

Report for Resolution

Report to Executive
9 December 2009
Report of Director of Regeneration and Development
Subject Annual Monitoring Report 2008-09

7

Purpose

To consider the 2008/9 Local Development Framework Annual Monitoring Report, and seek authorisation for its submission to the Government Office by the deadline of 30 December 2009.

Recommendations

To approve the Annual Monitoring Report 2008/9 for submission to the Government Office Go East.

Financial Consequences

There are no direct financial consequences of this report.

Risk Assessment

There are no risks associated with this report although failure to submit an annual monitoring report as required could cause reputational harm to the City's planning service.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority "Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future" and the service plan priority to deliver the local development framework for Norwich .

Executive Member: Councillor Morrey - Sustainable City Development

Ward: All

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Background Documents

Local Development Framework Annual Monitoring Report 2007-08

Report

Introduction

1. This is the fifth Annual Monitoring Report (AMR) for Norwich and its production, publication and submission to the government office each year is a statutory requirement. The AMR gives information about progress made on the local development documents set out in the local development scheme. It also highlights the range of development taking place locally and how it contributes to implementing of the adopted development plan policies.
2. This AMR for Norwich reviews the year April 2008 to March 2009 and is attached to this report as Appendix 1. With members' approval, it will be submitted to GO-East by the end of December deadline.
3. In summary the AMR shows that whilst progress is being made on a number of key documents developing future planning policy affecting Norwich, the recession has had a very considerable impact on development activity in Norwich. Only approximately half as many new homes were completed in 2008/09 than were completed in the previous year.
4. For the first time this year the results of monitoring development completed against "Building for Life" criteria are included in this report. The Building for Life criteria aim to establish a national standard for assessing well-designed homes and neighbourhoods. Only partial or fully completed schemes delivering 10 or more units are assessed and schemes are scored against 20 separate criteria. 18 sites were assessed and a number of these implement planning permission granted several years ago. The results are reported on page 49 of the AMR but will really only become meaningful once they can be compared with either performance in other areas or how performance in Norwich changes over time.
5. The key challenge for the City Council over the next monitoring year and beyond will be the delivery of high quality housing through the economic downturn, whilst still maintaining an adequate provision of employment uses within the Norwich Area. The delivery of the Joint Core Strategy will also be an important achievement to guide the future work within the Local Development Framework. Whilst more effects of the economic downturn may still transpire, there are positive signs of continued housing development through social housing projects and only a small increase in retail vacancy rates in the city centre.
6. This report was presented to LDF Working Party on 23 November 2009 with a briefing note to add further information to the report. At the meeting it was requested that further information was included to explain the 5 year housing supply statement more fully, and this has been done. A summary of the report is provided below.

Progress on the local development scheme during 2008/9

7. The **Joint Core Strategy (JCS)** was subject to a technical consultation in

July/August 2008, and a full public consultation starting in March 2009. More recently, the Greater Norwich Development Partnership and councils agreed the proposed submission version and it was published for representations on soundness in November/December 2009. With submission to the Secretary of State planned for February 2010 and the public examination in October 2010, the expected adoption date is the end of 2010.

8. Work to progress the **Site Allocations Development Plan Document** formally started with the initial 'call for sites' from February 2009. The first full public consultation started on possible sites for inclusion in the document in November 2009 and will end in February 2010.
9. From December 2008 to January 2009 the **Northern City Centre Area Action Plan** was published for representations on soundness. As result of the responses further, focussed changes were made and consulted on during June 2009 before submitting the plan to the Secretary of State in July. The public examination hearings took place in November 2009 and the binding inspector's report is due to be finalised in January 2010 with adoption following afterwards.
10. Revisions to the LDF work programme (the local development scheme) to maintain a rolling three-year forward plan are proposed separately in an accompanying report.

Local development and its contribution to plan implementation

11. **Business completions and decisions:** A significant development of office floorspace was completed at the Barrack Street redevelopment, contributing to 9870 square metres of Class B1a (offices) floorspace being completed across the city as a whole. In addition, 3335 square metres of B1c (light industry) floorspace, 1696 square metres of Class B2 (general industry) floorspace and 994sq.m Class B8 (storage and distribution) floorspace were completed. Through planning application decisions, 24000sq.m of business floorspace (B1, B2 and B8) was approved, of which 7000sq.m was on allocated land.
12. **Business land:** Of the allocated employment land, 7.65 hectares had permission or were under construction out of a total 45.58 hectares. Development of 3.76 hectares were completed in 08/09, of which 2.34 hectares was in non-employment uses.
13. **Housing completions:** 527 dwellings were completed in 2008/9. This was a reduction in dwelling completions from 1040 in 2007/8 and up-to-date information from developers has helped to forecast this change in the housing trajectory. Historically high completion rates in recent years mean that, overall, the city is ahead of the minimum housing requirement set by the regional plan for 2001-2021. Of the dwellings built in 2008/09 95% were on previously developed land and 235 of these completions were affordable housing (43% of total gross dwellings completions).
14. **Housing permissions:** 642 dwellings were granted permission in 2008/9, of which 515 were new housing commitments on un-allocated land or additional dwellings permitted on allocated land over and above local plan targets. Of the 642 dwellings permitted 57 were on greenfield land, leading to 91% being on previously developed land. Major housing developments were approved at

Earlham Road (41 dwellings), Northumberland Road (54 dwellings) and Muspole Street (57 dwellings). In the previous year (2007/8) 919 new dwellings were permitted of which 566 were housing commitments. The required 5 year housing supply is 3370 net additional dwellings. From developer information and other relevant evidence we only have 2910 dwellings that are likely to come forwards within the 5 year supply timeframe. Due to market conditions the remaining 4757 dwellings in the housing commitment at 1st April 2009 are not currently coming forwards for development.

15. **Retail trends and completions:** City centre retail floorspace increased by 368sq.m between January and July 2009. Norwich was ranked 11th in the 2009 CACI retail rankings, 13th in the 2008 Experian rankings and 8th in the Venuescore rankings. Vacancy rates rose from 5.4% to 8.1% since the last monitoring year, and this was still less than the national average of 12% (source: Local Data Company), emphasising the relative health and vitality of the city centre during the challenging trading conditions of a recession.
16. **Other major developments:** Notable major developments completed or in progress in Norwich include the Barrack Street and Whitefriars redevelopment for mixed use, the former Norfolk and Norwich Hospital site housing redevelopment, Reads Flour Mill on King Street and the former Start Rite shoe factory on Crome Road. Smaller major housing schemes such as the Loke on Dereham Road and New Mills Yard on Oak Street were also completed. Permission was granted for the comprehensive redevelopment of Anglia Square after the monitoring period, in October 2009.

NORWICH LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT

2008-09

October 2009

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EXECUTIVE SUMMARY

1. Annual Monitoring Reports (AMRs) (a) give information about progress made on the Local Development Documents set out in Local Development Schemes and (b) highlight the range of development taking place locally and how that development is contributing to the implementation of the adopted development plan policies. This AMR for Norwich reviews the year April 2008 to March 2009. It will be submitted to GO-East in December 2009.
2. The key challenge for the City Council over the next monitoring year and beyond will be the delivery of high quality housing through the economic downturn, whilst still maintaining an adequate provision of employment uses within the Norwich Area. The delivery of the Joint Core Strategy will also be an important achievement to guide the future work within the Local Development Framework. Whilst more effects of the economic downturn may still transpire, there are positive signs of continued housing development through social housing projects and only a small increase in retail vacancy rates in the city centre.

Local Development Document progress

3. Good progress has again been made on the **Joint Core Strategy (JCS)**. The expected adoption date is still in 2010, but now towards the end of the year. The **Site Allocations DPD** has commenced with the call for sites completed. The first stage of the two Regulation 25 consultations commenced in November 2009. The **Northern City Centre Area Action Plan** has progressed to the examination stage, with some focused changes being made to the document after the Regulation 27 consultation. The examination takes place in November 2009.

Local development and its contribution to plan implementation

4. **Business completions and decisions:** A large amount of B1a office floorspace was completed at the Barrack Street redevelopment, with a total of 9870 sq.m of B1a floorspace completed in the whole city. Also 3335 sq.m of B1c floorspace, 1696sq.m B2 floorspace and 932sq.m B8 floorspace were completed. Through planning application decisions, 24000sq.m of business floorspace (B1, B2 and B8) was approved, 7000sq.m on allocated land.
5. **Business land:** Of the allocated employment land, 7.65 had permission or were under construction out of a total 45.58ha. 3.76ha was completed in 08/09, of which 0.7ha was in non-employment uses.

6. **Housing completions:** 527 dwellings were completed. The reduction in dwelling completions from 1040 in 2007-08 to 527 was broadly predicted in the housing trajectory. High completion rates in recent years however mean that the council remains ahead of housing targets. Of these dwellings 95% were on previously developed land and 235 of these completions were affordable housing (43% of the gross housing completions). Building for Life assessed completed/partially completed major developments, to show 10% of the total completed dwellings achieved a score of 16 or more, 47% 14 to 15.5, 41.5% 10 to 13.5 and 1.5% achieved less than 10.
7. **Housing permissions:** 642 dwellings were granted permission in 2008-09, of which 515 were new housing commitments (on un-allocated land or additional dwellings permitted on allocated land beyond local plan targets). This compares to 919 dwellings approved in 2007-08, of which 566 were new housing commitments. Of the 642 dwellings permitted, 57 were on greenfield land, leading to 91% being on previously developed land. Major housing developments were approved at Earlham Road (41 dwellings), Northumberland Road (54 dwellings) and Muspole Street (57 dwellings). The required 5 year housing supply is 3370 net additional dwellings. From developer information and other relevant evidence we only have 2910 dwellings that are likely to come forwards within the 5 year supply timeframe. Due to market conditions the remaining 4757 dwellings in the housing commitment at 1st April 2009 are not currently coming forwards for development.
8. **Retail trends and completions:** City centre floorspace increased by 368sq.m between January and July 09 and Norwich is ranked 11th in the 2009 CACI retail rankings, 13th in the 2008 Experian rankings and 8th in the Venuescore rankings. Vacancy rates did rise however from 5.4% to 8.1% since the last monitoring year, but this was less than the national average of 12% (source: Local Data Company).
9. **Other major developments:** Notable major developments completed or in progress in Norwich include the Barrack Street and Whitefriars redevelopment for mixed use (residential, hotel, offices and retail/café floorspace), the former Norfolk and Norwich Hospital site housing redevelopment, Reads Flour Mill on King Street and the former Start Rite shoe factory on Crome Road. Smaller major housing schemes such as the Loke on Dereham Road and New Mills Yard on Oak Street were also completed. Permission was granted for the comprehensive redevelopment of Anglia Square after the monitoring period, in October 2009.

1. INTRODUCTION

- 1.1 This is the fifth Annual Monitoring Report (AMR) for Norwich. The Planning and Compulsory Purchase Act 2004 and Planning Policy Statement 12 require AMRs to (a) give information about progress made on the Local Development Documents set out in Local Development Schemes; (b) highlight the range of development taking place locally and how that development is contributing to the implementation of the adopted development plan policies; and (c) progress against core output indicators.
- 1.2 This AMR for Norwich reviews the year 1st April 2008 to 31st March 2009. It:
- provides an overview of development which has taken place;
 - comments on significant planning applications decided during the year;
 - highlights major developments which are expected to be implemented in future years;
 - looks at how approved development implements the City of Norwich Replacement Local Plan (adopted November 2004).
- 1.3 Norwich was identified as a growth point in 2006 by central government. The East of England Plan has identified the requirement for Norwich to accommodate an additional 10,610 dwellings between April 2000 and March 2021, which would mean an annual average of 710 dwelling completions per year. The East of England Plan also identified the requirement for an additional 35,000 jobs across the Norwich Policy Area between 2001 and 2021. In 2008 however the economic downturn that started to appear in the last monitoring year continued, with the effect of reduced house building and increased unemployment across the region. Whilst more effects of the economic downturn may still transpire, there are positive signs of continued housing development through social housing projects and only a small increase in vacancy rates in city centre uses.

Contextual Changes – National and Regional Policies

- 1.4 In 2008-09 there were a number of changes to national and regional policies which affected Norwich. For more detailed information about national planning policies and guidance, see www.communities.gov.uk/planningandbuilding/planning/. General information about regional planning can be found at www.eera.gov.uk. The adopted regional plan for the East of England (see below) is available at www.gos.gov.uk/goeast/planning/regional_planning/.

Town and Country Planning (Local Development) (Amendment) Regulations (2008 and 2009) and Planning Policy Statements

- 1.5 National regulations governing planning policy were changed in 2008 and again in 2009. These changes were reflected in part in the revisions to Planning Policy Statement 12. The revised PPS 12 explains the purpose of spatial planning, sets out the main elements of local spatial plans and the key government policies on how they should be prepared. The key changes that occurred through the regulations and subsequently revisions to PPS12 were:
- Removal of the 'preferred options' stage in development plan document preparation. Four key stages now exist including Pre-production, Production, Examination and Adoption. Within the Production Stage there are two statutory consultation stages. Regulation 25 consultations allow people to comment on what should be included in a Development Plan Document (DPD). Regulation 27 consultations allow people to comment on the soundness of a DPD, commenting on the process through which it was produced.
 - Sustainability Appraisals are no longer required for Supplementary Planning Documents.
 - The removal of the requirement to include Statement of Community Involvement documents in the Local Development Scheme, or to submit them to the Secretary of State before adoption.

