plan is now no longer proposed to be dealt with in that way, being now proposed as a Planning Brief. In addition experience has suggested that additional time within the programme for each document needs to be allowed (compared to the initial programme).
- 6.6 **A new Local Development Scheme 2006 has now been published [City Council].** This incorporates further allowance of time for preparation of each document. The timetable in this document is intended to be more robust.

Policy Performance

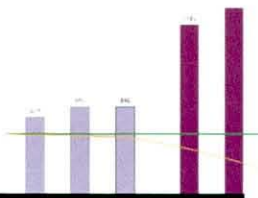
- 6.7 A number of issues are raised in this section, relating to the interpretation and implementation of policies. These require further work on monitoring to ensure consistency of interpretation is improved in future. Some also require fresh attention be paid to the methods for implementation of policies. In particular **the City Council will undertake further survey work to assess**



the employment areas identified in the plan and their provision for other uses; to assess the interpretation of policies on infill and intensification of residential areas; to monitor the effects of the opening of Chapelfield Mall and to seek ways of bringing forward open space in areas of dense housing development [City Council].

Targets and Indicators

- 6.8 In relation to the contents of this section, the City Council will seek to **develop its monitoring processes in order to gather the additional data to report on the full range of indicators and targets.**
- 6.9 A number of indicators or targets show unsatisfactory performance of existing policies. In particular **the City Council will consider ways of bringing forward some of the urban employment sites which may raise the figures for such development [joint working with County Council and adjoining authorities]**



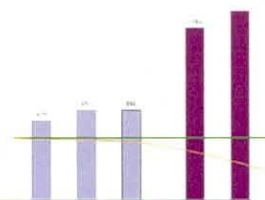
Annex 1

Core Indicators and Targets

Core Output Indicators

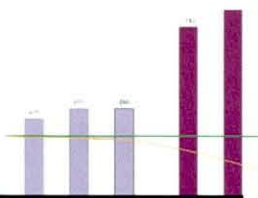
POLICY THEME	BUSINESS	
INDICATOR	1a Amount of land developed for employment use by type	
Employment land developed 2004/5	Warehousing land developed 2004/5	Office development completed 2004/5
1.16ha	Nil	2231 sq.m.
Information Source	Annual Employment Land Monitor	
Note Employment monitoring procedures are only geared up to record significant new development on designated employment sites – which has occurred mainly on greenfield land this year. The 2005/06 monitor will record development more systematically.		

POLICY THEME	BUSINESS	
INDICATOR	1b Proportion of land developed for employment use in Regeneration / Employment Areas	
Proportion of land in Regeneration Areas	Proportion of Land in Employment Areas	Proportion of Office development in City Centre
0%	100%	0%
Information Source	Annual Employment Land Monitor	
Note Employment monitoring procedures are only geared up to record significant new development on designated employment sites – which has occurred mainly on greenfield land this year. The 2005/06 monitor will record development more systematically.		



POLICY THEME	BUSINESS	
INDICATOR	1c Proportion of land developed for employment use on previously developed land (PDL)	
Proportion of Employment development on PDL	Proportion of Warehousing development on PDL	Proportion of office development on PDL
0%	0%	0%
Information Source	Annual Employment Land Monitor	
<p>Note Employment monitoring procedures are only geared up to record significant new development on designated employment sites – which has occurred mainly on greenfield land this year. The 2005/06 monitor will record development more systematically.</p>		

