NORWICH City Council

Sustainable development panel

Date: **Tuesday, 14 November 2023**
Time: **16:00**
Venue: **Council chamber**, **City Hall, St Peters Street, Norwich, NR2 1NH**

Committee members:

Councillors:
Hampton (chair)
Giles (vice chair)
Carrington
Champion
Driver
Hoechner
Lubbock
Oliver
Osborn

For further information please contact:

Committee officer: Jackie Rodger
t: (01603) 989547
e: jackierodger@norwich.gov.uk

Democratic services
City Hall
Norwich
NR2 1NH

www.norwich.gov.uk

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Agenda

Date of publication**: Monday, 06 November 2023**

NORWICH
City Council

Item 3

MINUTES

Sustainable Development Panel

16:00 to 17:50 **3 October 2023**

Present:	Councillors Hampton (chair), Calvert (substitute for Councillor Osborn), Carrington, Champion, Driver and Hoechner
Apologies:	Councillor Giles (vice chair), Lubbock, Oliver and Osborn

1. Declarations of Interest

None.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 13 June 2023, subject to the insertion of "vice" to the minute under item 2, Appointment of Vice Chair, to accurately record that Councillor Giles had been appointed as vice chair for the ensuing civic year.

3. Plan Making Reform – Government Consultation

Mike Burrell, Greater Norwich Policy Manager, presented the report. The government consultation was on proposals to speed up the local development plan making process. Our current local plan had taken 7 years to reach the stage of being ready for adoption. The council's response was supportive in principle but there were concerns that it was the right approach.

The Greater Norwich Policy Manager explained that if the local plan process was to be completed within a 30-month timeframe, it would require a lot of preparatory work and evidence gathering. It was not possible to present a vision without evidence to support it. He referred members to Appendix 1, Figure 1 (which demonstrates the proposed 30 Month Plan Timeframe) and the draft response to Chapter 2, question 6. During discussion the Greater Norwich Policy Manager confirmed there was the right level of staff to deliver the plan within the 30-month timeframe, but it would require significant evidence gathering in preparation for the beginning of the process.

In reply to a member's question the Greater Norwich Policy Manager said that if the government proposals were implemented, the 30-month timeframe would apply to the next round of plan making. It would not affect the current Greater Norwich Local Plan (GNLP), expected to be adopted in March 2024. If the 30-month timeframe was implemented the Greater Norwich Local Plan Partnership authorities would benefit from the experience of the first tranche of local planning authorities (LPAs) who would be making plans under the new system in the next 2 to 3 years.

During discussion members of the panel questioned the council's draft response to Appendix 1, Chapter 13, questions 39 and 40. The Greater Norwich Policy Manager explained that the proposed approach for Community Land Auction (CLA) risked the planning system being seen as a means of buying permissions, or for less sustainable sites being brought forward over better located sites. A member said that he considered that the responses should be more nuanced to support CLA. There was no compulsory purchase. The council could either exercise its legal option to purchase the land or it could sell it on. The Greater Norwich Policy Manager said that other mechanisms of capturing the uplift in land value resulting from the sites being allocated and permitted for development had been suggested in the past and might work better than CLA.

A member referred to the government's proposals to increase digitisation to streamline the plan making process and asked whether this would mean that certain groups were unable to access this. The Greater Norwich Policy Manager said that this was a concern and that traditional methods of engagement would also be available as well as digital methods. The 30-month timeframe included all consultations and examination. The government had not provided any details of sanctions against LPAs that did not complete the process within the 30-month timeframe.

In reply to a member's question, the Greater Norwich Policy Manager said that the response was from Norwich City Council. Broadland District Council and South Norfolk Council might make separate responses. The concerns of these rural authorities were different to the city council's and, whilst not aware of the councils' specific views on this consultation, he considered them to be generally supportive. The Planning Policy Team Leader said that the government would probably receive many comments from national local government organisations and lobby groups, as well as councils. The government should publish the responses to the consultation. The Greater Norwich Policy Manager said that this was the second attempted government reform of the local plan process in recent years. Responses to the 2021 government consultation were not published on the website.

Discussion ensued in which the panel considered that it was a balanced response and reflected members' views, except for the responses to Chapter 13, question numbers 39 and 40, which should be nuanced in favour of CLAs.

In reply to a member's question, the Greater Norwich Policy Manager explained that this consultation was only on the plan making process.

RESOLVED to:

(1) endorse the draft response as set out in Appendix 1 and recommend it to the Executive Director of Development and City Services, in consultation with the Leader of the Council (Cabinet Member for Inclusive and Sustainable Development), for submission to the government's consultation, subject to amending the responses to Chapter 13, questions 39 and 40;

(2) ask the Greater Norwich Policy Manager to rewrite the responses to Chapter 13, questions 39 and 40 and agree them with the Leader of the Council.

(The revised responses to Chapter 13, were subsequently approved by the Leader of the Council and included in the council's response to the consultation. The revised responses are set out below:

> **Question 39: Do you have any views on how we envisage the Community Land Auctions process would operate?**
>
> *Norwich City Council strongly supports the principle that LPAs should direct a major part of the uplift in land values resulting from planning to fund infrastructure delivery. However, it is essential that the detail of the process for the implementation of the CLA is such that the planning system is not seen as a means for buying permissions, or for less sustainable sites to be brought forward over better located sites.*
>
> **Question 40: To what extent should financial considerations be taken into account by local planning authorities in Community Land Auction pilots, when deciding to allocate sites in the local plan, and how should this be balanced against other factors?**
>
> *It is important that land-use planning principles based on the promotion of sustainable development are the most significant factor in the selection of development sites. Sites which will provide funding for infrastructure delivery will be the most likely to provide the best locations for sustainable urban extensions and new settlements.)*

4. Government Consultation on Proposed Changes to Permitted Development Rights

The Planning Policy Team Leader presented the report and explained that, due to the timeframe of the consultation on proposed changes to permitted development rights, it was for information. The response had been submitted by the close of the consultation on 25 September 2023 and had been approved by the Executive Director of Development and City Services in consultation with the Leader of the council. The consultation response was attached to the report at Appendix 1.

In response to a member's question, the Planning Policy Team Leader explained the process that the council had undertaken to introduce an Article 4 Direction to prevent certain office spaces being converted into residential accommodation in the city centre. It had been a difficult and costly process, taking two years and requiring external consultants to collate the evidence, but it had been a strong case as a third of office space in the city centre had been lost since 2008. She advised members that there would need to be specific targeting and evidence gathering if the council wanted to introduce further Article 4 Directions. She assured members that the regular Retail Monitoring report was due to come before the panel in the new year.

A member said that the conversion of office accommodation into schools had resulted in schools in accommodation that was not fit for purpose. The Planning Policy Team Leader said that she was not aware of any further office conversions into schools in the city.

RESOLVED to note the response to the government consultation on Proposed Changes to Permitted Development Rights as set out in Appendix 1 of the report.

5. Biodiversity Net Gain – Update

(The chair agreed to take this as an urgent item.)

The Planning Policy Team Leader said that the government had recently announced a delay of several months to the publication of its guidance for the implementation of Biodiversity Net Gain (BNG). This would delay the publication of the council's guidance note. It had been the intention to consider it at this meeting and then go out to public consultation in November, with adoption in January 2024.

RESOLVED to note the government's delay in producing the guidance.

CHAIR

NORWICH
City Council

Item 4

Committee name: Sustainable development panel

Committee date: 14/11/2023

Report title: 2021/22 Annual Monitoring Report

Portfolio:	Councillor Stonard, Leader of the council and cabinet member for inclusive and sustainable development
Report from:	Head of planning and regulatory services
Wards:	All Wards

OPEN PUBLIC ITEM

Purpose

To present the 2021/22 Greater Norwich Development Partnership (GNDP) Annual Monitoring Report for Broadland, Norwich and South Norfolk.