Planning Policy Statements

- 1.6 There are currently two new Planning Policy Statement documents in development, Planning Policy Statement 4 and Planning Policy Statement 15.

Draft Planning Policy Statement (PPS) 4: Planning for prosperous communities

- 1.7 The draft PPS4 updates the draft PPS4 on Sustainable Economic Development, and replaces PPS6 on Planning for Town Centres, PPG4 on Industrial, Commercial Development and Small Firms, PPG5 on Simplified Planning Zones and parts of PPS 7 on Sustainable Development in Rural Areas and PPG13 on Transport. A consultation was held on the document, which ended on 28th July 2009. It is expected to be finalised by late 2009. The main purpose of Draft Planning Policy Statement 4: Planning for Prosperous Economies (PPS4) is to bring together in one document all planning policies which have an affect on the economy. It emphasises the need for regional planning bodies and local planning authorities to plan proactively for economic development in their areas.
- 1.8 The draft PPS4 is based on recommendations from the Taylor Review of Rural Economy and Affordable Housing and on the Planning White Paper, Planning for a Sustainable Future. Further to the Sub-National Review of Economic Development and Regeneration, the intention is to bring economic development and spatial planning together at a regional level.
- 1.9 The consultation document contained a series of questions, including whether a new impact test for town centres was required to consider retail diversity and economic, social and environmental impacts of town centre uses. This would affect Norwich if carried forwards and be a consideration for future larger scale retail development.

Consultation paper on new Planning Policy Statement 15: Planning for the Historic Environment

- 1.10 The revised planning policy statement will incorporate Planning Policy Guidance 15 on Planning and the Historic Environment and Planning Policy Guidance 16 on Archaeology and Planning. The document was consulted on outside of this monitoring year. Further progress will be reported in the AMR for next year.

Regional Spatial Strategy

- 1.11 The **East of England Plan, the Regional Spatial Strategy** (RSS) was adopted in May 2008. It covers the period 2001 to 2021. The major policy implications for Norwich are:
- Confirming the status of Norwich as a Key Centre for Development and Change (and its designation as a New Growth Point), the RSS requires employment growth of 35,000

for the greater Norwich Area with the aim of achieving a more sustainable balance between workers and jobs, and a new housing target of 33,000 for the Norwich Policy Area (of which a minimum of 14,100 will be in Norwich);

- a Regional Transport Strategy (as part of the plan), which seeks to minimise environmental impact by reducing the need to travel and achieving an eventual reduction in traffic on the region's roads, encouraging the use of sustainable modes of transport and widening choice of travel modes. Norwich is identified as a 'regional transport node', to which accessibility should be promoted;
- regeneration priorities, of which Norwich is one, with a focus on the built heritage and on economic growth;
- policy ENG1 required developments of 10 dwellings or more or commercial development of more than 1000 square metres of floorspace to demonstrate how 10% of the total energy requirement for the development when in operation would be met through renewable or low-carbon sources, produced from a non-centralised source;
- protection of the distinctive historic built environment, requiring good quality of design and sustainable construction methods, including a requirement that all major developments should include sustainable energy sources;
- protection and enhancement of the region's natural environment, including its biodiversity, while minimising the risks of flooding.

1.12 The plan requires joint working in the preparation of local development documents. This is being achieved through the emerging JCS covering Norwich City, Broadland and South Norfolk District areas, its preparation overseen by the Greater Norwich Development Partnership. Progress on the JCS is outlined in section 2 below.

1.13 A review of the RSS, looking forward to 2031, has been launched since the end of the monitoring period and will require further sub-regional work. It will set housing and job targets to 2031. Its findings will be reflected in local planning documents.

The East of England Regional Spatial Strategy Single Issue Review: Planning for Gypsy and Traveller Accommodation in the East of England

1.14 The East of England Regional Assembly (EERA) began the development of the draft RSS Single Issue Review on Planning for Gypsy and Traveller Accommodation in the East of England during the monitoring period. The findings of this review were published in July 2009 outside of the monitoring period for this AMR. The review replaces policy H3 on affordable housing in the East of England Plan. The revised policy identified in Norwich that there were 18 unauthorised pitches in January 2006, with 15 minimal additional pitches required between 2006 and 2011 for Gypsy and Travellers, with the total minimum of 33 additional pitches by 2011. The new policy H4 for Travelling Showpeople identifies that

there is currently provision for 75 families in Norwich and 21 additional plots are required between 2006 and 2011 to be provided in Norwich and neighbouring districts. Site locations will need to be determined through development plan documents, with further guidance on Gypsy and Travellers sites available through Circular 01/2006 (ODPM) and Designing Gypsy and Traveller Sites (CLG, 2008) and guidance on Travelling Showpeople in Circular 04/2007 (CLG).

Code for Sustainable Homes

- 1.15 The Code for Sustainable Homes (CfSH) became mandatory from May 2008. The Code measures the sustainability of a new home against nine categories of sustainable design giving more importance to energy and water issues, rating the 'whole home' as a complete package. It uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. It also sets minimum standards for energy and water use at each level and replaces the previous EcoHomes standard. The Code became mandatory across all development, but only public sector housing was required to meet CfSH level 3.

Management of the Local Development Framework (LDF) Process

- 1.16 Systematic procedures are in place within the Council which will ensure efficient and effective project management of the LDF programme and the preparation of the individual planning documents within it. The Greater Norwich Development Partnership has established a steering group of officers from the participating planning authorities to take forward work on the JCS.
- 1.17 A project management approach has been adopted for all Development Plan Documents with project managers producing regular highlight reports against project plans to oversee the preparation of those planning documents likely to raise particularly complex planning issues.
- 1.18 Project plans identify partnership working between officers within the council and other stakeholders, in accordance with the code of practice set out in the adopted Statement of Community Involvement.
- 1.19 The Council is also using the Planning Advisory Service's "soundness self-assessment toolkit" as a way of monitoring the process of document preparation to ensure that all regulatory matters are considered and all the tests of soundness are covered.
- 1.20 To ensure political accountability, all Local Development Documents brought forward through the LDF process are reported to the Local Development Framework Working Party.

This is a small group of elected members formed to consider, discuss and provide an input into these documents at key stages of preparation and consultation.

- 1.21 The preparation of AMRs each year requires that detailed data about approved and completed development can be readily extracted from the Council's systems and analysed systematically. Data is currently being inputted into the county-wide online monitoring system, CDP Smart. For the monitoring year of 2009-10 CDP will be able to produce reports on planning decisions and completed development.

Key Challenges for Planning in Norwich

- 1.22 The key challenge for the City Council is firstly to attempt to minimise the effects of the present economic downturn in the short term and secondly to ensure that the recent high levels of development within Norwich reported in this AMR can be returned to as soon as the present economic slump reverses. Housing completions fell by 50% from 1040 in 2007-08 to 521 in 2008-09. There were however a high delivery of affordable dwellings (43% of the gross additional dwellings).
- 1.23 There was some increased pressure through planning applications to lose retail uses in the city centre. These were avoided through good use of local plan policies. A guidance note was also released by Communities and Local Government titled 'Looking after our Town Centres' in April 2009. The report highlights that empty shops can be eyesores or crime magnets. It provides good practice on how to prevent this.
- 1.24 One of the measures which it suggests is using the vacant shop fronts to display posters or artwork. Norwich City Centre Partnership in conjunction with retailers, landlords and tenants has already developed a campaign to help brighten up empty shop frontages with posters to keep the city attractive and vibrant for shoppers and visitors. This is quoted as an example of good practice in the regional section of the government report.
- 1.25 Furthermore the document suggests allowing temporary changes of use, to transform vacant premises into something innovative for the community e.g. a social enterprise, learning centre, a showroom for local artists or an information centre. Opening up empty shops on a temporary basis will help to maintain vibrant community and lively spaces; however it is important that change of uses are only given on a temporary basis so they can easily be reverted back to their original use. Allowing permanent changes of use would result in a reduction in retail uses in the city centre and this could affect the long term viability and vitality of the area.

- 1.26 Another key challenge for the council as local planning authority is ensuring that development is sustainable, responsible, well-designed and consistent with the Council's strategy in other respects. It should also support and enhance the special heritage and environmental character of Norwich and provide for an appropriate mix of development which is well-related to existing services and meets the economic needs of the city.
- 1.27 There are particularly complex challenges associated with the delivery of the growth agenda. Success depends firstly on maintaining effective working relationships with neighbouring local authorities, principally through the Greater Norwich Development Partnership. Secondly, it is essential to harness the expertise of outside agencies to identify and deliver the specific investment and infrastructure needed to support the level of growth proposed.
- 1.28 To help to achieve this, a number of key Norwich area studies have been completed during the last monitoring year, detailed in section 2. These studies have provided evidence for policy development for the Joint Core Strategy and inform the whole of the Local Development Framework.

2. LOCAL DEVELOPMENT SCHEME – IMPLEMENTATION AND SLIPPAGE

- 2.1 The Norwich Local Development Scheme (LDS) is the City Council's approved programme and timetable for the preparation of those individual planning documents which will make up the LDF. The LDS was last updated in June 2007 following approval of a revised version by the Government Office for the East of England (GO-East). This is currently being revised in 2009 to reflect the changes to the plan making process due to changes in the regulations and the revised work plan for the different development plan documents.
- 2.2 The AMR is required to review progress in both preparing these local development documents and achieving the milestones set out in the published LDS. This latest report indicates whether or not those targets have been achieved and shows any changes in the LDS timetable. For the most up-to-date picture any changes in the implementation of the LDS up until November 2008 have been included. A fully revised LDS will be published separately, and a review of progress against updated milestones will be published in next year's AMR 2009/10.

Development Plan Documents

Joint Core Strategy

- 2.3 The JCS is a key part of the LDF work programme. Much of the work for the JCS involves planning for growth over a twenty year timescale 2006-2026, and thus extends 5 years beyond the end date of the East of England Plan (2021). This enables the Core Strategy to be more readily aligned with the recently commenced early review of that plan.
- 2.4 A key part of the New Growth Points work has been to commission the broad range of background studies necessary to support the Greater Norwich development programme and to inform the Joint Core Strategy, engaging specialist consultants to carry out this work where necessary. The following studies had been completed by the previous monitoring year of 2007-08:
- **Housing Needs and Stock Condition Survey (2007)**
 - **Housing Market Appraisal (2007)**
 - **Retail and Town Centres Study (GVA Grimley, 2007)**

- **Growth Infrastructure Study**
- **Water Cycle Study (stage 1, 2007)**
- **Green Infrastructure Study/Strategy and Action Plan (Chris Blandford Associates, 2007)**
- **Employment Growth and Employment Sites and Premises Study (ARUP, 2008)**
- **Norwich Open Space Needs Assessment**
- **Strategic Flood Risk Assessment**
- **PPS1 Energy Study**

The following studies were in progress in the monitoring year of 2008-09:

- **Strategic Housing Land Availability Assessment** (Stage 7 published in August 2009)
- **Strategic Flood Risk Assessment for Norwich** (nearly completion)
- **Water Cycle Study** (Stage 2 in progress, nearing completion)

2.5 In the previous Annual Monitoring Report it was reported that a Technical Consultation was held under Regulation 25 for the Joint Core Strategy. This consultation was followed by a further Regulation 25 consultation between March and April 2009. The responses to this consultation were considered between April and September 2009, with the production of the submission version of the document around October 2009. The consultation on soundness (Regulation 27) is in November and December 2009, with expected submission to the Secretary of State in February 2010. The document has progressed well over the monitoring year of 2008-09, and it is still expected that it will be adopted at the end of 2010. The timetable has been delayed compared to the original LDS target due to changes in the regulations in 2008. This was reported in the last AMR for 2007-08.

Joint Core Strategy Milestones		
Activity	LDS Target	Actual/Expected
Commencement	January 2007	January 2007
Prepare Issues and Options and Consult	Feb 07 to Dec 07	Mar 07 to Feb 08
Prepare Technical Consultation Regulation 25 and consult	Dec 07 to Jul 08	Jun 08 to Sept 08
Further Regulation 25 consultation	Jan 09 to Feb 09	Mar 09 to Jun 09
Regulation 27 consultation on soundness	Jun 09 to Jul 09	Nov 09 to Dec 09

Submission	Sept 09	Feb 10
Adoption	Jul 10	Dec 10

Site Allocations DPD

2.6 The Site Allocations DPD allocates sites for development and protection to enable the implementation of the JCS. Because of the timing of the legislative changes affecting the JCS timetable, progress on the Site Allocations DPD has in turn been delayed. In addition, work on the DPD could not be progressed beyond a preliminary stage without detailed information from the Strategic Housing Land Availability Assessment, on the viability of housing sites for development. This final stage of the study is now nearly completion, as noted in paragraph 2.4 above.

2.7 The Site Allocations DPD will be prepared under the requirements of PPS12. Project planning for the Site Allocations DPD commenced in October 2008. A “call for sites” consultation was undertaken between February and April 2009. There will be two stages of regulation 25 consultation. The first stage of regulation 25 consultation is between November 2009 to February 2010.