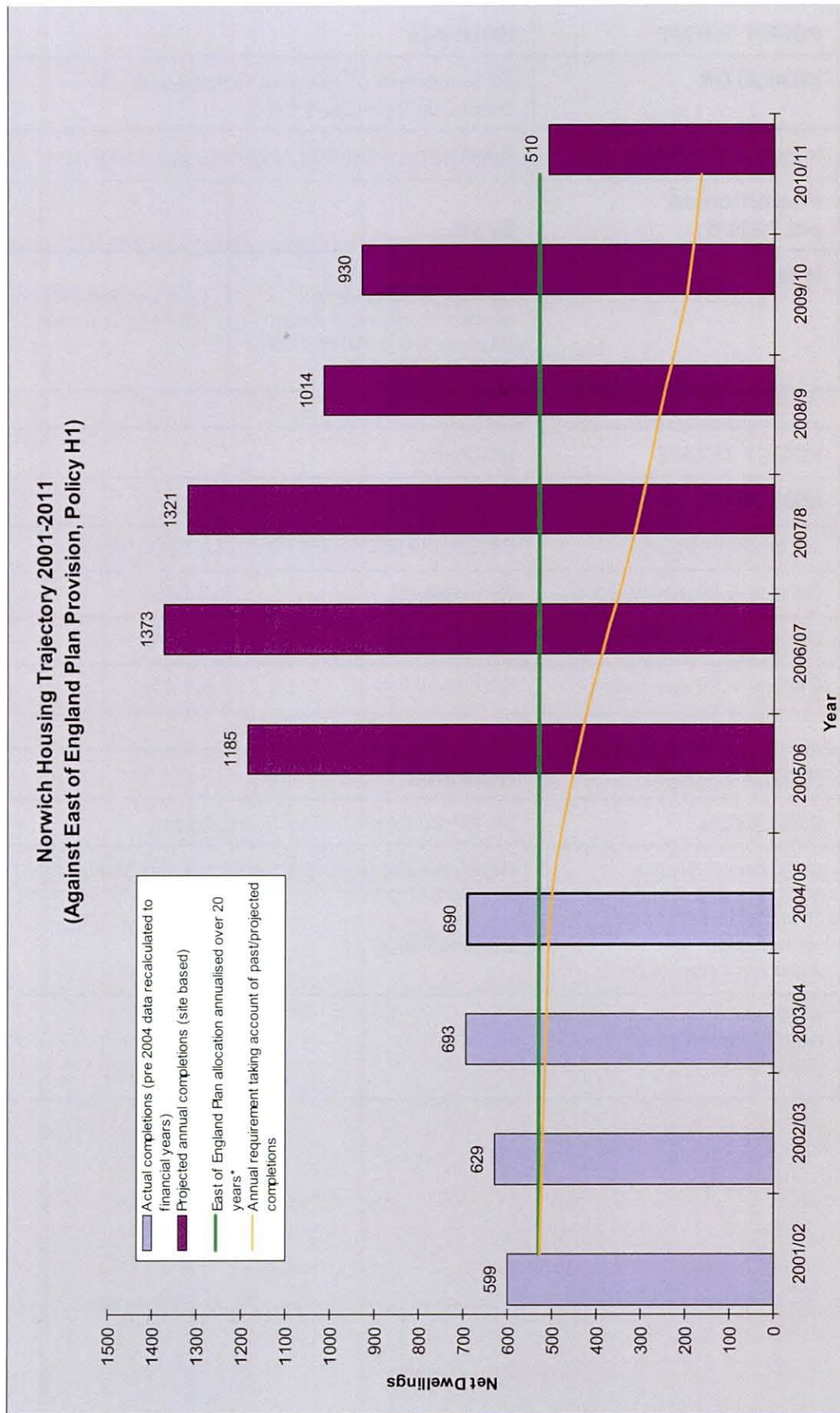
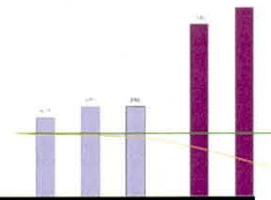
POLICY THEME	BUSINESS	
INDICATOR	1d Employment Land supply by type	
Employment Land available 2004/5	Employment Land Constrained 2004/5	Planning permissions granted on Employment Land 2004/5
51.2ha	32.1ha	6702 sq. metres
Information Source	Annual Employment Land Monitor	
Note		Excludes schemes agreed

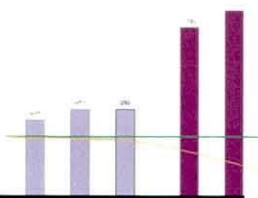


POLICY THEME	BUSINESS	
INDICATOR	1e Loss of employment land to development	
Proposed Development on Employment Land for other purposes (approved 2004/5)	Development Proposed on Allocated Employment Land (approved 2004/5) for other purposes	Development Completed on Allocated Employment Sites 2004/5 for other purposes.
6010 sq. m.	926 sq. m.	N/A
Information Source	Development Control Monitor	
Note Includes all premises whose previous use was B1, B2, B8 and permitted for non employment use		No survey undertaken