Recommendation:

To note the contents of the 2021/22 GNDP Annual Monitoring Report.

Policy framework

The council has five corporate priorities, which are:

- People live independently and well in a diverse and safe city.
- Norwich is a sustainable and healthy city.
- Norwich has the infrastructure and housing it needs to be a successful city.
- The city has an inclusive economy in which residents have equal opportunity to flourish.
- Norwich City Council is in good shape to serve the city.

This report meets the corporate priorities Norwich is a sustainable and healthy city, and Norwich has the infrastructure and housing it needs to be a successful city.

This report helps to monitoring and implement the local plan for the city.

This report helps to meet the housing, regeneration, and development objective of the COVID-19 Recovery Plan

Report details

1. The purpose of this report is to inform members of the publication of the GNDP Annual Monitoring Report (AMR) for Broadland, Norwich and South Norfolk for the period 2021/22. This AMR is being published later than usual due to staff resource issues.

2. The development plan for Norwich includes the following documents:
   - Joint Core Strategy for Broadland, Norwich and South Norfolk (the JCS) adopted March 2011, amended January 2014
   - Norwich Site Allocations and Site Specific Policies Local Plan (the site allocations plan) adopted December 2014
   - Norwich Development Management Policies Local Plan (the DM policies plan) adopted December 2014.

3. In addition to monitoring the objectives of the JCS, the AMR outlines the housing land supply position, details of CIL receipts, actions taken under the Duty to Cooperate, updates to the Sustainability Appraisal baselines and includes a section of the implementation of each local authority's local plan policies.

4. The full AMR report is of considerable size and is a detailed technical document. Therefore, only the main body of the AMR and the appendices concerning local plan monitoring for Norwich are reproduced in Appendices 1-3 of this report. The full AMR is available at this link AMR monitoring 2021-22 | Norwich City Council[1]

5. This report contains an overview of the monitoring of the JCS and the policies in the DM policies plan. Monitoring of delivery of sites in the site allocations plan is undertaken as part of the annual housing completions survey and has also been incorporated into housing forecast work for the Greater Norwich Local Plan (paragraph 6).

6. The Greater Norwich Local Plan (GNLP) has undergone public examination and is currently nearing adoption, anticipated in early 2024. Once adopted, the GNLP will replace the strategic policies in the JCS and the Norwich site allocations plan (and site allocations plans of the other Greater Norwich authorities), and will introduce a new set of monitoring indicators.

7. This AMR covers the period 1 April 2021 – 31 March 2022. The information contained within this report is accurate as of that period, however updated information has been provided for context where this is available. The city council keeps up to date records of district monitoring information and it is hoped that future AMR's can be reported more promptly. This 2021/22 monitoring period doesn't cover periods of strict Covid-19 lockdowns, however restrictions such as social distancing and mask wearing were still in place at times during this monitoring period. The effects of the pandemic are referred to below where it is considered to have impacted upon the monitoring data.

[1] The AMR is temporarily available on the city council website until it is uploaded on the GNGB website, after which the report and appendices will be found here: https://www.greaternorwichgrowth.org.uk/reports/amr/

8. In March 2022, Natural England sent a letter to all planning authorities in Norfolk concerning nutrient pollution in the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site. The letter advised that new development within the catchment of these habitats comprising overnight accommodation has the potential to cause adverse impacts with regard to nutrient pollution, and therefore planning permissions for overnight accommodation cannot currently be granted unless it can be demonstrated as nutrient neutral. Given that the AMR that is the subject of this report covers the period 1st March 2021- 31st April 2022, there is a limited impact on permissions that were issued during this period, however this issue has affected the forecasting of future housing delivery which is discussed in paragraphs 19-20.

Overview of the Joint Core Strategy AMR

9. The AMR's key findings are set out below and in the Executive Summary, which is included in Appendix 1 of this report. The AMR demonstrates that progress is being made on a number of indicators, however overall, a more mixed picture is represented.

10. The total CO2 emissions per capita and per sector have largely decreased across the board with only domestic emissions in Broadland and both domestic and transport emissions in Norwich remaining at previous years' levels. It should be noted that these figures are from 2020/2021 which is the latest emissions information that is currently available.

11. The percentage of household waste that is recycled and composted has generally increased however the amount of waste recycled has reduced in both Broadland and South Norfolk. However, the AMR does not explore these figures alongside total domestic waste. Although not specifically monitored, it is possible that these reductions in the amount of waste recycled could be due to a reduction in the total amount of waste produced in these areas.

12. The largest amount of solar energy generation capacity was approved since the adoption of the plan at around 72 megawatts. This approved capacity was largely from large scale solar farms in Broadland and South Norfolk. No solar power generation capacity was recorded in Norwich for this period. However, permitted development rights have been extended to allow a wide range of renewable energy schemes to be installed without planning permission, and therefore this monitoring indicator will not capture small-scale schemes which are more likely in the urban environment of Norwich.

13. Norwich maintained its 13th place position in the national retail ranking. Norwich continues to compete well against larger cities, has the largest proportion of its retailing in the city centre of any major city centre nationally and is the only centre in the East of England that ranks in the top twenty.

14. In relation to the objectives to ensure sufficient housing and affordable housing completions against JCS requirements, the latest AMR reports a mixed picture. For overall housing delivery, there has been an increase in the number of homes delivered from 1,486 in 2020/21 to 1,890 in 2021/22, although this figure is still below the JCS target of 2,046 homes per annum. Housing delivery for the Norwich Policy Area (NPA) also increased from 1,140 in 2020/21 to

1,554 in 2021/22, although again this does not meet the target for delivery in the NPA of 1,825 homes per annum. The decreased housing delivery is in part due to ongoing effects of the Covid-19 pandemic and Brexit, resulting in increased costs and pressures on the labour market.

15. Of all the housing completions recorded against this monitoring indicator in 2021/22, the only ones to meet their identified targets are the delivery of housing within the Broadland Rural Policy Area (RPA) and the South Norfolk RPA. The issue of over-delivery of housing within the RPA and under-delivery of housing in the NPA is considered further in the Housing Land Supply Issues section below.

16. Housing delivery for Norwich (as reported against the JCS) in 2021/22 was 320 dwellings which is an increase on the previous year's delivery figure of 166 homes. This figure does not include completions from C2 communal or purpose-built student accommodation and therefore does not provide the full delivery picture for Norwich. The monitoring against the local plan (para 22 onwards in this report) which does account for these accommodation types reports 316 dwellings delivered in 2021/22. This figure is lower than the figure excluding these accommodation types because there was an overall net loss of equivalent dwellings through the development of Mary Chapman Court student accommodation of Duke Street (reduction of 19 bedrooms in total). For reference the housing completions figures for Norwich for 2022/23 are contained within appendix 3).

17. Affordable housing completions have increased across the Greater Norwich area from 314 dwellings in 2020/21 to 388 dwellings in 2021/22. In Norwich, the increase was from 20 affordable dwellings in 2020/21 to 64 in 2021/22. This is the second year running that the annual affordable housing target for greater Norwich of 525 dwellings per annum has not been met, and also does not meet the target of 675 completions per annum based on the June 2021 Greater Norwich local Housing Needs Assessment. The reduction is related to the reduced total housing delivery. The provision of affordable housing continues to remain a challenge particularly given that certain types of development are not required to provide affordable housing (such as prior approval conversions of offices to residential) and that some applications seek to reduce the amount of affordable housing on viability grounds.

18. There has been further loss of office space in Norwich, although this was at a slower rate than in the previous monitoring period. The overall net reduction in office floorspace in Norwich city equates to a 31% loss in office stock from 2008/09-2021/22. Conversely, there has been a continued increase in the amount of office floorspace being developed in Broadland and South Norfolk. The AMR outlines that there is limited commercial impetus to develop new office space in the city centre due to relatively low rental values making speculative development unviable, and that most of the office floorspace losses are being developed into residential properties, which is a more viable form of development. Up until recently the majority of the office to residential conversions have been undertaken under permitted development rights meaning that the city council has had very little control over the loss of these spaces. However, in 2023 the council introduced an article 4 direction within certain parts of the city which removed these permitted development rights and office to residential conversions in these areas now require full planning permission. This allows officers to consider the development against local plan

policies seeking to protect office space in the city. The impact of the introduction of the article 4 direction on the loss of office floorspace will be monitored in future years.