Site Allocations DPD Milestones		
Activity	LDS Target	Actual/Expected
Commencement – Call for Sites December	Dec 08	Feb 09
Prepare Draft Plan	Jan to Sept 09	Jan to Feb 09
Undertake Regulation 25 consultation 1	Mar 09 to Apr 09	Nov 09 to Jan 10
Undertake Regulation 25 consultation 2	Aug 09 to Sep 09	Aug 10 to Oct 10
Publication/Regulation 27	Jun 10	Jul to Aug 11
Submission	Sept 10	Oct 11
Adoption	Jan 12	Jul 12

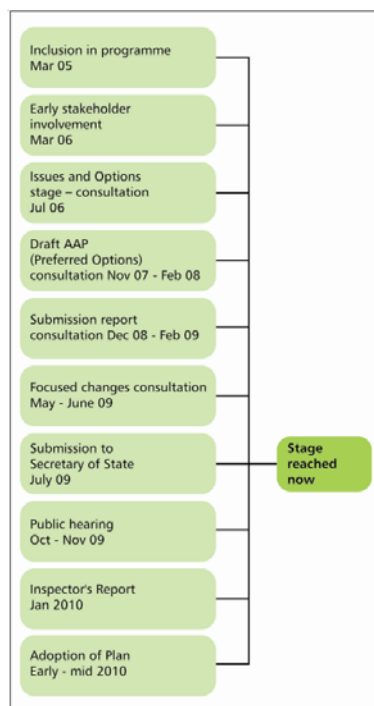
City-wide Development Management Policies DPD

2.8 The City-Wide Development Management Policies DPD will provide more detailed, generic policies to complement the Site Allocations DPD. The 2007 LDS showed that production of this document was likely to start at the end of 2008. As was the case with the Site Allocations Plan, commencement of this document has been postponed as a result of

delays in the overall JCS timetable. It is now expected that the DPD will commence early 2010.

Northern City Centre Area Action Plan

- 2.9 The area of Norwich city centre north of the River Wensum is a focus for major change. Several key regeneration sites will be redeveloped over the next ten years, including the extensive core zone comprising the Anglia Square shopping centre and the central part of Magdalen Street. A Stakeholder Forum with representatives from the local community, landowners, businesses and services has been set up in order to ensure continuous engagement throughout the process.
- 2.10 Since the 2007-08 AMR, the Submission document was created and sent out for consultation in December 2008. The NCCAAP submission version was published on 8th December 2008. Around 190 specific and general consultees were notified of the publication of the plan and invited to make representations within the consultation period on the soundness and legal compliance of the document. The consultation period lasted for over 11 weeks and closed on 27th February 2009. A total of 24 representations were received under Regulation 27.
- 2.11 Most of the Regulation 27 representations were supportive of the plan. However some representations were judged to be significant in terms of soundness, particularly relating to implementation issues, and therefore required some changes to be made to the plan prior to submission to improve the plan's soundness.
- 2.12 Under the planning regulations these amendments are classified as 'focused changes', and the Council was required to consult on these changes before submission of the plan to the Secretary of State. This also includes a list of minor edits, clarifications and updates, some of which address issues raised in the Regulation 27 representations where appropriate. These minor amendments were not required to be consulted upon, but were included in the focused changes consultation material for information. This consultation took place between 27th May and 24th June 2009.
- 2.13 The plan was then submitted to the Secretary of State in July 2009, followed by a Public Hearing in November 2009. It is anticipated that the plan will hopefully be formally adopted in early 2010.



Northern City Centre AAP Milestones		
<i>Activity</i>	<i>LDS Target</i>	<i>Actual/Expected</i>
Commencement	Nov 05	Nov 05
Preparation of Scoping Report for Sustainability Appraisal	Nov 05 to Jul 06	Nov 05 to Jul 06
Regulation 26 Public Participation on Issues and Options	Jul 06	Jul 06
Consultation on Preferred Option (Draft Plan)	Oct to Nov 07	Dec 08 to Feb 09
Pre-submission consultation	Dec 08 to Jan 09	May to Jun 09
Submission	Mar 09	Jul 09
Pre-Hearing Meeting	Jun 09	Nov 09
Commence Public Examination	Aug 09	Nov 09
Adoption	Feb 10	Early 10

Norwich Research Park/UEA Joint Area Action Plan

2.14 There has been no further progress on this Area Action Plan in the monitoring period of 2008-09. Further progress will be reported in the next AMR.

Supplementary Planning Documents

- 2.15 Supplementary Planning Documents (SPDs) provide a more detailed interpretation of planning policies in Development Plan Documents. Planning Briefs are SPDs which give detailed guidance on the development of individual sites identified in the Site Allocations DPD.

Deal Ground and Utilities Site Master Plan

- 2.16 The Deal Ground and Utilities site are areas of land located to the east of the city allocated for development in the City of Norwich Replacement Local Plan.
- 2.17 A high-level, non-statutory, master plan will be prepared to guide the regeneration of those key regeneration sites. The master plan will be focused on the Deal Ground and Utilities sites, but will also include adjacent land. The plan will set out key principles of development for the sites, and will include a proposed mix (or mixes) of uses, and access arrangements.
- 2.18 The master plan will be a joint planning framework for east Norwich, prepared jointly with the relevant local planning authorities for this area (the Broads Authority, Broadland District Council, and South Norfolk Council), and the County Council as highway authority. The master plan will be informed by a robust evidence base to ensure that its proposals are both viable and deliverable.
- 2.19 Dependent on the completion of key studies, it is anticipated that the draft master plan will be published for stakeholder consultation in early 2010, and completed by spring / summer 2010.
- 2.20 A pre-application guidance note has been prepared to provide guidance to developers coming forward with proposals on the Deal Ground and /or Utilities sites in advance of the completion of the master plan. The purpose of the guidance note is to ensure that individual developments do not prejudice the overall sustainable regeneration of these key sites before a comprehensive master plan is in place.
- 2.21 The guidance note is based on existing policy updated where relevant to reflect the studies carried out to date and changes to national/regional policy and government guidance. It was prepared by Norwich City Council with input from the relevant planning authorities (the Broads Authority, South Norfolk Council and Norfolk County Council), and was published in October 2009.

Deal Ground and Utilities Site Master Plan		
<i>Activity</i>	<i>Target</i>	<i>Actual/Expected</i>
Commencement	Dependent on completion of key studies, stakeholder consultation early 2010 and completion by mid-2010	Mid-2010
Consultation		
Adoption		

Rose Lane and Mountergate Planning Brief

2.22 The Rose Lane and Mountergate Planning Brief has not been progressed since the last AMR was produced. No further progress is planned on this document at present.

Affordable Housing

2.23 The Affordable Housing SPD (interpreting Policy HOU4 of the City of Norwich Replacement Local Plan) incorporates significant revisions to current 2002 guidance following the changes to national planning policy on affordable housing introduced by the revised PPS3 in 2007. A draft SPD was published for consultation in June 2008 and adoption was planned for October.

2.24 However in light of the precedent set by the Blyth Valley case, its adoption was postponed in November 2008. This important legal ruling meant that local authorities could not revise their affordable homes policy in line with national guidance – they must have up-to-date evidence to show that a proposed new policy would be appropriate to local circumstances and would be viable in the local housing development market.

2.25 The new affordable Housing SPD was adopted on 19th October 2009. From this date, the Council are setting a target requirement of 40% of new dwelling provision as affordable housing within qualifying development. The 40% target was adopted on the basis that this may rely on social housing grant being available. If grant funding is not available and this would lead to the economic viability of the development being affected, then there will be site-specific exceptions to this target.

Affordable Housing SPD – Milestones		
<i>Activity</i>	<i>Target</i>	<i>Actual/Expected</i>
Commencement	Oct 06	Oct 06
Regulation 17 Public Consultation on Draft SPD	Sept to Oct 07	Jun 08
Adoption	Dec 07	Oct 2009

Strategic Flood Risk Assessment (SFRA)

- 2.26 National policy on flood risk (PPS25 Development and Flood Risk) has now replaced local flood risk policies and consequently it was decided that an SPD on Flood Risk and Development was not needed.
- 2.27 A Level SFRA was completed in November 2007 to determine the level of Flood risk in Norwich and the wider GNDP area. Leading on from this, the Council has been working with the Environment Agency in developing a more comprehensive understanding of the implications of locating development in areas of flood risk.
- 2.28 It was therefore necessary to undertake a Level 2 SFRA to help inform the Site Allocations DPD. This will enable the Council to undertake sequential and exception tests required by national policy, looking at mitigation measures required to enable development in areas at some risk of flood.
- 2.29 Consultants were appointed to undertake the Level 2 SFRA in March 2009, with the final report completed in November 2009.

St Stephens Street Masterplan

- 2.30 The City Council has commissioned a masterplan for the St. Stephen's Street area of the City Centre, which will ultimately be adopted as a Supplementary Planning Document. The area is an important focus for office-based employment and retail activity but many of the buildings are obsolete and it therefore presents opportunities for major new commercial development, environmental enhancement and improved pedestrian links to the bus station and within the primary shopping area. This will form a key element of the city centre strategy being developed through the JCS.

St. Stephen's/Westlegate Planning Brief - Milestones		
<i>Activity</i>	<i>Target</i>	<i>Actual/Expected</i>
Commencement (phase 1 outline masterplan)	Sept 08	Nov 08
Public Consultation on outline masterplan	Jun 09	Jul 09
Publication of outline masterplan	-	Oct 09
Commissioning (phase 2 full masterplan)	-	Mar 10
Approval of full masterplan	Mar 10	Dec 10
Adoption of SPD	Jul 10	2011

LOCAL DEVELOPMENT SCHEME FOR NORWICH, 2009-2012	
DEVELOPMENT PLAN DOCUMENTS PROGRAMME	
Document	2009 2010 2011
	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
Adopted Replacement Local Plan	saved policies (selected)
Statement of Community Involvement	* 26 26 A
DEVELOPMENT PLAN DOCUMENTS	
Joint Core Strategy for Norwich Area	25 25 27 27 S M H IR A
Site Allocation Plan and Proposals Map	C 25 25 25 25 27 27 S M
Northern City Centre Area Action Plan	25 25 27 27 S M H IR A
City-wide Development Management Policies	25 25 25 25
Proposals Map - JCS	&
Proposals Map - Site Allocations	&
Document	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
Adopted Replacement Local Plan	saved policies (selected)
DEVELOPMENT PLAN DOCUMENTS (contd)	
Joint Core Strategy for Norwich Area	
Site Allocation Plan and Proposals Map	H IR A
Northern City Centre Area Action Plan	
City-wide Development Management Policies	27 27 S M H IR A
Proposals Map - JCS	&
Proposals Map - Site Allocations	&
KEY	
Commencement	*
Prepare Draft Plan	
Public Consultation on Draft Plan	
Consider further consultation responses	
Production of Submission Document	
Regulation 25	25
Regulation 27	27
Call for Sites (Site Allocation DPD)	C
	Submission to Secretary of State (+ Public Consultation)
	Pre-Hearing Meeting
	Hearing
	Inspector's Report
	Adoption
	Proposals Map Amended

3. POLICY PERFORMANCE

3.1 This section of the AMR reviews developments given planning permission and schemes completed during 2007-08. It assesses to what extent the new development being achieved in Norwich is consistent with the policies and objectives in the adopted Local Plan and the emerging Joint Core Strategy. It also shows whether planning decisions and recorded completions were in line with national and local monitoring targets. These targets are set out in detail in Annex 1 of this report and comprise:

- (a) Statutory “Core Output Indicators”: these are standard measures prescribed by central Government for inclusion in these reports (e.g. the proportion of new housing completed on previously developed land);
- (b) Local Plan Targets – these are specific local indicators included in the City of Norwich Replacement Local Plan against key policies to gauge whether these are being implemented successfully.

About the indicators

- 3.2 The Government’s **Core Output Indicators** must be reported in all AMRs. They were revised and simplified in 2008, but still represent a substantial range of statistical data which local authorities must have the means to collect and analyse efficiently and accurately. Core Output Indicators are intended to provide standardised information on business and residential development and environmental quality.
- 3.3 In addition to these statutory indicators, the City Council has set its own **Local Plan targets** to measure the implementation of particular policies in the adopted Local Plan. These are in some cases similar measures to the Core Output Indicators, but they have different implications – the Government indicators are mostly quantitative measures (completed commercial floorspace, completed dwellings), while the City Council’s indicators mostly assess the effect of planning decisions made through the development management process. The results for 2008-09 are in Annex 1.
- 3.4 More systematic monitoring has enabled more complete and comprehensive information to be collected for the AMR this year than previously. However, a small number of indicators remain unmeasured. Further progress on the county-wide online development monitoring system (CDP Smart) in 2009 will help to resolve the outstanding problems with collection and collation of data across a range of indicators.