POLICY THEME	BUSINESS	
INDICATOR	1f Amount of employment land developed for housing purposes	
Information Source	Development Control / Housing Land Monitors	
Residential permissions on employment sites	3841 sq.m.	61 dwellings
Note	Floorspace lost to residential permissions	Number of dwellings permitted on these sites

POLICY THEME	HOUSING
INDICATOR	2a HOUSING TRAJECTORY

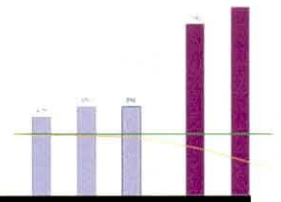




POLICY THEME	HOUSING	
INDICATOR	2b Proportion of Housing Completions on Previously Developed Land	
Information Source	Development Control / Housing Land Monitors	
Proportion on pdl 2004/5	81.6%	
Note	This includes all dwelling completions. Development on pdl accounted for 78.0% of net dwelling completions	Compares with 79% on pdl long run average

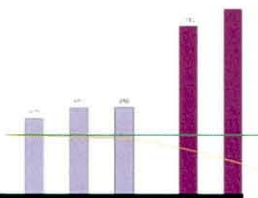
POLICY THEME	HOUSING	
INDICATOR	2c Density of completed dwellings	
Information Source	Development Control / Housing Land Monitors	
Density < 30 per hectare	13 dwellings	1.6%
Density 30–50 per hectare	291 dwellings	35.3%
Density > 50 per hectare	520 dwellings	63.1%

POLICY THEME	HOUSING	
INDICATOR	2d Affordable Housing Completions	
Information Source	Development Control / Housing Land Monitors	
Affordable dwellings completed April 04 – March 05	252 dwellings	
Note – this is considerably up on the previous few years' performance.		



POLICY THEME	TRANSPORT
INDICATOR	3a Amount of completed non-residential development complying with car parking standards (from adopted saved Local Plan)
Information Source	Development Control
Not available	

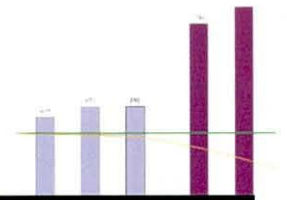
POLICY THEME	TRANSPORT	
INDICATOR	3b Amount of new residential development within 30 minutes of selected services	
Information Source	Development Control / Housing Land Monitors + County Council Accessibility information.	
30 mins of GP service by bus	100%	
30 mins of hospital by bus	29%	Assumes 5 mins walk/wait time each end
30 mins of primary school by bus	100%	
30 mins of secondary school by bus	100%	Assumes all children can access Notre Dame in City Centre (NB not in practice)
30 mins of employment areas by bus	100%	Includes City Centre as employment area
30 mins of major retail centre by bus	100%	Includes City and District Centres



POLICY THEME	LOCAL SERVICES	
INDICATOR	4a Amount of completed retail, office and leisure floorspace	
Retail Floorspace	Office Floorspace	Leisure Floorspace
1916 sq. metres	N/A	N/A
Information Source	Shops Monitor + Development Control Monitor	

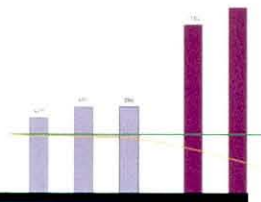
POLICY THEME	LOCAL SERVICES	
INDICATOR	4b Proportion of completed retail, office and leisure floorspace which is in town centres	
Retail Floorspace	Office Floorspace	Leisure Floorspace
47%	N/A	N/A
Note – 2 schemes approved to fill convenience retailing gaps for new development		

POLICY THEME	LOCAL SERVICES	
INDICATOR	4c Eligible Open Spaces Managed to Green Flag Award standard	
No Information Available		
Information Source	Green Spaces Team	
Note	Green Spaces are assessing open space management on this basis, but have not completed this task.	