Housing Land Supply Issues

19. From 10 January 2019 – 16 March 2022, the Greater Norwich authorities were able to demonstrate a five-year housing land supply. From March 2022, large parts of the Greater Norwich area were identified as being constrained by the requirement for nutrient neutrality, which has created uncertainty about the delivery of sites whilst solutions are developed. As such, for the purposes of decision making, the Greater Norwich authorities have not sought to demonstrate a five-year housing supply since March 2022 and therefore a five-year land supply statement has not been produced as part of the 2021/22 AMR. Taking account of the progress being made in respect of individual site-specific mitigation schemes and the development of the Norfolk Environmental Credits nutrient neutrality mitigation scheme, the authorities consider that there is sufficient clear evidence to demonstrate that there will be a five-year housing land supply at the point of adoption of the GNLP.

20. As a new five-year land supply statement has not been produced for this monitoring period as discussed above there are no new figures to discuss in this report. However, as part of the 2021 calculation, it was apparent that there was a trend of over-delivery of housing in the RPA and under-delivery of housing in the NPA, which has continued into the 2021/22 period, with 56% of the housing required in the NPA across the plan period delivered to date, versus 136% in the RPA. This indicates that the Greater Norwich area continues to find the distribution of new housing development in accordance with the local plan a challenging issue. Furthermore, the previous AMR report concluded that overall, there is still a significant under-delivery of housing against the target set out in the JCS, and that officers consider that the need for housing to meet local need is at least as great as it was previously and great weight should continue to be given to this issue. This remains the position, although a new five-year supply has not been calculated for 2021/22, and particularly given the additional uncertainty introduced through nutrient neutrality.

Overview of the Development Management Policies Local Plan (Norwich Appendix of AMR)

21. The following is a summary of the information provided in Appendix F of the AMR and set out in appendix 2 of this report. This information pertains to the Norwich City Council local planning policies only.

22. In 2019, the council undertook a review of the DM Policies Plan and Site Allocations Plan in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2017, which concluded that the local plan policies are fit for purpose at the time but that a full review of the DM policies should take place following the Regulation 19 consultation of the GNLP. The full conclusions of the Regulation 10A review can be found at the following link: https://www.norwich.gov.uk/info/20199/adopted_local_plan/2494/regulation_10a_review_of_the_local_plan

23. However, given that there have been numerous policy changes proposed by national government (such as those introduced in the Environment Act and those proposed in the Levelling Up Act) which could have a direct impact on local planning policy including the scope of any future DM policies plan, the intention is to commence review of the DM policies next year when there is greater clarity on proposed planning reforms and the final content of the GNLP, likely mid-2024.

24. The following is a summary of the main findings of the Norwich Appendix of the AMR 2021/22:

- DM8 - The 2021/22 period saw the largest permitted loss of designated open space since the local plan was adopted at -13,786m^2. One application at the Football Development Centre at Bowthorpe Park was responsible for the greatest loss (at approx. 12,300m^2) for a new 3G sports pitch and associated hospitality uses. This was deemed acceptable as although the proposal included new development on open space, it largely consisted of new sports pitches and associated facilities and therefore retained the outdoor sport and recreational uses deemed appropriate for this site.

- DM11 - The measurements for air quality indicators Nitrogen Dioxide (NO2) and airborne particulates (PM10) have remained relatively stable over the 2021/22 monitoring period at both the Lakenfields and Castle Meadow monitoring stations, although a very slight reduction in both indicators has been observed at Castle Meadow. All indicators remain well below the recommended annual mean of 40 micrograms per cubic metre.

- DM12 - In 2021/22, 224 new homes were granted consent compared with 335 new homes granted consent in 2020/21. This is a trend that is being observed across England and is not unique to Norwich. Some suggested reasons for the national trends include delays in the planning system due to inadequate resourcing, inertia due to lack of clarity on government policy on housing targets and lack of motivation by national housebuilders to increase delivery rates to the detriment of profits.

- DM12 - The total housing commitment (the number of dwellings with outstanding planning permission (and unbuilt)) and those allocated for development in the local plan was 5,906 in 2021/22. Although this is a reduction on the previous two years' figures, it is still significantly greater than the figures recorded for other monitoring periods since the adoption of the local plan, as student and C2 accommodation can now count towards housing commitment.

- DM12 - Housing completions in 2021/22 were recorded at 316 dwellings (inclusive of student and C2 accommodation). This is a very slight increase on the previous year's figure (300 dwellings) but does not meet the average annual target for Norwich set by the JCS (477 dwellings). Suggested reasons for reduced delivery include longer term impacts from the Covid-19 pandemic, supply chain issues, cost of materials and labour etc. This trend has been reflected across the country and is not unique to Norwich.

- DM13 - There were no new consents granted in the 2021/22 period for student or C2 accommodation.

- DM16 - In 2021/22, there was a continued loss of office space of -2590m^2, albeit at a lesser rate than the previous monitoring period. The majority of applications responsible for this loss was once again the change of use to residential space under the prior approval process. It will be important to continue to monitor the changes in office floorspace particularly given the recent introduction (in February 2023) of the Article 4 Direction removing permitted development rights to change office space to residential.

- DM18 - A greater proportion of main town centre uses were permitted in out of centre locations compared to within centre locations in the 2021/22 period.

- DM20 & DM21: The city centre retail sector continued to perform well in the 2021/22 period. There were two primary and secondary retail centres that fell below their required retail thresholds within this period. However, this was largely down to change of use to a more diverse range of leisure uses that are still considered to positively contribute to the vitality and viability of the city centre. Although there was a mixture of increasing and decreasing retail floorspace across all the district and local centres in the city, overall, the number falling below their indicative retail thresholds remained relatively stable.

- DM22 - The largest amount of community facilities floorspace was approved since the adoption of the local plan at 17,787.5m^2. In total, seven applications were granted consent within the 2021/22 monitoring period. The application responsible for the largest increase was the approval of a temporary entertainment venue on the surface car park at Rose Lane.

- DM29 - During the 2021/22 monitoring period, seven applications were refused on the grounds of car parking, servicing, and cycle parking. This is the highest number of applications refused against DM31 since the adoption of the local plan. The refusal of these applications amounts to 12 dwellings and a 143-bedroom HMO that otherwise could have been granted consent.

- DM32 - In the 2021/22 period, one scheme was approved for low car housing (7 dwellings), and 27 schemes were approved as car free housing (90 dwellings). This is the highest number of car free housing schemes approved in a single monitoring period since the adoption of the local plan.

Consultation

25. The AMR is prepared with input from Norwich City Council, Broadland District Council, South Norfolk District Council, Norfolk County Council and the Greater Norwich Local Plan Team.

26. In addition, the relevant portfolio holder was briefed on the contents and main conclusions of the AMR prior to this report being completed.

Implications

Financial and resources

27. Any decision to reduce or increase resources or alternatively increase income must be made within the context of the council's stated priorities, as set out in its Corporate Plan 2022-26 and budget.

28. There are no proposals in this report that would reduce or increase resources.

Legal

29. This is a report for information. There are no legal implications arising from this report.

Statutory considerations

Consideration	Details of any implications and proposed measures to address:
Equality and diversity	No implications arising from this report
Health, social and economic impact	No implications arising from this report
Crime and disorder	No implications arising from this report
Children and adults safeguarding	No implications arising from this report
Environmental impact	No implications arising from this report

Risk management

Risk	Consequence	Controls required
This is a report for information and there are no associated risks arising from this report.	N/A	N/A

Other options considered

30. The AMR must be produced in line with both the Joint Core Strategy and Development Management Policies monitoring frameworks, therefore no other options have been considered.