Business Development – Completions (Core Output Indicators BD1, BD2)

- 3.5 A total of 15,833 sq.m of new business floorspace was completed in Norwich in 2008-09, all of previously developed land. Take up of land totalled 3.76 hectares, as against 3.62 hectares in 2008-09. This figure however included a loss of 0.64 hectares of employment land at Northumberland Road, where the former Wensum Clothing Company was converted to residential. This loss of employment land was considered in light of the Employment Growth and Employment Sites and Premises Study (ARUP, 2008) and the emerging guidance from draft Planning Policy Statement 4. The future use of the land for manufacturing was considered unlikely, with the use of offices more likely in this location. A mixed use scheme with offices was therefore considered more appropriate and approved on site.
- 3.6 These completions were 2.1ha at Bowthorpe, 0.2ha at the Airport, 0.7ha on Fifers Lane and 1.4ha at Whitefriars/Barrack Street.
- 3.7 Building Inspector's records show additional business floorspace completed in the past year. Four schemes provided completed office floorspace (B1a) in the monitoring year of 08/09. 8079sq.m of floorspace was completed at the Barrack Street redevelopment in the city centre. Other sites included 1487sq.m conversion of language school teaching space to office space at Bowthorpe Hall, 158sq.m conversion of a residential dwelling to office space and 146sq.m new office floorspace at Units 1 & 8 Alkmaar Way. The total completed B1a floorspace was therefore 9870sq.m.
- 3.8 Two new B1c (light industry) industrial units were completed at Henderson Business Centre, 51 Ivy Road (3335 sq.m.), which formed part of the redevelopment of the former playing fields at Bowthorpe School. There were two completions of B2 (general industrial) floorspace, 1446sq.m at Vulcan House, Vulcan Road North forming a new builder's merchants, and 250sq.m at Kettle Foods Ltd., 38 Barnard Road. There was one completion of new B8 (storage and distribution) floorspace, 932sq.m at Spar Road. The total employment uses completed around the city were therefore B1a: 9870sq.m, B1c: 3335 sq.m, B2: 1696 sq.m and B8: 932 sq.m.
- 3.9 Notable permissions for new business space granted in the monitoring period include:
- Conversion of a car showroom to form 930 sq.m B1a office space at 106-120 Ber Street;
 - Erection of 1100 sq.m B1a office space at the former Anglian Windows site, Fifers Lane;

- Erection of 2404 sq.m. B1a office space at St James Works, 12-20 Whitefriars;
- Erection of 8079 sq.m. B1a office space at the Barrack Street redevelopment site;
- Erection of 2000 sq.m. B1a office space at land between Pigg Lane, Palace Street and Bedding Lane, including 1- 2 St Martin At Palace Plain;
- Conversion of 913 sq.m from storage to B1c light industrial at Unit 2, 5 Caley Close, Sweet Briar Road Industrial Estate;
- Conversion of 932 sq.m from general industry to B8 storage/distribution at the site of the former PDC Building, Spar Road;
- Change of use of 718 sq.m from light industrial to B8 storage/distribution at Norwich Shoes Ltd, Havers Road;
- Change of use of 1175 sq.m from car repairs to B1/B8 storage/distribution at the Vehicle Repair Workshop and premises at Hall Road;
- Conversion of 1469 sq.m to B8 storage/distribution space at Diamond H Controls Ltd, Vulcan Road North.

3.10 An additional 1473sq.m of office space was permitted in small schemes around the city.

3.11 These trends continue to indicate a response by the market to demand for well-located, high quality office and industrial space, as well as more flexible use of existing floorspace and of established firms opting to expand in situ rather than relocating – perhaps as a result of the restricted choice of development land and premises highlighted in the recent Employment Study.

Business Development – Net Employment Land Available (Core Output Indicator BD3)

3.12 As at 1 April 2009, a total of 45.58 hectares of employment land was identified for development for employment purposes (uses in Class B of the Use Classes Order), comprising 7.68 hectares of land with planning permission (or under development) and 37.9 hectares (ha) allocated for employment purposes without permission. 3.75ha of employment land development was completed in 2008-09, with 0.7ha of this land going to non-employment uses and 0.64ha to residential use. These other uses included a bus parking depot (0.5ha), a car salesroom (0.2ha) and residential development (0.64ha) as detailed in paragraph 3.5 above.

- 3.13 Aside from the Livestock Market and a small allocated site at Hurricane Way, there is virtually no serviced land in the city available for immediate development. The great majority of the land identified for future development is either subject to significant constraints (Deal Ground and Utilities sites), in the control of large companies and unlikely to be available for release in the short term (Bayer Cropscience, Smurfit Kappa); or both.
- 3.14 It should be noted that (aside from Anglia Square and Smurfit, Whitefriars which are existing Local Plan allocations) no account is taken in these figures of the emerging mixed use allocations in the Northern City Centre Area Action Plan, many of which are intended to provide for a significant amount of office floorspace in new development. Similarly, the proposed Rose Lane Planning Brief and St Stephens Masterplan, together with the recently approved Dukes Wharf office scheme at Duke Street, are expected to provide for high quality large scale office development meeting much of the forecast employment growth in the office sector identified as necessary in the emerging Joint Core Strategy. The recently completed Employment Study indicates in particular that at least 100,000 sq.m of office floorspace in and adjacent to the city centre will be required to support this growth.
- 3.15 An application was refused for the loss of an employment site on Whiffler Road for conversion to a retail warehouse for bulky goods. An appeal was submitted but subsequently withdrawn.
- 3.16 An application was also refused for a hotel and bowling alley at Barnard Road in Bowthorpe employment area. An appeal was made and subsequently dismissed, on the grounds that non-employment uses should not be encouraged on employment areas unless they complement employment uses. This inspector in this case did not consider the hotel and bowling alley to complement the employment uses.
- 3.17 The number of proposals for new business development coming forward pointed to a steady demand for new, high quality office, industrial and warehousing space which cannot, by and large, be accommodated by adapting the existing floorspace stock, much of which is increasingly dated and unsuitable for modern requirements. With the recent completion of new offices at Palace Street and work well advanced on the first phase of the redevelopment at Barrack Street, there is an identified pipeline of new city centre office schemes to meet demand in the short term. In the longer term the need to deliver high quality employment opportunities in the city centre will require significant new office-led development allocations and much stronger policy protection for existing premises outside defined employment areas, for which there is no Local Plan policy at present.
- 3.18 The lack of strong protection in planning policy for City centre office buildings (other than those located in areas specifically allocated for office development) has been an issue of

growing significance this year. The city Council's Corporate Plan contains a short term objective to "protect economic development sites from being used for other land use purposes" but does not yet have a sufficiently robust planning policy in place to achieve it in all areas. Where long term vacant office buildings are clearly not attracting tenants and with no prospect of them being redeveloped for commercial office use in the foreseeable future, there is little to prevent them being converted and reoccupied for other beneficial uses if those uses are otherwise acceptable in planning terms. Recent examples where office premises have been approved for other purposes include Temple House at 8-12 Vedast Street and 60 St Faiths Lane, which have both been permitted a change of use from offices (Class B1a) to hotels (Class C2).

- 3.19 To support longer term job growth, the Employment Study concluded not only that 100,000 sq.m of new office space is required in the city centre, but that an additional 250 hectares of new land allocations for employment purposes would be needed in the Greater Norwich area by 2021. With both this report and the study showing a restricted (and steadily diminishing) supply of ready-to-develop employment land in the city and the wider area, the priority for the City Council and its partners in the Greater Norwich Development Partnership will be to protect, promote and enhance the best quality employment areas and safeguard them from other forms of development.
- 3.20 The emerging Joint Core Strategy prioritises further high quality office development in the city centre and the Site Allocation Plan will identify suitable locations for such development.

Completed development for Town Centre uses (Core Output Indicator BD4)

- 3.21 This indicator monitors completed development for retail, financial and professional services, offices and leisure purposes (respectively Use Classes A1 (retail), A2 (financial/professional services), B1 (a) (offices) and D2 (assembly and leisure) of the Use Classes Order). It records categories of development which are regarded by national planning policy (PPS6) as being most appropriate in town centres, irrespective of whether or not that development actually occurred in such a centre.
- 3.22 New city centre shopping development over the monitoring period was limited, similar to last year. Overall there has been a very slight increase in A1 retail floorspace within the city centre. Between January 2009 and July 2009 the total floorspace increased from 229,123 sq.m to 229,509 (an increase of 368 sq.m). In retail development elsewhere around the city, 209sq.m of A1 retail floorspace was added at Notcutts Garden Centre on Daniels Road and 228sq.m extension to Aldi at 1 Larkman Lane (within the Larkman District Centre). A new Aldi store has been granted permission and constructed at Plumstead Road District Centre, but outside of this monitoring period.

- 3.23 The proportion of vacant retail floorspace has increased significantly since the last AMR and it currently stands at 8.1% (up from 5.4% in 2007-08). In a period of recession, this is not surprising. It is however evident that Norwich's city centre retail sector is continuing to perform relatively well with vacancy rates remaining significantly lower than the national average (quoted as 12% by the Local Data Company). This is likely to be a result of having a diverse retail mix with many independent shops and limited competition from out of town centres.
- 3.24 Within the Primary Retail Area vacancy rates has risen from 2.8% to 5.5%. The most noticeable difference has been an increase in vacant floorspace in Castle Mall (2.6% to 16.6%) and Riverside (0.0% to 16.7%). In Castle Mall this was largely a result of the closure of H&M and George and in Riverside this was a result of Woolworths going into administration. However Chapelfield Shopping Centre and the rest of the primary area still have a low proportion of vacant retail floorspace (1.7% and 2.3% respectively) which indicates that in general terms, the retail core has remained vibrant in a period of recession and that it has adjusted well to the introduction of a major new shopping development in September 2005. The situation will be kept under regular review and more flexible approaches to retail planning are being considered during the recession e.g. allowing temporary changes of use to transform vacant premises into something innovative for the community.
- 3.25 For the monitoring period, shop rental levels remained competitive. Norwich is now ranked as 11th and 13th respectively nationally in the 2009 CACI and 2008 Experian retail rankings. Norwich slipped from 9th in the 2008 CACI rankings as it has been overtaken by Liverpool and Westfield shopping centre at White City (London). Norwich nevertheless remains the premier retail destination in the East of England. Overall consumer expenditure, the basis of the CACI rankings, is up from £1.23 billion in 2008 to £1.24 billion in 2009. Norwich was also placed 8th nationally in Venuescore 2009, the UK shopping venue ranking from the Javelin Group, which assess shopping centres according to their overall shopping offer, market positioning, accessibility of stores and retail performance.
- 3.26 In terms of the other town centre uses, the only substantive A2 (financial and professional services) scheme to be completed was for the installation of a mezzanine floor at Hardwick House in Agricultural Hall Plain, where 1178 sq.m. were completed. There were also three betting shops completed. 155 sq.m was completed at the Crown and Magpie Public House redevelopment site, 109sq.m at 564 Dereham Road and 44 sq.m. at 8 Earlham House, Earlham Road. An additional 1965sq.m of D2 (assembly and leisure) use was completed at UEA Sports Park, providing an additional 8 courts.

Town Centre Development Decisions

- 3.27 Five applications were approved during the monitoring period which increased the amount of retail floorspace. Three of these developments were retail provided as part of a mixed use scheme including residential, one was for the creation of a mezzanine floor within a retail warehouse, and one was the change of use from office space to retail. There were 6 applications approved which resulted in the loss of A1 retail floorspace. All of these were change of use applications to either residential, A3 (restaurants and cafes), A5 (hot food take-away) or sui generis uses (including tattoo studios).
- 3.28 Additional A2 (financial and professional services) floorspace of 472 sq.m was provided within the St James Work redevelopment outlined above.
- 3.29 The most significant increase in town centre uses was in B1 (a) (office) use. In total over 12,600 sq m of office space was permitted. Examples included St James Works, Whitefriars; the Barrack Street redevelopment; and land bounded by Pigg Lane Palace Street and Bedding Lane.
- 3.30 There were only two leisure related permission granted: one change of use from a bank (Class A2) to a nightclub (Class A4) comprising of 210 sq.m floorspace at 39 Prince of Wales Road within the local plan late high activity area; and a change of use from an office (Class B1a) to a snooker club (Class D2) comprising of 508 sq.m floorspace at 103 Oak Street.
- 3.31 There were three schemes of note where permission was refused for town centre use development:
- A small local centre at Roys Motor Company, Leopold Road comprising 5 commercial units (within any of use classes A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (non-residential institutions), D2 (assembly and leisure), and B1 (business) and 5 dwellings. This was a revised version of a similar application previously refused in the last monitoring year;
 - Creation of a mezzanine floor at Albion Way in the Riverside area of Norwich. The additional retail floorspace was acceptable, but there were transport issues that led to a refusal of the application.
- 3.32 There were several other refusals of permission relating to town centre uses within the monitoring period. These mainly involved the loss of shops in city centre shopping frontages and local shopping centres or loss of small businesses or businesses in employment areas. Policies SHO10, SHO11 and SHO15 are all essential to the continued

success of the Council's long-established shopping strategy, which has been recognised by Government as an exemplar of good practice in planning for town centres. Effective protection of the city's limited employment land supply continued to be enacted through a range of policies in the Local Plan such as EMP3 (promoting and protecting small business uses), EMP4 and EMP5 (protecting and managing development in employment areas) and EMP7 (providing for the appropriate redevelopment of single-user employment sites).

Housing Development – Plan Provision, Past and Future Housing Completions (Core Output Indicators H1, H2)

- 3.33 The overall plan provision for new housing development in Norwich (Core Output Indicator H1) is now set by the adopted RSS. It requires 14,100 new dwellings to be built in Norwich between 2001 and 2021. This replaces the adopted Local Plan target of 5,270 dwellings between 2001 and 2011, which has already been achieved (see below). In the Greater Norwich area as a whole, the corresponding housing target for 2001-2021 is 37,000.
- 3.34 A total of 6,005 dwellings have been completed in Norwich since 2001 although as noted above housing completions have significantly reduced in the last monitoring year. Year by year dwelling completions since the start of the RSS period (Core Output Indicator H2 (a)) are shown in Figure 3.2).
- 3.35 Of the 527 net dwellings built in 2008-09, 63.9% (337) were flats, apartments or bedsits, the same figure as 2007-08 (63%). Of the remaining completions 30% (158) were houses and 6.1% (32) were bungalows. The average density of new housing achieved across the city was 102 dwellings per hectare (dph) (significantly higher than the 88 dph achieved in 2006-07 and well in excess of the 40 dwelling per hectare minimum required in the Local Plan).
- 3.36 The great majority of housing was built on previously developed (brownfield) land – 95.3% of all dwellings. A summary of the major developments around the city is given in the following two tables.
- 3.37 House building in the city centre reduced in 2008-09, reflecting the city wide reduction in dwelling completions of nearly 50%. Of the net completions, 43% were for affordable housing, indicating the nature of housing development in the current market. The proportion of windfall completions also increased significantly from previous years. The typical percentage of completions had been 25% in previous years, but 257 out of 527 (49%) net completions were windfalls in 2008/09. This indicated the slowing of work on major allocated sites with smaller sites being developed instead.