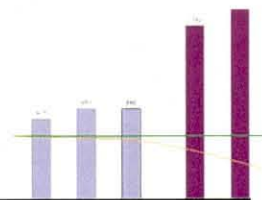


POLICY THEME	FLOOD PROTECTION AND WATER QUALITY	
INDICATOR	7. Planning Permissions granted contrary to Environment Agency advice	
Applications Objected to by Env Agency	9	
Decisions contrary to flood risk advice	0	
Information Source	Development Control Monitor	
Note	NB Env Agency continue to identify 2 applications in Norwich on their website, but these were satisfied before decision taken – EA need to correct their procedure to ensure that duplicate applications are not confused.	

POLICY THEME	BIODIVERSITY	
INDICATOR	8. Change in areas and populations of biodiversity importance.	
Change in areas defined	1 area changed category – from Candidate SAC to full Special Area of Conservation (River Wensum)	
Change in Population / environmental value	No information	
Information Source	Statutory Notifications and English Nature	
Note	Only a very small length of river in Norwich – the great majority is outside the City.	



POLICY THEME	RENEWABLE ENERGY
INDICATOR	9. Renewable Energy projects installed by type
Renewable Energy Projects + stage of progress	No formal submitted schemes.
Information Source	Development Control Monitor

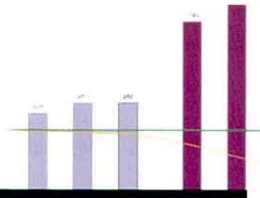


Local Plan Targets

LOCAL PLAN CHAPTER	NATURAL ENVIRONMENT
MEASURE	NE1 Development permitted contrary to policy
TARGET	Zero
Achieved	No - one development permitted 2004/5 but consistent with policy. Steel framed warehouse / service bay permitted at Swanton Road to replace previous buildings. ☺
Information Source	Development Control Monitor

LOCAL PLAN CHAPTER	HERITAGE AND BUILT ENVIRONMENT
MEASURE HBE9	Historic buildings lost by development approved
TARGET	Zero
Achieved	Yes – although permission for Reeds Mills included demolition of three locally listed buildings – but this scheme enabled the conversion of the main listed mill building. ☺
Information Source	Development Control Monitor

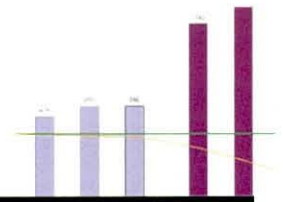
LOCAL PLAN CHAPTER	HERITAGE AND BUILT ENVIRONMENT
MEASURE	HBE20 Number of telecommunications installations approved in or close to designated areas
TARGET	Zero
Achieved	Not measured 2004/05
Information Source	Development Control Monitor



LOCAL PLAN CHAPTER	ENVIRONMENTAL PROTECTION
MEASURE	EP11/12 Development in functional floodplain or area at 1 in 100 year risk
TARGET	Zero (except in accord with policies)
Achieved	Achieved ☺
Information Source	Development Control Monitor
Note	NB two changes of use permitted to existing development within the 1 : 100 year area.

LOCAL PLAN CHAPTER	EMPLOYMENT
MEASURE	EMP1 Number of new small business units below 500 sq. m.
TARGET	5 per annum
Achieved	Achieved – 8 units permitted (at Icen Court, adj. Norwich Airport; Frensham Road; Swanton Road; Hurricane Way) ☺
Information Source	Development Control Monitor

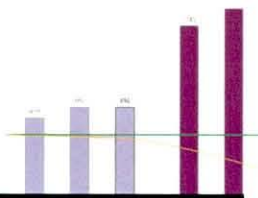
LOCAL PLAN CHAPTER	EMPLOYMENT
MEASURE	EMP4/5 (i) Loss of employment land or sites to other uses (ii) amount of employment development
TARGET	(i) No sites lost (ii) Floorspace total permitted
Achieved	(i) see Output Indicator 1(d) above (ii) 6801 sq.m.
Information Source	Development Control Monitor



LOCAL PLAN CHAPTER	TOURISM AND VISITOR ATTRACTION
MEASURE	TVA3 Number of developments approved which will provide access to or facilities on the river
TARGET	2 per annum
Achieved	Not achieved – none approved ☹
Information Source	Development Control Monitor

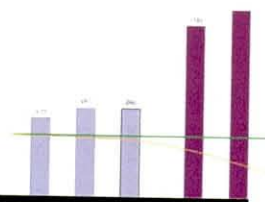
LOCAL PLAN CHAPTER	TOURISM AND VISITOR ATTRACTION
MEASURE	TVA5/6 New Hotels implemented
TARGET	Completion of allocated sites over plan period
Achieved	One allocated site completed – Duke Street ☺
Information Source	Development Control Monitor