Reasons for the decision/recommendation

31. To provide an annual report to the Council in line with the above planning monitoring frameworks and to note the contents.

Background papers:

None.

Appendices:

Appendix 1 - Greater Norwich Annual Monitoring Report (main doc) 2021-22
Appendix 2 - Norwich City Council Development Management Policies Monitoring appendix to AMR 2021-22
Appendix 3 – Norwich City Council Housing Completions Figures 2022/23

Contact officer

Name: Charlotte Rivett

Telephone number: 01603 989422

Email address: charlotterivett@norwich.gov.uk

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Joint Core Strategy for Broadland, Norwich and South Norfolk:

Item 4

Annual Monitoring Report 2021-22

Jobs, homes, prosperity for local people

Contents

1. Executive Summary

1.1 This Annual Monitoring Report (AMR) assesses how the Greater Norwich area performed for 2021/22 against the objectives set out in the Joint Core Strategy (JCS).

1.2 There are many indicators that are currently being met or where clear improvements have been made, such as:

- The percentage of household waste that is recycled or composted has generally increased;
- The CO2 emissions per sector have mostly decreased;
- The CO2 emissions per capita have decreased;
- Norwich has maintained its 13th position in the national retail ranking;
- No listed buildings have been lost or demolished.

1.3 However, there are several indicators where targets are not currently being met, some of which may have been adversely affected by the uncertain economic and political climate. Some indicators are perhaps less influenced by external factors and these are the areas where the overall focus of action should be placed:

- Although housing delivery has improved in recent years, the number of completions remain below target for the whole plan period;
- The continued loss of office space in Norwich City Centre, and the growth of office space in other areas is noteworthy, continuing previous years' trends
- The percentage of the workforce employed in higher occupations has decreased.

1.4 The underperforming economic indicators reflect wider economic conditions. However, there is a strong argument that the ambitious JCS targets for office and retail developments reflect older business models and less efficient use of space.

1.5 A range of activities are underway that will have a positive impact on stimulating growth and help deliver against targets over the coming years.

1.6 The local planning authorities (LPAs), working with Norfolk County Council and the Local Enterprise Partnership through the Greater Norwich Growth Board, progressed implementation of the Greater

Norwich City Deal which was agreed with Government in 2013. Working together, the partners support the private sector to deliver in numerous ways, including:

- making a Local Infrastructure Fund available to developers to unlock site constraints;
- delivering the Northern Distributor Road (A1270) and other transport measures, and working towards delivering the Long Stratton bypass and better public transport, including through the Transforming Cities Fund and
- engagement in skills initiatives to improve the match between labour supply and demand.

1.7 The LPAs are reviewing and rolling forward the JCS to produce the Greater Norwich Local Plan (GNLP), scheduled to be adopted in early 2024. The AMR will inform and be informed by this process.

2. Introduction

Context

2.1. The JCS for Broadland District Council, Norwich City Council and South Norfolk Council (excluding the Broads Authority area) sets out the long-term vision and objectives for the area and was adopted on 24th March 2011.

2.2. Following a legal challenge, parts of the JCS concerning the North-East Growth Triangle (NEGT) were remitted for further consideration including the preparation of a new Sustainability Appraisal (SA). The additional work demonstrated that the original policy approach remained the preferred option and this was submitted and examined during 2013. With some modifications, including new policies (Policies 21 and 22) to ensure an adequate supply of land for housing, the amendments to the JCS were adopted on 10th January 2014.

2.3. For more information on the adoption of the Joint Core Strategy please see the Greater Norwich Local Plan's website.

Purpose

2.4. The AMR measures the implementation of the JCS policies and outlines Community Infrastructure Levy (CIL) spending as required by regulations (Appendix A).

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

2.6. It also updates the SA baseline (Appendix C) and includes a section on the implementation of each local authority's policies (Appendices D, E and F) from their respective local plans (i.e., those not covered by the JCS).

3. Joint Core Strategy Monitoring

3.1 The spatial planning objectives in the JCS provide the framework to monitor the success of the plan. They are derived from the districts' Sustainable Community Strategies, which are:

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

3.2 The sections that follow show how each of the objectives and indicators highlighted in the monitoring framework of the JCS have progressed since the 2008 base date of the plan. The current iteration of this report shows data from the last 5 years. For data from the earlier years, please see previous iterations of the report.

3.3 In some instances, relevant data will be released after the publication of this report and as such, some indicators do not have complete time-series information. In addition, information from across the area is not always consistent. Where this is the case the reasons for these inconsistencies are stated.

3.4 Some data is collected from sample surveys, such as the Annual Population Survey. Given the nature of sample surveys there can be some fluctuation in results. Indicators which use the Annual Population Survey are employment and unemployment rates, occupational structure and higher-level qualifications.

3.5 Since the JCS monitoring framework was drawn up various datasets have been withdrawn or altered. Again, where this is the case reasons for incomplete data will be given and where possible proxies are used instead.

3.6 To ensure the monitoring stays effective and relevant, a full review of the framework has been carried out. As a result, a number of indicators have been updated or revised from 2015/16 onwards.

3.7 Datasets for the indicators monitored are set out in detail in tables on the following pages.

This Annual Monitoring Report (AMR) is based upon the objectives and targets set out in the Joint Core Strategy (JCS) and covers the period between 1st April 2021 and 31st March 2022.

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

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

Table 3.1 Total CO^2 emissions per capita

Location	Target	17/18	18/19	19/20	20/21	RAG status
Broadland	Decrease	5.5	5.9	5.5	4.1	Green
Norwich	Decrease	3.7	3.5	3.2	2.9	Green
South Norfolk	Decrease	6.2	6.6	6.3	4.8	Green

Source: DECC

3.8 CO^2 emissions per capita decreased in all three districts in 2020 and 2021, the latest year in which figures are available.

Table 3.2 Total CO^2 emissions per capita for each sector

Location	Target	Sector	17/18	18/19	19/20	20/21	RAG status
Broadland	Decrease	Ind & Com	2.0	2.1	1.7	0.9	Green
Broadland	Decrease	Domestic	1.6	1.5	1.5	1.5	Amber
Broadland	Decrease	Transport	2.0	2.1	2.0	1.6	Green
Norwich	Decrease	Ind & Com	1.5	1.4	0.9	0.7	Green
Norwich	Decrease	Domestic	1.3	1.2	1.2	1.2	Amber
Norwich	Decrease	Transport	1.0	0.9	0.8	0.8	Amber
South Norfolk	Decrease	Ind & Com	1.5	1.5	1.2	0.7	Green
South Norfolk	Decrease	Domestic	1.5	1.5	1.4	1.4	Amber
South Norfolk	Decrease	Transport	3.3	3.2	2.9	2.2	Green

Source: DECC

3.9 CO^2 emissions per capita across all sectors have decreased or remained level.

Table 3.3 Sustainable and Renewable energy capacity permitted by type

Location	Type	18/19	19/20	20/21	21/22
Broadland	TOTAL	0.78MW	0MW	0.2MW	44.8MW
Broadland	Wind	0MW	0MW	0MW	0MW
Broadland	Solar PV	0.64MW	0MW	0MW	44.8MW
Broadland	Hydro	0MW	0MW	0MW	0MW
Broadland	Biomass	0.14MW	0MW	0.2MW	0MW
Norwich	Solar PV Only	No schemes submitted	13.8 kW	4000kWh*	No capacity info
South Norfolk	TOTAL	0MW	0MW	1MW	27.2MW
South Norfolk	Wind	0MW	0MW	0MW	0MW
South Norfolk	Solar PV	0MW	0MW	1MW	27MW
South Norfolk	Sewerage	0MW	0MW	0MW	0MW
South Norfolk	Biomass	0MW	0MW	0MW	0.2MW
South Norfolk	Air	0MW	0MW	0MW	0MW

Source: LPA *This data was provided as Kw hours for 2020/21 thus is not directly comparable.