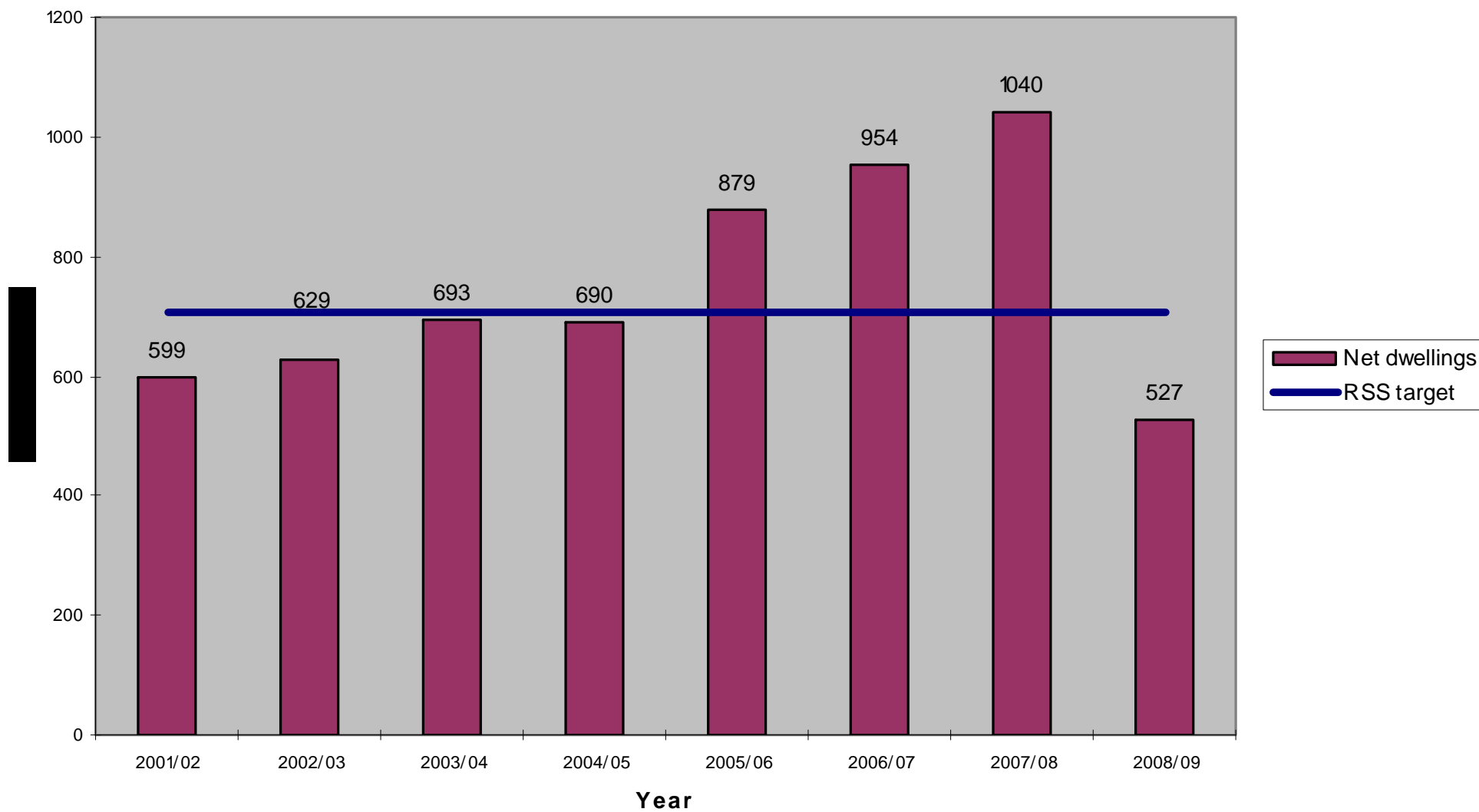
Norwich Net Dwelling Completions 2001-2008

Figure 3.2: Net additional housing completions in Norwich

3.38 The following major sites were completed in the monitoring year of 2008-09.

Application reference	Site	Number of dwellings
05/01224/F	93-101 Ber Street	18
07/00080/F	Cathedral House, 16 Cathedral Street (aka 60 St Faiths Lane)	14
06/01108/F	Site Of Former Crown And Magpie PH, Catton Grove Road	22
04/00763/F & 05/00873/F	The Loke, Dereham Road	103
07/00113/F	557 Dereham Road (Picture House Court)	21
06/00434/F	Site Bounded By Elizabeth Fry Road, Jessopp Road and Gould Road (<i>Elizabeth Fry Road/Kinghorn Road</i>)	43
06/00184/F	Foulgers House, Foulgers Opening	58
08/01003/U	Globe House, 34B Globe Place	20
07/00943/F	Heartsease House, 97 Munnings Road	17
07/01092/F	Site to the rear of Nelson Street and Armes Street (<i>Land at Armes Street and 165-175 Northumberland Street</i>)	20
04/01020/F	Former L C Jay and Sons Ltd Ironworks Site, Oak Street (<i>Unicorn Yard/New Mills Car Park</i>)	12
4/2000/0732/F	Car Park Site, New Mills Yard, Oak Street (<i>Unicorn Yard/New Mills Car Park</i>)	62
4/2000/0721/F	1-8 Quayside and former pharmaceutical factory, Pigg Lane (Previously Local Plan allocation HOU12 A16)	22
04/00851/F	The Watering, St Martins Road	21
07/00371/F	Site At Silver Road/Mousehold Avenue And Crome Road, Silver Road	14
04/00316/F	Samson and Hercules House, Tombland	17

3.39 The following major sites were still under construction, but with some phases completed on site.

Application reference	Site	Total dwellings permitted	Dwellings constructed by 08/09
06/00840/F	Site at All Saints Green and Queens Road (<i>Bus Station Site, Surrey Street</i>)	104	34
4/2002/1282/RM	Norwich City Football Club Carrow Road (<i>Norwich City Football Club, Kerrison Road</i>)	330	185
05/00569/F	Start-Rite Shoes Ltd, Crome Road/Romany Road/Branford Road (<i>Start Rite Factory Site, Crome Road</i>)	151	71
07/00019/F	Land to the rear of 523-527 Earlham Road (<i>Land rear 477-527 Earlham Road</i>)	41	18
04/00274/F	Former Flour Mills and Cannon Wharf King Street (<i>Reads Flour Mills, King Street</i>)	160	98
04/00510/F	34 Pottergate (<i>Pottergate/Fishers Lane</i>)	23	9
Various permissions	Norfolk and Norwich Hospital Site Saint Stephens Road, Brunswick Road, Wessex Street, Union Street and Bignold Playing Field, Union Street (<i>previous Local Plan allocation HOU9 B15</i>)	653	331
4/2003/0160/F	Former Youth Hostel Site On Corner of Turner Road/Waterworks Road & 82 Turner Road	15	8

3.40 Building for Life (BfL) is the national standard for assessing well-designed homes and neighbourhoods. BfL is led by CABE and the Homes Builders' Federation. This is the first year that the Council is obliged to assess completed schemes against the 20 BfL criteria, which are grouped under four headings: environment and community; character; streets, parking and pedestrianisation and design and construction. As this the first year of assessment it is not possible to provide any data on trends or to compare the scores with those of comparable LPAs. When considering the results (shown in Appendix 1, p49) it

should be noted that many of the schemes were granted permission prior to the requirement for Design and Access Statements, the present focus on sustainability in design and the statutory duty for local authorities to have regard to achieving good design.

- 3.41 The RSS requires 14,100 new dwellings to be built in Norwich from 2001-2021: a house building rate of 705 dwellings a year. We have seen already that a total of 6,005 dwellings have been completed over the first eight years of the RSS period – on average 751 dwellings a year and around 7% above target – leaving a further 8,089 to be provided by the end of the plan period. These high house building rates in previous years reduce the impact of this monitoring year's lower net completions on achieving overall requirements. To meet the adjusted target (the "residual dwelling requirement"), Norwich will still need to maintain an average house building rate of about 674 dwellings a year until 2021. That residual dwelling requirement rate determines our target for a minimum five year land supply for the City – at least 3,370 dwellings. Whilst this may be an ambitious target for the next few years, the market should recover within the plan period to deliver higher rates of housing than this current monitoring year, though some form of public sector intervention may be necessary to enable this.
- 3.42 The likely future rate of housing development (Core Output Indicator H2(b) and (c)) 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 with development potential where proposals are anticipated to come forward soon. This is known as the Housing Supply Trajectory. A trajectory must be included in the AMR to demonstrate that local planning authorities are planning for future housing delivery effectively and that the identified housing supply will be sufficient to keep pace with the housing targets contained in Local Development Documents. The Trajectory information for Norwich is illustrated in Annex 2.
- 3.43 It is intended to give a general indication for the City's prospects of development in the future and is required to show a minimum five year supply of housing from "deliverable" sites, as well as an indicative supply of housing from sites which can be developed up to fifteen years ahead.
- 3.44 The 2007-08 AMR suggested the impending economic downturn was becoming evident through the reduction of enquiries and applications for major developments. The impact of the economic downturn was further felt throughout the 08/09 monitoring year, with larger developers reducing the rate of build and selling some developments to Registered Social Landlords (RSLs) for affordable housing instead of private development.

- 3.45 Our revised trajectory, based on information from developers and housing providers at 1st April 2009 demonstrates that only 2910 dwellings are likely to come forwards between April 2010 and March 2015.
- 3.46 The time periods for housing delivery forecasts are specified by Government. The period for demonstrating a five year housing supply under Core Indicator H2(c) commences in the next financial year (2010-11) and runs to 2014-15. A five year housing supply for CLG requirements does not therefore include any housing development forecast to take place in the current year, although a completion forecast for 2009-10 has been produced for this AMR and is shown in the trajectory diagram.
- 3.47 The supply trajectory gives the following estimates of future housing delivery for Norwich
- 432 dwellings for the current year (2008-09)
 - 2910 dwellings on deliverable sites in years 2 to 6 to inform the 5-year housing supply (April 2010-March 2015)

At 1st April 2009 there were 2900 net additional dwellings with planning permission, 1006 allocated dwellings without permission and 2345 dwellings pending S106 agreements. With the additional windfall allowance of 236 dwellings per year from year 10 onwards (1416 dwellings) the total dwellings in the 15 year supply at 1st April 2009 are 7667 (see Appendix 2 for full details).

The figures for each year in the trajectory are shown below. These figures are derived from unimplemented permission and allocations, major applications pending Section 106 agreement completions, other major brownfield sites that were in the planning system at 1st April 2009 and windfall sites (only from year 10 onwards):

2009-10:	432
2010-11:	559
2011-12:	480
2012-13:	523
2013-14:	482
2014-15:	866
2015-16:	741
2016-17:	587
2017-18:	597
2018-19:	980
2019-20:	356
2020-21:	356

2021-22:	236
2022-23:	236
2023-24:	236

From developer information and other relevant evidence there are only 2910 dwellings that are likely to come forwards within the 5 year supply timeframe. Due to market conditions the remaining 4757 dwellings in the housing commitment are not currently coming forwards for development.

- 3.48 The year-by-year rates of development predicted in the trajectory are derived from a desktop review of the current housing supply, made up of sites which are either under construction, have planning permission for housing or are allocated in the Local Plan and in other emerging DPDs. There are, in addition, a small number of sites which are known to be subject to active developer interest and which are considered likely to come forward for development in the near future, but where permission had not been issued by the end of the monitoring period. The Strategic Housing Land Availability Assessment (SHLAA) also informed the housing trajectory.
- 3.49 Because of growing uncertainties over the short-term housing supply (in particular the five year supply of deliverable housing sites required to be identified in PPS3) additional analysis was carried out this year through consultation with house builders, landowners and agents. This took place in July/August and sought to determine their best estimates of when they expected their housing schemes already in the pipeline to be completed.
- 3.50 For the longer term, the Strategic Housing Land Availability Assessment (SHLAA) for Greater Norwich is looking more systematically at housing potential and development viability on a wide range of housing sites across the Norwich area. The SHLAA was at the time of this report being written, due to be published in early October 2009. For this reason, the trajectory for this AMR includes only a broad preliminary estimate for sites for longer term housing development, taking account of the likely housing capacity of the sites put forward for consideration in the SHLAA, and the possible contribution of development at increased housing densities on sites already identified. It is assumed that these sites would not come forward until after 2014, but in practice some may emerge earlier, particularly those involved in the RSL programme for affordable housing.
- 3.51 There are several caveats that must be placed on our trajectory analysis as it stands:
- (i) Aside from Bowthorpe Three Score, there are no large undeveloped housing allocations within the city boundary. Consequently, the contribution of Norwich to overall housing delivery in the Greater Norwich area is heavily reliant on

identifying additional “urban capacity” – that is, redeveloping at higher densities within existing housing areas and bringing forward other housing development and regeneration opportunities on previously developed land currently in other uses. The housing market downturn is already resulting in pressure to reduce the housing content of schemes which are approved. Moreover, the JCSs promotion of significant new office development in the city centre and protection of designated employment land may also reduce the potential for new housing allocations in certain areas of Norwich which might otherwise have been considered as suitable candidates for release for residential use.

