

## Report for Resolution

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**Report to** Executive  
13 January 2010

**Report of** Director of Regeneration and Development

**Subject** Local Development Framework Annual Monitoring Report  
2008-09

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### Purpose

To report an amendment to the 2008/9 Local Development Framework Annual Monitoring Report.

### Recommendations

To note the technical changes made to the Local Development Framework Annual Monitoring Report and to agree the revised report as submitted to the Government Office.

### Financial Consequences

There are no direct financial consequences of this report.

### Risk Assessment

There are no risks associated with this report.

### 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

### Contact Officers

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### Background Documents

Local Development Framework Annual Monitoring Report 2008/09 (submitted to GO-East Dec 2009)

# Report

## Introduction

1. The Annual monitoring report (AMR) was presented to Executive on 09 December 2009. The AMR gave information about progress made on the local development documents set out in the local development scheme. It also highlighted the range of development taking place locally and how it contributed to implementing of the adopted development plan policies.
2. Since the AMR was agreed by Executive further information has come to light with regard to indicator H2 and the 5-year housing supply. Previously it was reported that a 5-year supply could not be demonstrated. New evidence however has identified more dwellings within the 5-year timeframe, now enabling a 5-year supply to be demonstrated. This report seeks to inform members of the changes to the trajectory.

## Amendments to report

3. Information from the council's asset and city management service on the delivery of the Three Score site at Bowthorpe indicates that there is greater confidence about the likely rate of housing delivery which will come forward at a faster rate than previously forecast. There could be three early phases of the development, and construction is now forecast to commence within two years. Up to 200 dwellings per year could be delivered in the three phases. This would deliver over 600 dwellings within the first three years of the development. The net change to the information considered by Executive for Three Score, is that an additional 470 homes are forecast to be built in the period covered by the five-year trajectory. Further information about the delivery of development at Three Score will be available in future through the Norwich and Homes and Communities Agency Strategic Partnership.
4. Further work has also been completed to update information in the light of evidence gathered for the Northern city centre area action plan from landowners/developers on the likely deliverability of their sites. This information was all included in the housing trajectory considered by Executive on 09 December, except for three sites where evidence of delivery was mistakenly taken from the Strategic housing and availability assessment instead. As the area action plan delivery data is more recent than the 'housing assessment' this should have been used instead. The more up to date information affects Seymour House on Muspole Street, Sussex House on Sussex Street and Hi-Tech House on St Saviours Lane. The net change to the information considered by Executive for these sites in the northern city centre, is that an additional 105 homes are forecast to be built in the period covered by the five-year trajectory.
5. Taken together, and with some further minor corrections, this means there are 3485 dwellings in the 5 year supply, which equates to 5.17 years supply of dwellings. This has increased from the 4.3 years that was reported to Executive on 09 December.

6. As the revised information only came to light shortly before the deadline for the submission of the AMR to the government office there was not time to advise members. In the circumstances and in view of the technical nature of the issues raised officers took the decision to amend the AMR prior to submission. Agreement to this course of action is now sought.