3.10 In many cases micro-generation of renewable energy on existing buildings does not require planning permission, therefore, precise information on the amount of renewable energy capacity is not systematically recorded or available.

3.11 Around 72 megawatts of solar energy capacity were approved in 2021/22 on large-scale solar farms, by far the highest amount over the plan period so far. Permitted development rights have been extended to allow a wide range of renewable energy schemes (especially solar panels) to be installed without requiring planning permission. Therefore, this indicator can only now capture a sample of larger schemes. Results are thus made up of relatively few sites and therefore might be expected to fluctuate somewhat from one year to the next, making it difficult to assess this indicator with certainty. In Norwich in 2021/22, 47 solar panels were installed at the law courts and there were small scale permissions and household extensions including solar panels across the three districts, but no information on their capacity is available.

Table 3.4 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (Source: LPAs)

Location	Target	18/19	19/20	20/21	21/22	RAG
Greater Norwich	Zero	0	0	0	0	Green
Broadland	Zero	0	0	0	0	Green
Norwich	Zero	0	0	0	0	Green
South Norfolk	Zero	0	0	0	0	Green

3.12 There were no planning permissions granted that were contrary to the advice of the Environment Agency on either flood defence grounds or water quality in 2021/22.

Water efficiency

3.13 All new housing is required to meet the optional higher Building Regulations water efficiency requirement of 110 litres per person per day and other development is required to maximise water efficiency.

3.14 All developments of 10+ dwellings have to show they will meet this standard. Therefore 100% compliance is assumed as permission will not be granted without this assurance.

3.15 The government's national housing standards review means the part of the adopted JCS policy 3 which encouraged a design-led approach to water efficiency on large scale sites can no longer be applied. This is because there is no equivalent new national standard as demanding as the requirement set in the JCS.

3.16 The remainder of the policy can and is still being applied. The optional water efficiency standard set out in Building Regulations is directly equivalent to the JCS policy 3 for housing developments of fewer than 500 dwellings. This level of water efficiency can be easily achieved at very little extra cost through water efficient fixtures and fittings.

3.17 Non-housing development is unaffected by these changes and must continue to show how it will maximise water efficiency. An advice note provides information to enable this standard to be implemented through JCS policy 3.

Table 3.5 Percentage of household waste that is a) recycled and b) composted

Location	Target	18/19	19/20	20/21	21/22	RAG
Broadland	No Reduction	a)21.45%	a)21.97%	a)21.54%	a)21.39%	Red
Broadland	No Reduction	b)26.79%	b)27.61%	b)27.42%	b)29.22%	Green
Norwich	No Reduction	a)22.90%	a)22.60%	a) 22.9%	a)23.30%	Green
Norwich	No Reduction	b)16.10%	b)16%	b) 16.1%	b)16.30%	Green
South Norfolk	No Reduction	a) 22.15%	a) 22.49%	a) 21.92%	a)21.59%	Red
South Norfolk	No Reduction	b) 19.20%	b) 20.04%	b) 19.84%	b)21.55%	Green

Source: LPAs

3.18 The percentage of household waste that is composted has generally increased across the Greater Norwich area. Recycling has not increased year on year.

3.19 Increasing recycling rates is difficult as the amount of newspapers and magazines continues to decline with people switching to digital means and recyclable items being increasingly made using less material (the effect known as "light weighting"). The market also dictates a higher quality of recycling. This has resulted in the rejection rate of material increasing as lower quality material is not being sent for recycling. Norfolk County Council is working with all other Norfolk district councils to improve services and increase the amount of waste diverted from landfill.

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

Table 3.6 Net housing completions

Target	Location	18/19	19/20	20/21	21/22	RAG status
NPA – 1,825 per annum	NPA	2,382	1,624	1,140	1,554	Red
Greater Norwich area – 2,046 pa	Greater Norwich area	2,779	2,075	1,468	1,890	Red
Broadland – 617 pa	Broadland - NPA	482	540	410	561	Red
Broadland RPA – 89 pa	Broadland - RPA	158	123	89	93	Green
Norwich – 477 pa	Norwich	927	495	166	320	Red
South Norfolk NPA – 731	South Norfolk - NPA	973	589	564	673	Red
South Norfolk RPA – 132	South Norfolk - RPA	239	328	239	243	Green

Source: LPAs

3.20 Housing delivery in 2021/22 increased significantly when compared to the previous year but remains below the annual housing requirement in the Joint Core Strategy for the second year running. The significant increase in delivery does however show a bounce back in the housebuilding industry following the shut down for part of the previous monitoring year in response to the Covid pandemic restrictions.

3.21 Whilst delivery overall is below levels seen between 2016/17 and 2019/20, they have returned to levels above those seen in the early years of the plan period between 2008/09 and 2015/16. This is likely to be indicative of the much higher levels of land with planning permission, alongside improved general conditions as compared to the early part of the plan period. It is also notable that the highest level of completions since the beginning of the plan period have been recorded in the Broadland NPA and that rates of delivery in the rural areas of Broadland and South Norfolk remain above the JCS target levels, as they have done across almost all of the plan period since 2018.

3.22 It should also be noted that over the 4-year rolling period since 2018/19 (which is also the base date for the emerging Greater Norwich Local Plan), Greater Norwich has exceeded its annual requirements in the JCS, albeit marginally.

3.23 Despite these recent successes and the strength of delivery in the rural areas over the last 3 to 4 years, housing delivery overall has fallen 4,960 homes below the JCS target since the start of the plan period in 2008/9. This under delivery has been the result of housing shortfalls in the NPA, which total 7,233 homes since 2008/9. These shortfalls have been particularly acute in the Broadland part of the NPA. The net effect of these shortfalls is that the annual rate of delivery needed to meet the JCS NPA target by 2026 has grown from 1,825 homes per year in 2008 to 3,633 homes per year as of 1 April 2021. At the Greater Norwich level, the impact of this increase is mitigated to some extent by the over-supply that is occurring in the rural areas. Nonetheless, it remains a significant challenge to achieve and sustain a level of delivery that would enable the JCS housing target to be met by 2026.

3.24 It is noteworthy that housing completions monitored under the JCS do not take account of student accommodation that has been delivered. Norwich has recently experienced considerable growth in the delivery of purpose-built student accommodation, particularly in the city centre. However, the city experienced a net loss of student accommodation in 2021/22 as the new accommodation delivered at Mary Chapman Court had fewer bed spaces than the replaced accommodation.

3.25 The housing delivery shortfall in the NPA is the result of a number of factors including: the JCS NPA target being significantly above the targets adopted in previous Local Plans; delays to the allocation of sites for development as a consequence of the JCS legal challenge; the prolonged downturn in the property market that occurred following the global financial crisis in 2008, which had a substantial impact on housing delivery in the early part of the plan period; and the impacts of Covid. The impact of these factors was intensified due to the JCS's dependence on large, strategic scale, growth, in particular the Broadland Growth Triangle, and the challenge presented by the redevelopment of complex brownfield sites in the urban area. However, rates of delivery in the NPA over the last 5 years are now 28% above the overall average since 2008 and lie only slightly below the JCS annualised requirement for the NPA. This is illustrative of the significant progress that has been made to address these substantial challenges.

3.26 Despite these challenges, the Greater Norwich authorities have now delivered 23,794 homes since 2008 and maintain a commitment (the sum of planning permissions and site allocations) of 27,796. This is significantly (97%) higher than the commitment of only 14,090 that existed at the start of the JCS period in 2008. This substantial housing commitment sets the foundation for long-term sustained and sustainable growth across Greater Norwich. It remains critical that the development of planned sites is achieved if the authorities are to deliver high quality growth that is consistent with the Greater Norwich City Deal, and to help to ensure that the area fulfils its economic potential.