LOCAL PLAN CHAPTER	SHOPPING
MEASURE	SHO3 Floorspace approved in centre or edge-of-centre locations
TARGET	Floorspace
Achieved	1727 sq. m. (two schemes at Bowthorpe and Earlham House)
Information Source	Development Control Monitor





LOCAL PLAN CHAPTER	SHOPPING
MEASURE	SHO10/11 Number of frontages falling below specified percentages (of frontage length in A1 retail use)
TARGET	No more than two frontage groups
Achieved	<p>No – four frontage groups were recorded as falling below the relevant policy threshold at the end of the monitoring period, as follows (required target shown in brackets):</p> <p>In Primary Area London Street West: 82.9% (above 85%) Gentlemans Walk/Market: 82.1% (above 85%) Timberhill/Westlegate: 82.7% (above 85%)</p> <p>In Secondary Areas London Street East: 49.1% (above 70%)</p> <p>☹</p>
Information Source	Planning Services twice-yearly Shop Survey/Shops Database – Survey of January 2005

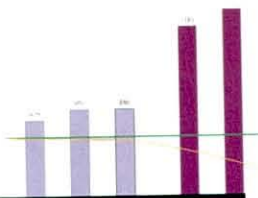
LOCAL PLAN CHAPTER	HOUSING
MEASURE	HOU1 (i) Completion rate for new dwellings (ii) Proportion on brownfield sites
TARGET	(i) Above minimum 470 per annum (ii) Above 66% of all housing development
Achieved	<p>Yes – both (see Core Output Indicators for details)</p> <p>☺</p>
Information Source	Development Control Monitor



LOCAL PLAN CHAPTER	HOUSING
MEASURE	HOU4 Affordable dwellings completed
TARGET	At least 210 per annum
Achieved	Yes – 255 developed (including 189 rented) 
Information Source	Development Control Monitor

LOCAL PLAN CHAPTER	HOUSING
MEASURE	HOU8 to 12 Minimum density achieved on allocated sites
TARGET	%of completions above LP densities
Achieved	77% of completions on allocated sites were at above LP density (10% equal density and 13% below) 
Information Source	Development Control Monitor

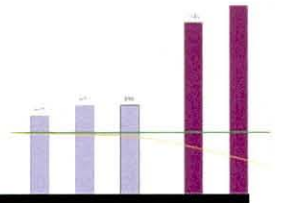
LOCAL PLAN CHAPTER	ARTS, ENTERTAINMENT AND COMMUNITY
MEASURE	AEC1 Major leisure development in centre or on edge-of-centre sites
TARGET	Floorspace + none approved out of centre
Achieved	2040 sq. m. (one scheme – Sports Hall at Hewett School – this was out-of-centre) 
Information Source	Development Control Monitor



LOCAL PLAN CHAPTER	SPORT AND RECREATION
MEASURE	SR3 Loss of open space except in circumstances permitted
TARGET	None
Achieved	Yes – no development infringing policy on open space in 2004/5 ☺
Information Source	Development Control Monitor

LOCAL PLAN CHAPTER	TRANSPORTATION
MEASURE	TRA3 Proportion of walking and cycling at each main cordon
TARGET	Increase %
Achieved	Cycling – Inner Ring Road cordon = 7.2% of all vehicles (+6.2% from 2001) Walking – Inner Ring Road cordon = -8.9% (2001-04) ☹
Information Source	Development Control Monitor

LOCAL PLAN CHAPTER	TRANSPORTATION
MEASURE	TRA10/11 Level of contributions negotiated through s106 for transport schemes
TARGET	£250k per annum
Achieved	No - £46,500 in s106 agreements in 04/05 ☹
Information Source	Development Control Monitor



LOCAL PLAN CHAPTER	TRANSPORTATION
MEASURE	TRA15 Provision made on cycle network for enhanced facilities for cyclists
TARGET	Number of schemes implemented
Achieved	
Information Source	Development Control Monitor

Norwich Local Development Framework

Annual Monitoring Report

2005/06

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