- (ii) The findings of the SHLAA Stage 7 viability study, together with work on the planned development capacity study supporting the Site Allocations DPD, will provide further evidence on the viability, deliverability and development potential of specific sites which have been identified as suitable for housing. It is possible as a result of these studies that the overall capacity for new housing development from previously unidentified sites may need to be revised, either up or down.

Housing Development on Previously Developed Land

(Core Output Indicator H3)

- 3.52 A further indicator of housing development is the proportion of new homes built on previously developed (brownfield) land. With only limited development on greenfield sites at the Loke on Dereham Road and Sunningdale (Eaton), and virtually no new housing occurring on the largest greenfield allocation (at Bowthorpe), almost 95% of all new housing built in Norwich in 2008-09 was on previously developed sites.
- 3.53 In the near future, the rate of brownfield development is likely to fall again as the first phases of the 1200-dwelling housing allocation at Three Score are approved and get underway, as well as other greenfield or part-greenfield sites such as the former Civil Service Sports Ground development at Eaton.

Gypsy and Traveller Pitches (Core Output Indicator H4)

- 3.54 From this year the Government requires local authorities to include information in their AMRs about new pitches provided for gypsies and travellers in their areas. No new pitches were provided in Norwich in 2008-09.
- 3.55 The following table shows the latest available gypsy caravan count information for the City of Norwich:

Gypsy Caravan Count for Norwich

Authorised occupation - Mile Cross Site, Swanton Road	
Number of Pitches (permanent)	18
Caravan Capacity	36
Number of Caravans Occupied on Site	
July 2007	26
January 2008	26
July 2009	26
Unauthorised Occupation	
July 2007	0
January 2008	0
April 2009	0

- 3.56 The main gypsy site in Norwich is the permanent provision made at Swanton Road by Norfolk County Council.
- 3.57 In addition, Norwich has a site at Hooper Lane owned by the Showmen's Guild of Great Britain, which accommodates Travelling Showpeople and their families. This site has 65 plots and is fully occupied. Both this and the Swanton Road gypsy site are allocated in the adopted Local Plan.
- 3.58 As reported in paragraph 1.14 of this report the draft RSS single issue review was published in July 2009 outside of this monitoring year, but it identifies that 15 additional pitches are required for Gypsy and Traveller caravans over the period 2006 to 2011 and an additional 21 plots for Travelling Showpeople in Norwich and neighbouring districts.
- 3.59 The need for Travelling Showpeople will be addressed through the Site Allocation DPD. Initial analysis has not identified any obvious sites. Given the tightly bounded, urban nature of Norwich, the council aims to work with its GNDP partners to find appropriate sites if none are available in Norwich.

Affordable Dwelling Completions (Core Output Indicator H4)

3.60 There were 235 affordable housing completions recorded in 2008-09¹. This figure has decreased from the 291 affordable dwellings completed last year, but as a percentage of total gross completions this has increased from 28% last year to 45% this year. The increase was due to the continuation of funding for affordable housing from the Homes and Communities Agency when private housing funding was reducing due to the economic downturn. Some developments were also sold to Registered Social Landlords by private developers, such as 557 Dereham Road (Picture House Court or 'The Point'). This is above the Local Plan target rate of 210 dwellings per year (Indicator LP12). Other sites included garage sites that were redeveloped for affordable housing, including 33-35 Sandy Lane and 102 Millers Lane. A large proportion of the affordable housing was in relation to the former Norfolk and Norwich University Hospital site, where 46 flats were provided off site on Union Street, and 34 units at the bus station site on All Saints Green/Queens Road.

Density analysis

3.61 Information on the density of completed housing development is still collected for the Regional Annual Monitoring Return but is no longer required as a Core Output Indicator. It is nevertheless useful for monitoring purposes.

3.62 A number of flatted schemes and redevelopment of central brownfield sites made the average density of completed net housing development high at 102 dwellings per hectare (dph), compared to 88 dph in the previous year. This compares with the Government's national advice to achieve at least 30 dph. There were a few instances of extremely high densities and low densities (e.g. low densities included 14 Harvey Lane at 9dph, 57 Ipswich Road at 8dph and 60 Bracondale at 8dph). When removing these extremes the average density was 96dph. Only 1.9% of net completed dwellings were on sites below 30 dph, 18.5% of net housing completions achieved a density of between 30 and 50 dwellings per hectare and 79.6% was on sites above 50 dwellings per hectare. Of the gross completed dwellings, 90% achieved at least the Local Plan's minimum recommended density of 40 dwellings per hectare: this was marginally less than in 2007-08 (90.4%), with one scheme of 7 dwellings only just being below the required 40dph.

3.63 The high development densities achieved last year show the domination of flats in the city centre housing market but also the efficient use of land on sites. The current market however does not tend to support smaller, buy-to-let properties or first time buyers seeking

¹ This figure may vary from the figure recorded in the Council's Housing Strategy Statistical Appendix (HSSA) return for the same period. The discrepancy in the two datasets results from differences in the timing of surveys and the point at which housing schemes are regarded as "complete" – monitoring for planning purposes takes completion as when schemes are ready for occupation, monitoring by Strategic Housing normally regards completion as when schemes are let and occupied. Planning and Housing staff are working to resolve these anomalies, which are common to many local authorities.

their first mortgages (at least without significant deposits). It is therefore likely that development densities will fall next year, although some significant flatted developments are still under construction, such as the former Norfolk and Norwich Hospital site.

Housing Development Decisions

- 3.64 In 2008/9 642 dwellings were approved, of which 515 dwellings were new housing commitments (that is, dwellings approved on newly identified sites and additional dwellings accepted through higher density development on already permitted or allocated sites). Although fewer dwellings were granted permission than last year (previously 919), a higher percentage of dwellings were newly identified than in previous years. Of the 642 dwellings permitted, 57 were on not previously developed land, so 91% are on previously developed land. These dwellings were the 51 dwellings permitted in outline application 07/01427/O at Dowding Road and 6 of the 11 dwellings permitted at land at Magpie Road/Waterloo Road (former garage/allotment/open space site).
- 3.65 The following table identifies major housing developments that were approved in the last monitoring year).

Site	Allocation (dwellings)	Permission (dwellings)
Land at 1 Guardian Road/238-244 Bowthorpe Road	0	21
Ailwyn Hall, Lower Clarence Road	0	21
59 Bethel Street	0	22
13-35 London Street	0	20
131-133 King Street	35 (only 55% of site subject to this permission)	25
Wensum Clothing Company, 179 Northumberland Road	0	54
Depositary building, Muspole Street	40	57
Land at Dowding Road/Taylors Lane/Douglas Close	0	51
Land and buildings to rear of 293-293A Aylsham	0	88

Site	Allocation (dwellings)	Permission (dwellings)
Road		
Land to the rear of 523-527 Earlham Road	40	41

- 3.66 During the year planning applications for a further 216 dwellings were refused. This was 30 fewer than last year. As with last year, the majority of these were for relatively small scale development schemes including flat conversions, infill development of various kinds and subdivision of residential gardens to provide sites for single dwellings, or pairs of dwellings. These refusals did include the following 5 major schemes; The Talk nightclub on Oak Street (58 dwellings, although a subsequent permission in the next monitoring year was approved); 8-10 Douro Place (12 houses/6 flats); former Cumberland Hotel at 212-216 Thorpe Road (21 flats); 126-140 King Street (1 house/22 flats); and 70-72 Sussex House (19 dwellings, although a permission for residential development has since been approved for this site).

Other Major Developments

- 3.67 This year saw the completion of work of major rebuilding of Northfield First School on Lovelace Road, Norman First School on Brasier Road and Thorpe Hamlet School on Wolfe Road, continuing the ambitious schools rebuilding programme of the last few years.

Environmental Issues

- 3.70 The key environmental issues to Norwich are flood risk and sustainability in building construction. There have been no changes to flood risk requirements since the last annual monitoring report, and progress of the Strategic Flood Risk Assessment has been reported in paragraphs 2.26 to 2.29 of this report.
- 3.71 Throughout the 08/09 monitoring year there were changes to how the sustainability of some residential buildings, and the provision of renewable energy in new major developments are considered.
- 3.72 The Code for Sustainable Homes came into effect in May 2008. As reported in paragraph 1.15 of this report this currently requires affordable housing to meet level 3. The gradual introduction of this requirement into private residential dwellings will lead to a greater effect in the near future, but the improvements to building sustainability have started in affordable housing projects.

3.73 Renewable energy was not systematically monitored through the 2008-09 monitoring year. It has been and will continue to be however for the next monitoring year of 2009-10. Through the CDPSmart monitoring system, data is being recorded on the amount of renewable energy or low-carbon energy produced per year in new developments. This has been possible due to the adoption of policy ENG1 in the East of England Plan (see paragraph 1.11 of this report) and the implementation of the Validation Checklist in development management, requiring developers to clearly demonstrate how 10% of the energy requirement of the proposed development will be met through renewable energy. A clearer indication of renewable energy generation will be available in the next Annual Monitoring Report.

4. PLANNING POLICIES NO LONGER BEING IMPLEMENTED

- 4.1 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, as there are no adopted Development Plan Documents yet (although the Northern City Centre Area Action Plan is likely to be adopted next year). No policies however have been deleted in the last monitoring year.
- 4.2 The Joint Core Strategy has indicated which policies will be superseded once it is formally adopted. These include HBE19 – Design for safety and security, EP12 – Development in other areas at risk of flooding, HOU1 – Housing needs and monitoring, HOU4 – Affordable housing and HOU7 – phasing of development.

5 KEY ACTIONS TO BE TAKEN

5.1 This section provides a summary of the key findings of the AMR for 2008-09 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

5.2 The growth agenda is underpinned largely by the housing and employment targets in the RSS. The key action for the Council – and for its partner authorities – is to ensure that these ambitious targets can be delivered through a co-ordinated and managed programme of growth, shaped by the Joint Core Strategy and the more detailed policies to be prepared subsequently. The growth programme is supported by a three-year funding from the Government Office for key infrastructure projects and feasibility studies, totalling £12m.

5.3 The early review of the RSS means that the GNDP programme needs to look forward a further five years beyond the RSS timescale, to 2026. ***The City Council will maintain an effective role in the Greater Norwich Development Partnership. We will seek to ensure that the ongoing growth programme and emerging planning strategy for greater Norwich remains closely aligned with the RSS (as adopted) and recognises the potential for substantial urban-centred growth over the period to 2026 and beyond. Working with its GNDP partners, the City Council will also ensure that resources can be made available for the social, economic, environmental and physical infrastructure necessary to support the growth programme [City Council in conjunction with Greater Norwich Development Partnership].***

5.4 The emergence of new national planning policy statements and their associated regulations, in particular the Draft PPS4 on economic development will introduce a greater degree of scrutiny in the assessment of development proposals and will influence the review of detailed planning policy in these areas. In order to achieve a growth programme which is genuinely sustainable, viable and deliverable, these policy considerations must be fully integrated into the JCS. To this end a number of evidence-based studies required by these national policy documents or required to address local issues are now complete or in progress. ***In the context of the Greater Norwich Development Partnership, the City Council will ensure that the requirements of new national planning policy statements are fully and effectively integrated within the Joint Core Strategy and will seek to develop appropriate policy and***

implementation tools to respond to the new requirements in these documents [City Council in conjunction with Greater Norwich Development Partnership].

Local Development Scheme

5.5 The Joint Core Strategy continues to be the most important item in the LDS work programme.

A robust, evidence-based strategic planning framework is central to the management and delivery of sustainable growth in the Greater Norwich area and will inform more detailed planning policy development within the Local Development Frameworks for the city and its partner authorities. This will include commencing substantive work on the City-wide Development Management Policies in late 2009. ***In the context of the Greater Norwich Development Partnership, the City Council will continue to progress the Joint Core Strategy in 2009, alongside preparatory work for the Site Allocation Plan and DC Policies DPDs. [City Council in conjunction with Greater Norwich Development Partnership where appropriate].***

5.6 The key Local Development Documents for production in the coming year both involve potential large-scale regeneration and redevelopment. These are the Northern City Centre Area Action Plan and the East Norwich Regeneration Sites Planning Brief (further technical studies in progress or planned to assess the overall viability and deliverability of development).

The City Council will progress the Northern City Centre Area Action Plan to adoption in early 2010. It will also seek to establish a firm programme for the East Norwich Regeneration Sites Planning Brief as soon as practicable, once further technical studies are complete [City Council acting jointly with adjoining authorities as necessary].

Policy Performance

5.7 The main issues facing the City Council are firstly, how to deal most effectively with the economic downturn and consequent slackening off in development activity occurring subsequent to the 2008/09 reporting year and secondly how best to reconcile this with the high rate of housing development required by the Greater Norwich growth agenda in the long term. This will require high densities and, in the city centre in particular, will require careful planning to ensure that competing residential and commercial land interests can be best dealt with to ensure both economic growth and environmental protection. It is important to ensure that the right type of housing is provided, including affordable housing. ***The City Council will continue to monitor and manage the impact of new housing and employment growth and retail needs; in particular seeking to provide the level of affordable housing need identified in the Housing Needs Study and the market requirements highlighted in the Housing Market Appraisal for Greater Norwich. The need to protect employment land and promote substantial new employment development, as well as meeting the various retail and leisure needs identified through the evidence studies will be reflected in appropriate***

new LDF policy. [City Council, in conjunction with the Greater Norwich Development Partnership authorities].