3.27 From 10th January 2019 to 16th March 2022, the Greater Norwich authorities were able to demonstrate a five-year housing supply in accordance with the requirements of the NPPF. From March 2022, large parts of the Greater Norwich area were identified as being constrained by the requirement for nutrient neutrality. These constraints created uncertainty about the delivery of sites whilst the necessary nutrient neutrality mitigation schemes were developed. Consequently, for the purposes of decision making the Greater Norwich authorities have not sought to demonstrate a five-year housing supply since March 2022. Taking account of the progress being made in respect of individual site-specific mitigation schemes and the development of the Norfolk Environmental Credits nutrient neutrality mitigation scheme, the authorities consider that there is sufficient clear evidence to demonstrate that there will be a five-year housing land supply at the point of adoption of the Greater Norwich Local Plan (GNLP).

Table 3.7 Affordable housing completions

Target	Location	18/19	19/20	20/21	21/22	RAG
Affordable housing target of 525 per year[1]	Greater Norwich	724	658	314	388	Red
Not applicable	Broadland	195	211	165	177	NA
Not applicable	Norwich	137	184	20	64	NA
Not applicable	South Norfolk	392	263	129	147	NA

[1] The Central Norfolk SHMA, 2017, identified a need of 11,030 affordable homes for the period 2015 to 2036

3.28 388 affordable homes were completed in 2021/22. This is below both the target of 525 homes from the 2017 SHMA and the 675 completions per year target based on the June 2021 Greater Norwich Local Housing Needs Assessment. This fall is clearly related to a relatively lower number of overall housing delivery this year, as compared to the years immediately prior to the Covid-19 pandemic.

3.29 Whilst the affordable housing completions are reported as gross figures, the need figure of 670 affordable homes per annum includes an assumed loss of 152 units per annum of affordable housing through the right-to-buy. The reported figures can therefore be considered a proxy for net figures. Notwithstanding the above, meeting overall needs for affordable housing is likely to remain a challenge. This challenge has been made more difficult by government changes to the planning system which mean that affordable housing cannot be required in certain circumstances e.g., due to the vacant building credit or the prior approval of office conversions (measures which have a particularly significant impact in Norwich City).

3.30 Another challenge to the delivery of affordable housing is that it has proved necessary to reduce the level of affordable housing secured on some sites, to ensure that development is viable. The authorities continue to scrutinize viability assessments submitted by developers to ensure that development meets the affordable housing target as far as possible. In addition, several section 106 agreements that accompany development include a "claw back" provision which may mean that additional affordable housing will be delivered later, if viability improves.

3.31 There was no data collected for new house completions by bedroom number, based on proportions set out in the most recent Sub-Regional Housing Market Assessment.

Table 3.8 Provision of Gypsy and Traveller pitches (completions)

Target	Location	18/19	19/20	20/21	21/22	RAG
To meet CHANA (Option 1) targets:29 pitches in total (15 from 2017-22, further 14 to 2022-27)	Greater Norwich area	0	2	0	4	Red
To meet CHANA (Option 1) targets:29 pitches in total (15 from 2017-22, further 14 to 2022-27)	Broadland	0	0	0	4	Red
To meet CHANA (Option 1) targets: 29 pitches in total (15 from 2017-22, further 14 to 2022-27)	Norwich	0	0	0	0	Red
To meet CHANA (Option 1) targets:29 pitches in total (15 from 2017-22, further 14 to 2022-27)	South Norfolk	0	2	0	0	Red

3.32 In June 2022, a new Gypsy and Traveller Accommodation Assessment (GTAA) was published that superseded the previous needs assessment. This evidence is being discussed as part of the Greater Norwich Local Plan (GNLP) hearings.

3.33 A total of 52 pitches will be required between April 2022 and March 2038, of which 30 of are needed by March 2027. To address this need, the GNLP identifies sites to provide 38 pitches by March 2027, a further 10 are expected by March 2032, and a modest windfall allowance of 12 provides a total of 60 pitches.

Table 3.10 Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)

Target	Location	17/18	18/19	19/20	20/21	21/22
No decrease	Greater Norwich area	67.3%	63.8%	No data	No data	No data

3.34 No data was available this year as the methodology for measuring accessibility has changed.

Table 3.11 (Gross) new house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment

Location	Dwellings	18/19	19/20	20/21	21/22
Broadland[1]	1 bed	69	72	41	40
Broadland[2]	2 bed	187	197	147	186
Broadland[2]	3 bed	198	219	218	257
Broadland[2]	4 bed	195	193	119	183
Broadland[2]	Unknown	0	0	1	0
Norwich	No data collected	No data collected	No data collected	No data collected	No data collected
South Norfolk	1 bed	98	81	30	22
South Norfolk	2 bed	266	167	121	45
South Norfolk	3 bed	483	317	184	69
South Norfolk	4 bed	310	238	171	49
South Norfolk	Unknown	71	114	294	710

3.35 Since we do not have data for Norwich, it is not clear whether this indicator has achieved its target this year (see objective 2).

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

Table 3.12 Permitted amount of floor space and land by employment type[2]

Indicator	Target	Location	18/19	19/20	20/21	21/22
Permitted amount of floorspace and land by employment type	B1 – 118 hectares/295,000m2	Greater Norwich area	No data	B1: 105,594 B2: 13,586 B8: 15, 832	No data	No data
Permitted amount of floorspace and land by employment type	B1 – 118 hectares/295,000m2	Broadland	B1: 82,532 B2: 8,060 B3: 15,583	B1: 94,167 B2: 4,230 B3: 10,699	B1: 174,998 B2: 5606 B3: 12,241	B1: 180,578 B2: 5877 B3: 14,918
Permitted amount of floorspace and land by employment type	B2/8 – 111 hectares 2007 – 2026	Norwich	B1a - 11695 (net loss) B1b - None B1c +145.4 (net gain) B2 - 280(net loss) B8 - 2131 (net loss)	B1a - 2400 (net loss) B1b 0 B1c - 806 (net loss) B2: 2,875 B8: 288	B1a - 6733 (net loss) B1b - 313 (net loss) B1c 1907 B2: 975 B8: 2537	B1a - 2590 (net loss) B1b - 0 B1c 1754(net gain) B2: 1494 B8: 925
Permitted amount of floorspace and land by employment type	B2/8 – 111 hectares 2007 – 2026	South Norfolk	No data	B1: 14,633 B2: 6,481 B3: 4,845	B1: 818 B2: 946 B3: 1461	B1: 1656 B2: 5294 B3: 7513

[2] Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

Table 3.13 Amount of Permitted Floor Space

Indicator	Target	Location	18/19	19/20	20/21	21/22	RAG
Amount of permitted floorspace	B2/8 – 111 hectares 2007 – 2026 100,000m² Norwich City Centre	Norwich	- 13,961 m2	-293 m2	- 3,201 m2	-107m2	Red
Amount of permitted floorspace	100,000m2 NRP 50,000m2 BBP	NRP + BBP	No data	No data	No data	No data	No data
Amount of permitted floorspace		Elsewhere	No data	No data	No data	14,463 m2 (South Norfolk)	

3.36 In recent years, it has only been practical to collect data on planning permissions granted. Consequently, as the data presented here is incomplete, it is not clear whether the target has been achieved. Data from 2021/22 shows that there was significant development in South Norfolk What is clear from tables 3.14 and 3.15 below is that there has been a sustained loss of office floor space in the city centre.