Targets and Indicators

5.8 Monitoring procedures are being reviewed to enable more timely and accurate collection and analysis of data required for the Core Output Indicators and the Council's local policy performance indicators contained in this AMR. To streamline the process a coordinated online development monitoring system – CDPSmart – has been introduced county-wide and is being adopted by all the district planning authorities in Norfolk as well as the Broads Authority and Waveney district in Suffolk. Effective and appropriate monitoring (and accurate data capture) are essential to the success of all development plan policies and will ensure that the Council's LDF programme remains robust, defensible and adaptable to change. However, the speed with which the CDPSmart system can be fully introduced in each district depends to a large extent on the resources available to support it, set against the already challenging work programme of document production which planning policy staff are obliged to deliver through the LDF process.

5.9 In Norwich, limited staff capacity in the planning policy service for much of the monitoring period (and the priority given to work on developing the Joint Core Strategy) meant that only very limited use could be made of CDPSmart. The Council is committed to implementing and improving the system further in 2010 to make much fuller use of its capabilities so that it becomes the primary tool for policy monitoring and for capturing the essential data for reporting in next year's AMR. Successful development of the CDPSmart system, assisted by the new standardised planning application form introduced in 2008, has streamlined the previous process of data capture. ***The City Council will continue to develop and enhance its monitoring capability through the new CDPSmart system in order to gather the additional data to report on the full range of indicators and targets [City Council with Norfolk County Council].***

ANNEX 1**CORE INDICATORS AND TARGETS****Core Output Indicators**

POLICY THEME	BUSINESS					
INDICATOR	BD1: Total amount of additional employment floorspace- by type					
Use class:	B1a	B1b	B1c	B2	B8	Total
Floorspace (sq.m)	9870	0	3335	1696	932	15,833
Information Source	Annual Employment Land Monitor (Norfolk County Council) and Building Inspectors' recorded completions					
Note						

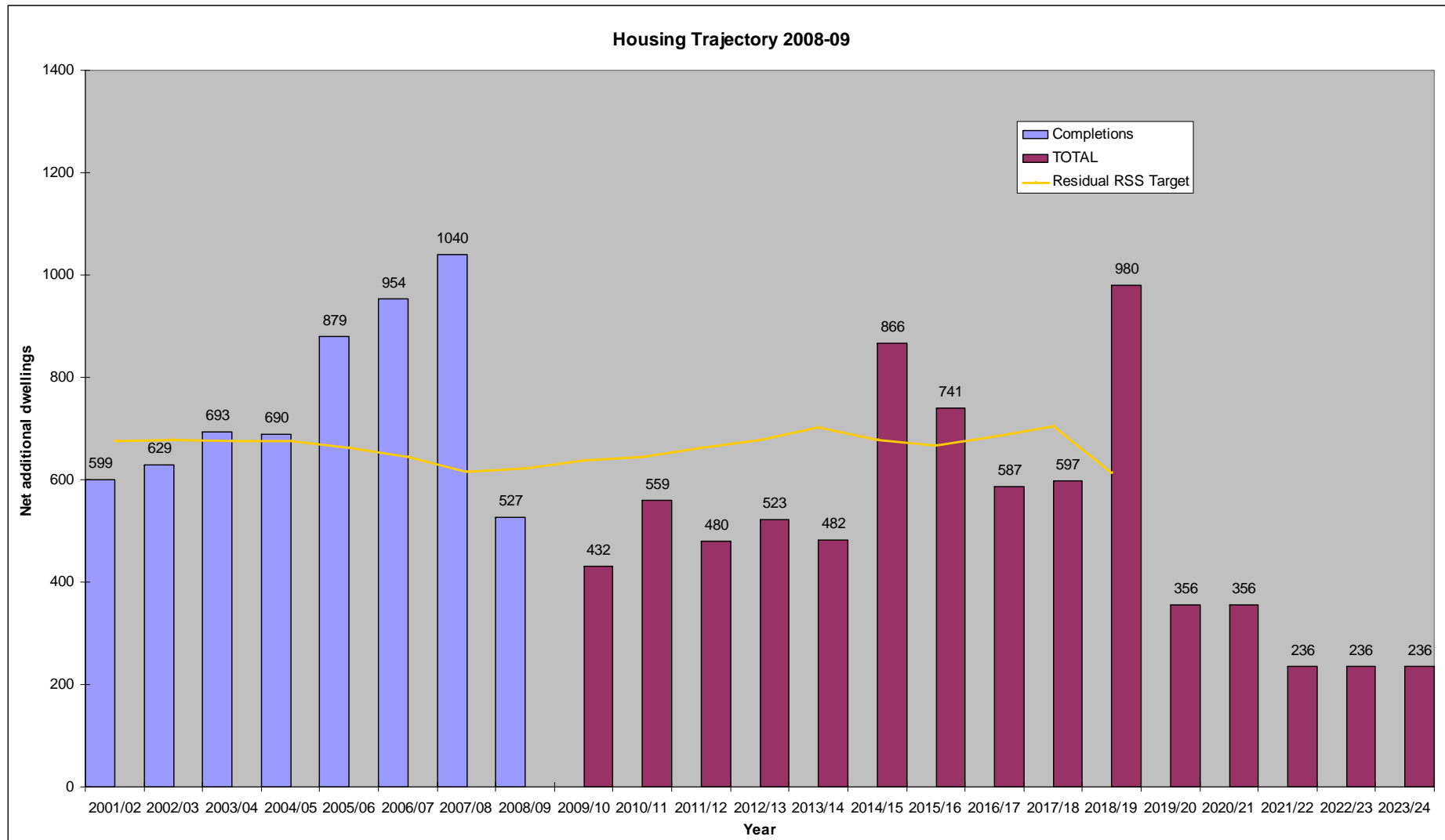
POLICY THEME	BUSINESS					
INDICATOR	BD2: Total Amount of completed employment floorspace on previously developed land- by type					
Use class:	B1a	B1b	B1c	B2	B8	Total
Floorspace (sq.m)	9870	0	3335	1696	994	15,833
Percentage	100	N/A	100	100	100	100
Information Source	Annual Employment Land Monitor (Norfolk County Council) and Building Inspectors' recorded completions					

POLICY THEME		BUSINESS	
INDICATOR		BD3: Net employment land available- by type	
Land identified for employment development (Use classes B1/B2/B8) as at 1/4/09			B1/B2/B8 Development permitted 2008/09 (sq.m) 14,971
Land allocated: with permission (ha)	Land allocated: without permission (ha)	Total	
7.675	37.9	45.575	
Information Source	Annual Employment Land Monitor/Decisions monitoring		

POLICY THEME	BUSINESS				
INDICATOR	BD4: Total amount of completed floorspace for 'town centre uses'				
Total					
Gross floorspace (sq.m)*	A1	A2	B1a	D2	Total
Gains	931	1534	9870	1965	13847
Losses	825	315	523	0	-1663
Net change	106	1219	9470	1965	13138
Of which City Centre	A1	A2	B1a	D2	Total
Gains	432	1181	8079	0	9692
Losses	-500	-315	-123	0	-938
Net change	-68	866	7956	0	8754
Information Source	Annual Employment Land Monitor/DC Monitor/ Shops monitor				
Note	Equivalent net floorspace figures are not available. For town centre A1 retail uses a net to gross ratio of 0.65:1 is usually appropriate to derive an approximate net floorspace for typical "high street" shops. For retail warehouses 0.85:1 is used.				

POLICY THEME	HOUSING		
INDICATOR		H1: Plan period and housing targets	
Start of plan period	End of plan period	Total housing required	Source of plan target
2001	2021	14100	Adopted RSS
2001	2011	5270	Adopted Local Plan
Information Source		City Council Housing Land Availability Survey 2008	
As follows (see also Appendix 2 which provides the detailed explanatory material)			

POLICY THEME		HOUSING
INDICATOR		H2: Net additional dwellings completed a) in previous years b) for the reporting year c) in future years
2001-02		599
2002-03		629
2003-04		693
2004-05		690
2005-06		879
2006-07		954
2007-08		1040
2008-09 (reporting year)		527
2009-10 (current year)		432
2010-11 (forward supply, year 1)		559
2011-12		480
2012-13		523
2013-14		482
2014-15 (forward supply, year 6)		866
2015-16		741
2016-17		587
2017-18		597
2018-19		980
2019-20 (forward supply, year 11)		356
2020-21		356
2021-22		236
2022-23		236
2023-24		236
Total dwellings for delivery in years 1-5		2476
Total dwellings for delivery in years 6-10		3771
Total dwellings for delivery in years 11-15		1420
Information Source	City Council Housing Land Availability Survey 2009	



POLICY THEME	HOUSING	
INDICATOR	H3 New and converted dwellings- on previously developed land	
Information Source	City Council Housing Land Availability Survey 2008	
Proportion on PDL 2007/8	95.40%	
Note	This includes all dwelling completions.	Compares with 81% on PDL on average since 2001

POLICY THEME	HOUSING
INDICATOR	H4: Net additional pitches (Gypsy and Travellers)
Information Source	City Council Strategic Housing Services
Permanent	0
Transit	0
Travelling Showpeople	0
Total	0

POLICY THEME	HOUSING	
INDICATOR	H5: Gross affordable housing Completions	
Information Source	City Council Housing Land Availability Survey 2008 and housing completions monitoring	
Affordable dwellings completed April 08 – March 09	235 dwellings	Note that this figure is higher than the total given in the Annual HSSA Return due to inconsistencies in the definition of when completion has actually occurred.

POLICY THEME	HOUSING
INDICATOR	H6: Housing Quality - Building for Life Assessment
Scores achieved	<p>Total number of housing sites (or phases of housing sites): 18</p> <p>Number of dwellings on those sites: 1127</p> <p>Number of sites with a Building for Life score of 16 or more: 3</p> <p>Number of dwellings on those sites: 113</p> <p>% of dwellings of 16 or more: 10%</p> <p>Number of sites with a Building for Life score of 14 to 15.5: 7</p> <p>Number of dwellings on those sites: 529</p> <p>% of dwellings of 14 to 15.5: 47%</p> <p>Number of sites with a Building for Life score of 10 to 13.5: 7</p> <p>Number of dwellings on those sites: 468</p> <p>% of dwellings of 10 to 13.5: 41.5%</p> <p>Number of sites with a Building for Life score of less than 10: 1</p> <p>Number of dwellings on those sites: 17</p> <p>% of dwellings less than 10: 1.5%</p>
Information Source	Building for Life Assessors

POLICY THEME	ENVIRONMENTAL QUALITY
INDICATOR	E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
Applications Objected to by Environment Agency	15 applications ^{1.}
Decisions contrary to EA advice	2 ^{2.}
Notes	<p>1. Out of the 15 schemes objected to, 1 was withdrawn, 12 were granted permission after the Agency's objections were satisfied and 1 objection was received after a resolution to grant permission was made. With 1 application the objection was withheld, which is explained below.</p> <p>2. The two applications included one where the objection was received after a resolution was made to granted permission and the second was refused by the council but a subsequent appeal granted permission for the development. The development was for 58 dwellings and the EA's objection was based on site contamination issues. The Planning Inspector determined that the site contamination issues could not be upheld as a reason to dismiss the appeal, as these matters could be satisfactorily dealt with through condition. It was considered unreasonable by the inspector, in line with Circular 11/95, to dismiss the appeal on this basis. Permission was therefore granted.</p>
Information Source	Planning decisions monitoring & appeal decision notice

POLICY THEME	ENVIRONMENTAL QUALITY
INDICATOR	E2: Change in areas of biodiversity importance
Change in areas defined	None – although all city council owned County Wildlife Sites have been assessed as being positively managed
Change in Population/ environmental value through impacts of development, management agreements, etc.	None
Note	City Council's Natural Areas Officer, Natural England and Norfolk County Council consulted.
Information Source	Statutory Notifications and Natural England

POLICY THEME	ENVIRONMENTAL QUALITY
INDICATOR	E3: Sustainable / Renewable energy generation
Sustainable / Renewable Energy Projects + stage of progress	<p>Armes Street – permission granted for air source heat pumps</p> <p>95 Philadelphia Lane – the redevelopment of the former Crawshay Arms PH site provided 13 flats that met CfSH level 4 requirements.</p> <p>Major developments permitted after 1st May 2008 were required to meet policy ENG1 of the Regional Spatial Strategy, which stated major developments needed to provide 10% of their energy requirements from renewable or low-carbon, decentralised energy sources. There were no completions on any major developments permitted since May 2008 however.</p> <p>Schemes that delivered affordable housing would be required to meet the Code for Sustainable Homes level 3, which may require renewable energy measures.</p>
Note	No information available on output in MW for this monitoring year. The CDP software however has the capability of recording this information, figures will be presented from 09/10 monitoring year onwards.
Information Source	Planning decisions monitoring

Local Plan Targets

LOCAL PLAN CHAPTER	NATURAL ENVIRONMENT
MEASURE LP1	NE1 Development permitted contrary to policy
TARGET	Zero
Achieved	Yes – No such developments permitted.
Information Source	Planning decisions monitoring

LOCAL PLAN CHAPTER	HERITAGE AND BUILT ENVIRONMENT
MEASURE LP2	HBE9 Historic buildings lost by development approved
TARGET	Zero
Achieved	Yes – no such developments permitted
Information Source	Planning decisions monitoring