Table 3.14 Office space developed

Key

+ = net gain

- = net loss

Location	Use Class	18/19	19/20	20/21	21/22
Greater Norwich area (floorspace in sqm)	B1	No data	+105,594	+171,475	+181,398
Greater Norwich area (floorspace in sqm)	B2	No data	+13,586	+7,527	+12,665
Greater Norwich area (floorspace in sqm)	B8	No data	+15,832	+16,061	+23,356
Broadland (sqm)	B1	+82,532	+94,167	+174,998	+180,578
Broadland (sqm)	B2	+8,060	+4,230	+5.606	+5877
Broadland (sqm)	B8	+15,583	+10,699	+12,241	+14,918
Norwich (sqm)[4]	B1a	-11,695	-2,400	-6,773	-2,590
Norwich (sqm)[4]	B1b	0	0	-313	0
Norwich (sqm)[4]	B1c	+145.4	-806	1907	+1754
Norwich (sqm)[4]	B2	-280	+2875	975	+1494
Norwich (sqm)	B8	-2,131	+288	+2537	+925
South Norfolk	B1	No data	+14,633	+818	+1656
South Norfolk	B2	No data	+6,481	+946	+5294
South Norfolk	B8	No data	+4,845	+1461	+7513

Office space developed

3.37 There was a net loss of 2,590 sqm of office floor space (use class B1a) in Norwich this monitoring year, predominantly in the city centre. This is significantly less than the losses sustained in previous years but remains a concern. There is currently very limited commercial impetus to develop any new office space in the city centre due to relatively low rental values making speculative development unviable.

3.38 Most of the office floor space losses are being developed into residential properties and schools. There remains no planning control over the loss of office space when converted to these uses.

3.39 Data published by the Valuation Office Agency (VOA) (Business

[3] Data updated from 2015 information from Norwich City Council and different from previous years

Floorspace (Experimental Statistics VOA, May 2012) shows that the office stock in the Norwich local authority area stood at 362,000sqm in 2006 and that this had grown to 378,000sqm in 2012. The office floorspace total is likely to include a proportion of floorspace which for planning purposes is actually in use class A2 – financial and professional services, or D1 – for example, offices associated with police stations and surgeries, rather than just B1(a). However, in the absence of any more accurate and up to date national or local datasets, the VOA figure of 378,000sqm is used as a baseline Norwich stock figure for 2012.

3.40 Annual monitoring since the base date of the JCS (April 2008) shows the following change in the stock of B1(a) office floorspace in Norwich from 2008 to 2022, derived from planning permissions and completions records. From 2008 to 2022, the overall net reduction in the office floor space equates to 31%. There is no indication that there will be any slowdown in this trend so long as residential development values in the city centre remain higher than office values and the absence of any additional planning obligation requirements on developers.

Table 3.15 Norwich Office Floor Space Variances

Date	Norwich Office Floor Space
2008/09	13,205 sqm net gain
2009/10	657 sqm net gain
2010/11	2,404 sqm net gain
2011/12	-115 sqm net loss
2012/13	-3,187 sqm net loss
2013/14	-2,024 sqm net loss
2014/15	-31,063 sqm net loss
2015/16	-8,881 sqm net loss
2016/17	-24,449 sqm net loss
2017/18	-40,205 sqm net loss
2018/19	-11,695 sqm net loss
2019/20	-2,400 sqm net loss
2020/21	-6,773 sqm net loss
2021/22	-2,590 sqm net loss
Total actual/potential office floorspace change Norwich city April 2008-March 2022	-117,116 sq. m net loss (31%)

Table 3.16 Annual count of employee jobs[4]

Location	Target	17/18	18/19	19/20	20/21	RAG
Greater Norwich area	2,222 per annum increase	193,000	193,000	188,000	187,000	Red
Broadland	Not applicable	47,000	48,000	48,000	46,000	Red
Norwich	Not applicable	93,000	89,000	86,000	85,000	Red
South Norfolk	Not applicable	53,000	56,000	54,000	56,000	Red

3.41 The 2020/21 data is the latest release. The total number of employee jobs has decreased from 2019/20.

Table 3.17 Employment rate of the economically active population

Indicator	Target	Location	17/18	18/19	19/20	20/21	RAG
Employment rate of economically active population	Increase	Greater Norwich	75.4%	78.9%	81.4%	76.8%	Red
Employment rate of economically active population	Increase	Broadland	84.3%	78.5%	86.2%	81.5%	Red
Employment rate of economically active population	Increase	Norwich	68.5%	77.1%	74.6%	77.7%	Green
Employment rate of economically active population	Increase	South Norfolk	75.6%	81.6%	84.9%	71.5%	Red

3.42 Employment rates have decreased over the past year (the latest year there is data for is 2020/21). This may well be due to the lockdown measures for the pandemic having negatively impacted the employment level. It is important to note that this dataset is based on sample surveys and fluctuates.

[4] Data gathered in September. Although this dataset is not recommended for monitoring purposes it is nonetheless the only dataset available for measuring jobs at lower-level geographies.

between surveys.

Table 3.18 Percentage of the workforce employed in higher occupations

Indicator	Target	Location	18/19	19/20	20/21	21/22	RAG
Percentage of workforce employed in higher occupations	Annual increase of 1%	Greater Norwich	44%	43%	47%	42%	Red
Percentage of workforce employed in higher occupations	Not applicable	Broadland	47%	39%	32%	44%	Green
Percentage of workforce employed in higher occupations	Not applicable	Norwich	39%	42%	54%	38%	Red
Percentage of workforce employed in higher occupations	Not applicable	South Norfolk	47%	47%	53%	45%	Red

3.43 The percentage of the workforce employed in higher occupations across the Greater Norwich area has decreased in this monitoring year. This is particularly apparent in Norwich and South Norfolk.

Table 3.19 National Retail Ranking for Norwich

Indicator	Target	Location	17/18	18/19	19/20	20/21	21/22	RAG
National retail ranking	Maintain top 20 ranking	Norwich	13th	13th	13th	13th	13th	Green

3.44 There were changes to the Venuescore evaluation criteria between 2011/12 and 2012/13 which affected Norwich's position resulting in a fall to the position of 13th from 9th. This year, the target for the city centre has been achieved by maintaining 13th position.

3.45 Overall, Norwich continues to compete well against larger cities in the Venuescore ranking nationally. It has the largest proportion of its retailing in the city centre of any major city nationally and is the only centre in the East of England that ranks in the top twenty.

Table 3.20 Net change in retail floor space in the city centre

Indicator	Target	Location	17/18	18/19	19/20	20/21	21/22	RAG
Net change in retail floorspace in city centre	No decrease in retail floor space	Norwich	-217	-6231	No data	-1534	-5905	n/a

3.46 Loss of retail floor space (of 5,905m2) has been identified between 2021 and 2022. This continues a steady trend of decreasing retail floorspace in the city centre.

3.47 In recent years, retail investment in the city centre has concentrated on improvements and enhancements to existing stock.

3.48 The trend evident since April 2008 is of a slow reduction in city centre retail floor space at the expense of other uses. Since 2008 the total amount of retail floorspace has decreased by 13,115 sqm (a 5.7% decrease). Changes in the policy approach have allowed more flexibility of uses in the city centre to encourage the development of uses such as cafes, restaurants and leisure facilities. These complementary uses support retail strength and the early evening economy.

3.49 It is anticipated that there will be further loss of retail floorspace. This trend is as a result of both increased online retailing and the Covid-19 pandemic but is also due to the introduction of Class E which means that planning permission is no longer required to change retail to any other use that fall within Class E (commercial, business and service). In addition, ongoing planning deregulation at a national level has extended the scope of permitted development rights which now also allows for the change of use of Class E to residential with only the consideration of certain matters under a prior approval application (subject to certain limitations and conditions).

3.50 Although a reduction in retail floor space is contrary to the aim of Policy 11 of the JCS, to increase the amount of retailing in the city centre, it is in support of the aim to increase other uses such as the early evening economy, employment, and cultural and visitor functions to enhance vitality and viability and has ultimately prevented a substantial increase in vacancy rates. It also conforms to paragraph 85 of the NPPF which allows for diversification in order to respond to changes in the retail and leisure industries and is in line with government thinking in terms of creating a single Use Class for most town centre uses. It is considered that such diversification of uses has helped strengthen the city centre's function in times of increased internet shopping and a decline in 'bricks and mortar' retailing.