LOCAL PLAN CHAPTER	HERITAGE AND BUILT ENVIRONMENT
MEASURE LP3	HBE20 Number of telecommunications installations approved in or close to designated areas
TARGET	Zero
Achieved	<p>No – one application approved in conservation area.</p> <p>There were 9 telecommunications applications submitted in 08/09. Of these 2 were approved, 6 were refused and 1 application was withdrawn. Of the approved applications one was in the City Centre Conservation Area at 102 Prince of Wales Road. Measures were taken to protect the visual amenity of the surrounding area.</p> <p>None in the other designated areas – Mousehold Heath, river valleys, other conservation areas, woodlands, historic parks.</p>
Information Source	Planning decisions monitoring

LOCAL PLAN CHAPTER	EMPLOYMENT
MEASURE LP5	EMP1 Number of new small business units below 500 sq. m.
TARGET	5 per annum
Achieved	<p>Yes – A variety of small businesses spaces have been permitted including:</p> <p>144-146 King Street – 140 sq.m of A1/B1</p> <p>113-119 Ber Street – 56 sq.m A2/A1 and 114 sq.m B1c live-work space</p> <p>179 Northumberland Street – 418 sq.m B1a</p> <p>106-120 Ber Street – 460 sq.m B1a</p> <p>1 Gilchrist Close, Bessemer Road – 85sq.m B2</p> <p>231-239 & 245 Heigham Street – 48 sq.m B1c</p> <p>St James' Works, Whitefriars – 472 sq.m B1/A2</p> <p>24-28 Frensham Road, Sweetbriar Industrial Estate – 465 sq.m B1c</p>
Information Source	Planning decisions monitoring

LOCAL PLAN CHAPTER	EMPLOYMENT
MEASURE LP6	EMP4/5 (i) Loss of employment land or sites to other uses (ii) Amount of employment development
TARGET	(i) No sites lost (ii) Floorspace permitted on employment land
Achieved	<p>(i) No – two permissions granted on employment land for non-B-class uses. These were the former Wensum Clothing Company factory at 179 Northumberland Street which received permission to be converted to 48 flats and 112-118 Barker Street which received permission to change from a warehouse (B8 use) to a car showroom/workshop (sui generis).</p> <p>(ii) 24000 sq.m of business floorspace approved – 7000 sq.m of this was on designated employment land</p>
Note	<p><i>Employment land</i> means land within areas allocated primarily for <i>employment development</i> in the City of Norwich Replacement Local Plan.</p> <p><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).</p>
Information Source	Planning decisions monitoring

LOCAL PLAN CHAPTER	TOURISM AND VISITOR ATTRACTIONS
MEASURE LP7	TVA3 Number of developments approved which will provide access to or facilities on the river
TARGET	2 per annum
Achieved	<p>131-133 King Street – redevelopment of site allowed for pedestrian access to rivers edge</p> <p>Barrack Street development – redevelopment of site for offices provided access to river and will provide a pedestrian cycle/footbridge</p> <p>St Annes Wharf – pedestrian footbridge permitted, installed by September 09</p> <p>No development permitted that provided facilities on the river.</p>
Information Source	Planning decisions monitoring

LOCAL PLAN CHAPTER	TOURISM AND VISITOR ATTRACTIONS
MEASURE LP8	TVA5/6 New Hotels implemented
TARGET	Completion of allocated sites over plan period
Achieved	None – two site were granted permission however, one at 60 St Faiths Lane for a 47 room apart style hotel and Temple House at 8-12 Vedast Street for an 81 bedroom hotel.
Note	A number of pre-application enquiries received during year, suggested potential for further hotel development.
Information Source	Planning Decisions Monitoring/BI Records

LOCAL PLAN CHAPTER	SHOPPING
MEASURE LP9	SHO3 Floorspace approved in centre or edge-of-centre locations
TARGET	Floorspace
Achieved	2972 sq.m gross floorspace permitted 174-178 Plumstead Road – New Aldi supermarket provided additional 1548 sq.m. A1 retail floorspace
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 400m of a district or local centre.

LOCAL PLAN CHAPTER	SHOPPING
MEASURE LP10	SHO10/11 Number of frontages falling below specified percentages (of frontage length in A1 retail use)
TARGET	No more than two frontage groups
Achieved	No – four frontage groups fall below the relevant policy threshold at the end of the monitoring period as follows : <i>In Primary Retail Areas:</i> London Street West Gentleman’s Walk/Market Timberhill/ Westlegate <i>In Secondary Areas :</i> London Street East
Information Source	Planning Services twice-yearly Shop Survey/Shops Database - Survey of July 2009

LOCAL PLAN CHAPTER	HOUSING
MEASURE LP11	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	(i) Yes – 527 completions in 2008-09 (ii) Yes – of these 95.3% were on brownfield sites
Information Source	Housing Land Availability Schedule 2009

LOCAL PLAN CHAPTER	HOUSING
MEASURE LP12	HOU4 Affordable dwellings completed
TARGET	At least 210 per annum
Achieved	Yes – completed 235 in 2008-09.
Information Source	Housing Land Availability Schedule 2009

LOCAL PLAN CHAPTER	HOUSING
MEASURE LP13	HOU8 to 12 Minimum density achieved on allocated sites
TARGET	% of completions above LP minimum densities
Not Achieved	89.7% of all completions achieved densities above the minimum (specified as 40 per hectare in the Local Plan). <i>Two developments on allocated sites failed to achieve the stipulated LP minimum density:</i> <i>Unicorn Yard/New Mills Car Park – part of larger redevelopment site for 12 dwellings – 35dph</i> <i>523-527 Earlham Road – 17 dwellings (part developed) set in previous informal allotments, adjacent to existing housing, constraining the site – 30 dph</i>
Information Source	Housing Land Availability Schedule 2009

LOCAL PLAN CHAPTER	ARTS, ENTERTAINMENT AND COMMUNITY
MEASURE LP14	AEC1 Major leisure development in centre or on edge-of-centre sites
TARGET	Floorspace + none approved out of centre
Achieved	No approvals for major leisure facilities out of centre, although one change of use from a bank (Class A2) to a nightclub (Class A4) comprising of 210 sq.m floorspace at 39 Prince of Wales Road and a change of use from an office (Class B1a) to a snooker club (Class D2) comprising of 508 sq.m floorspace at 103 Oak Street.
Information Source	Planning decisions monitoring

LOCAL PLAN CHAPTER	SPORT AND RECREATION
MEASURE LP15	SR3 Loss of open space except in circumstances permitted
TARGET	None
Achieved	<p>Permission was granted on two urban greenspace sites for residential development. These were:</p> <p>07/01427/O – land at Taylors Lane. Formerly private open space of mown grassland with lower biodiversity value. The redevelopment aims to provide publically accessible open space to improve the provision of recreational space.</p> <p>06/00963/F – Ailwyn Hall. A former bowling green, size and location of green led to poor recreational or biodiversity value.</p>
Information Source	Planning decisions monitoring

LOCAL PLAN CHAPTER	TRANSPORTATION
MEASURE LP16	TRA3 Proportion of walking and cycling at each main cordon
TARGET	Increase %
Cycling – Inner Ring Road cordon = 7.2% of all vehicles (+6.2% from 2001)	Cycle movements represented 10.2% of motor vehicle movements across the Inner Ring Road cordon in 2008 (highest figure for 4 years)

Walking – Inner Ring Road cordon = - 8.9% (2001-04)	Walking – Yes. 1% increase in pedestrians crossing the Inner Ring Road cordon
Information Source	Norfolk County Council website http://www.norfolk.gov.uk/consumption/idcplg?IdcService=SS_GET_PAGE&nodeId=3520 Report for 2009: http://www.norfolk.gov.uk/consumption/groups/public/documents/article/ncc071383.pdf

LOCAL PLAN CHAPTER	TRANSPORTATION
MEASURE LP17	TRA10/11 Level of contributions negotiated through s106 for transport schemes
TARGET	£250k per annum
Not Achieved	£236,600 received in developer contributions from s106 agreements (not including highway works)
Information Source	Planning decisions monitoring
Notes	Due to market conditions the number of major developments coming forwards reduced potential S106 monies.

LOCAL PLAN CHAPTER	TRANSPORTATION
MEASURE LP18	TRA15 Provision made on cycle network for enhanced facilities for cyclists
TARGET	Number of schemes implemented
Achieved	Completed Cycle schemes 2008-09: <ol style="list-style-type: none"> 1. Heigham Street/Stafford Street – speed table/crossing; 2. Pottergate/Ten Bell Lane – resurfacing; 3. Take a Stand scheme: provision of parking for 42 cycles 4. Bowthorpe – various cycling improvements along off-road routes; 5. Cycle parking: minor works and various improvements around the city.
Information Source	City Council Cycling Officer

Appendix 2 – Housing supply statement

CITY OF NORWICH	
ASSESSMENT OF HOUSING LAND AVAILABILITY AT 1st APRIL 2009	
Calculation using Housing Supply Trajectory methodology/delivery assumptions	
A. Dwelling Requirement (RSS/East of England Plan 2008 Revision)	
	Dwellings
RSS Provision, City of Norwich 2001-2021	14,100
Dwellings completed since plan base date (April 2001)	6,011
Dwellings completed since previous survey (Apr 08)	527
Dwellings required over remaining plan period	8,089
Years plan left to run	12
Dwellings required per year (average)	674.1
Dwellings required over 5 years	3,370
	Capacity of approved/
	allocated
B. Dwelling Supply	sites
<u>Permissions</u>	
Residual permission on allocated sites	1,982
Residual permission on unallocated large sites	647
Permissions on small sites	271
Permissions Subtotal	2,900
<u>LP Allocations</u>	
Sites allocated mainly for housing (no permission)	1,006
Local Plan Allocations subtotal	1,006
<u>Emerging Sites</u>	
Sites where principle of development is accepted	2,345
<u>Windfall Sites</u>	
From year 10 onwards	1,416
Dwellings on all identified sites at 1 April 2009	7,667

Annex 3 – Major sites included in housing trajectory

							Total number of units per year										
Location	Total Units	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
All Saints Green, Ivory House	10	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
All Saints Green/Queens Road, Bus Station	104	0	0	0	23	23	24	0	0	0	0	0	0	0	0	0	0
Anglia Square	198	0	0	50	50	50	48	0	0	0	0	0	0	0	0	0	0
Anthony Drive/Sprowston Road	25	0	0	0	0	0	5	5	5	5	5	0	0	0	0	0	0
Armes Street, 191B	58	0	0	0	0	0	12	12	12	11	11	0	0	0	0	0	0
Aylsham Road, land to rear of 293-293A	88	0	0	0	0	0	0	0	0	0	88	0	0	0	0	0	0
Aylsham Road, 70	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0
Aylsham Road, St. Luke's Court	20	0	0	0	0	0	4	4	4	4	4	0	0	0	0	0	0
Barrack Street/Whitefriars	200	0	25	25	25	25	12	12	12	12	12	0	0	0	0	0	0
Beckham Place	20	0	0	0	5	5	5	5	0	0	0	0	0	0	0	0	0
Ber Street, 10-34	30	0	0	0	0	0	0	7	7	8	8	0	0	0	0	0	0
Ber Street, 60-70	19	0	0	0	0	0	4	4	4	4	3	0	0	0	0	0	0
Ber Street, Lind BMW site, 84-104	151	0	0	0	0	0	30	30	30	30	31	0	0	0	0	0	0
Ber Street, Scotts Yard and 113-121	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0
Bethel Street, 59	22	8	4	5	4	0	0	0	0	0	0	0	0	0	0	0	0
Bishop Bridge Road, (Box and Barrel site)	24	0	0	0	0	0	5	5	5	5	4	0	0	0	0	0	0

Bishop Bridge Road/Egyptian Road	30	0	0	0	0	0	6	6	6	6	6	0	0	0	0	0	0
Bishopbridge Road, Gas Works Site	15	0	0	0	0	0	3	3	3	3	3	0	0	0	0	0	0
Bishopgate, Great Hospital	47	20	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bowthorpe Road, Norwich Community Hospital Site	75	0	0	0	0	0	15	15	15	15	15	0	0	0	0	0	0
Carrow Road, Norwich City Football Club	330	1	0	0	0	0	69	69	70	29	28	0	0	0	0	0	0
Carrow Road, The Clarence Harbour Public House	15	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0
Castle Meadow, Castle House 7-7a	22	0	0	0	0	0	4	4	4	5	5	0	0	0	0	0	0
Crome Road, Start-Rite Shoes Ltd	151	30	30	20	0	0	0	0	0	0	0	0	0	0	0	0	0
Deal Ground, Trowse	40	0	0	0	0	0	8	8	8	8	8	0	0	0	0	0	0
Dereham Road, Earl Of Leicester, 238a	12	0	0	0	0	0	2	2	2	3	3	0	0	0	0	0	0
Dereham Road, 349A and 349B	24	4	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0
Dereham Road, 457 - 465	14	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0
Dolphin Grove, land adjacent to	17	0	0	0	0	0	5	4	4	4	4	0	0	0	0	0	0
Drayton Road, land Adjoining Lime Kiln Mews	33	0	0	0	0	0	9	9	5	5	5	0	0	0	0	0	0
Drayton Road, 81-93	25	0	0	0	0	0	5	5	5	5	5	0	0	0	0	0	0
Duke Street, former EEB site	21	0	0	0	0	0	4	4	4	4	5	0	0	0	0	0	0

[illegible]

[illegible]

[illegible]