Table 3.21 Percentage of permitted town centre uses in defined centres and strategic growth locations

Location	Town centre uses	17/18	Town centre uses	18/19	Town centre uses	19/20	Town centre uses	20/21	Town centre uses	21/22
Broadland	A1	42%	A1	17.6%	A1	5.8%	A1	50%	A1	53%
Broadland	A2	100%	A2	100%	A2	0%	A2	0%	A2	100%
Broadland	B1a	20%	B1a	38.5%	B1a	0%	B1a	12.5%	B1a	11%
Broadland	D2	33%	D2	17.3%	D2	23.5%	D2	30%	D2	22%
Norwich	A1	6%	A1	0%	A1	9.6%	A1	47%	A1	6%
Norwich	A2	100%	A2	0%	A2	56.9%	A2	None	A2	None
Norwich	B1a	0%	B1a	31%	B1a	6.2%	B1a	21%	B1a	0%
Norwich	D2	3%	D2	76%	D2	25.6%	D2	81%	D2	8%
South Norfolk	A1	70%	A1	38%	A1	25%	A1	No data	A1	25%
South Norfolk	A2	0%	A2	50%	A2	0%	A2	No data	A2	No data
South Norfolk	B1a	75%	B1a	25%	B1a	10%	B1a	No data	B1a	0%
South Norfolk	D2	71%	D2	0%	D2	47%	D2	No data	D2	0%

3.51 Proportions of the permitted town centre uses vary depending on the use class and location. There has also been a varied pattern compared to previous years.

Table 3.22 Objective 4: to promote regeneration and reduce deprivation

Indicator	Target	Source	Location	18/19	19/20	20/21	21/22	RAG status
Number of Lower Super Output Areas in national most deprived 20%	Reduction by 50% in plan period (28 out of 242 in 2007)	IMD (DCLG)	Greater Norwich area	0	Data not released	Data not released	Data not released	n/a
Number of Lower Super Output Areas in national most deprived 20%	Reduction by 50% in plan period (28 out of 242 in 2007)	IMD (DCLG)	Broadland Norwich South Norfolk	0	Data not released	Data not released	Data not released	n/a
The amount of land on brownfield register that has been developed	Increase the amount of completions for housing on land identified in brownfield register in % form	LPA	Broadland	2.19 ha (2.1%)	1.2 ha (1.18%)	0.23 Ha (0,23%)	0.97%	Green
The amount of land on brownfield register that has been developed	Increase the amount of completions for housing on land identified in brownfield register in % form	LPA	Norwich	1.34 ha	2.07 ha (2.02%)	2.25ha (1.77%)	3.79ha (2.97%)	Green
The amount of land on brownfield register that has been developed	Increase the amount of completions for housing on land identified in brownfield register in % form	LPA	South Norfolk	5.05 Ha (22%)	1.71 ha 17%	8%	7%	Red

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

3.52 The Index of Multiple Deprivation allows each Lower Super Output Area (LSOA) in England to be ranked relative to one another according to their level of deprivation. It must be noted that although the rank of deprivation has improved it does not mean that deprivation itself has improved in any given area, but rather that deprivation has decreased relative to other parts of the country. The 2021-22 data has not been published at the time of publication of this AMR.

The amount of land on the brownfield register that has been developed

3.53 This is a relatively new indicator and further data will need to be collected over the years to track the development of this indicator. It is also important to note that since the size of the brownfield register changes every year, the percentage of completions is not necessarily an accurate account of the progress of development. Nevertheless, there has been an increase in the amount of land developed that is on the brownfield land register in Norwich.

Table 3.23 Objective 5: to allow people to develop to their full potential by providing educational facilities to meet the needs of existing and future populations

Indicator	Target	Source	Location	18/19	19/20	**20/21**	**21/22**	**RAG Status**
School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades	Year-on-year increase from 2007 value of 53%	Norfolk County Council	Greater Norwich area	Data discontinued	Data discontinued	Data discontinued	Data discontinued	n/a
16 to 18-year olds who are not in education, employment or training	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Greater Norwich area	No data	No data	No data	No data	n/a
16 to 18-year olds who are not in education, employment or training	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Broadland	2.73%	2.57%	3.30%	1.99%	Red
16 to 18-year olds who are not in education, employment or training	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Norwich	5.88%	5.44%	6.83%	5.18%	Red
16 to 18-year olds who are not in education, employment or training	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	South Norfolk	2.00%	2.12%	3.53%	3.19%	Red

Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Populati on Survey	Greater Norwich area	38.40%	33.00%	41.40%	37.60%	Red
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Populati on Survey	Broadland	39.70%	32.90%	36.00%	34.40%	Red
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Populati on Survey	Norwich	38.50%	31.80%	40.90%	40.60%	Red
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Populati on Survey	South Norfolk	36.90%	34.60%	47.00%	36.80%	Red

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

3.54 The Government changed its GCSE grading system from A* to G, to 9 to 1 in 2017. An accurate direct comparison cannot be made with the previous grading system.

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

3.55 The proportion of 16 to 18-year olds not in education, employment and training has decreased in the Greater Norwich Area.

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

3.56 The proportion of the population aged 16-64 qualified to at least NVQ level 4 has decreased in the Greater Norwich area over this monitoring year.

Table 3.24 Objective 6: to make sure people have ready access to services

Indicator	Target	Source	Location	14/15	15/18	18/19	19/20	20/21	21/22	RAG status
IMD access to service	Increase the number of LSOAs in the least deprived 50% on the IMD for access to housing and service	IMD	Greater Norwich	127	No data	138	No data	No data	No data	n/a
IMD access to service	Increase the number of LSOAs in the least deprived 50% on the IMD for access to housing and service	IMD	Broadland	40	No data	41	No data	No data	No data	n/a
IMD access to service	Increase the number of LSOAs in the least deprived 50% on the IMD for access to housing and service	IMD	Norwich	58	No data	70	No data	No data	No data	n/a
IMD access to service	Increase the number of LSOAs in the least deprived 50% on the IMD for access to housing and service	IMD	South Norfolk	29	No data	27	No data	No data	No data	n/a

Index of Multiple Deprivation access to services

3.57 The 2018-2019 data release shows the number of LSOAs in the least deprived 50% for access to housing and services increased. Norwich experienced the greatest level of improvements. It must be noted that just because the rank of deprivation has improved it does not mean that deprivation itself has improved in any given area, but rather that deprivation has decreased relative to other parts of the country. IMD data is not released on an annual basis and therefore no data is available for 2021/22.

Table 3.25 Objective 7: to enhance transport provision to meet the needs of existing and future populations while reducing the need to travel

Indicator Percentage of residents who travel to work by:	Target	Location	2001	2011	2021	RAG status
By private motor vehicles	Decrease	Greater Norwich	a) 64%	a) 67%	54.0%	Green
By public transport	Increase	Greater Norwich	b) 8%	b) 7%	3.1%	Red
By foot or cycle	Increase	Greater Norwich	c) 17%	c) 18%	11.5%	Red
Work at or mainly at home	Increase	Greater Norwich	d) 9%	d) 6%	30.5%	Green
By private motor vehicles	Decrease	Broadland	a)70%	a) 75%	60.0%	Green
By public transport	Increase	Broadland	b) 8%	b) 6%	2.2%	Red
By foot or cycle	Increase	Broadland	c) 9%	10%	6.6%	Red
Work at or mainly at home	Increase	Broadland	10%	6%	30.3%	Green
By private motor vehicles	Decrease	Norwich	50%	52%	43.2%	Green
By public transport	Increase	Norwich	9%	9%	5.3%	Red
By foot or cycle	Increase	Norwich	32%	33%	20.8%	Red
Work at or mainly at home	Increase	Norwich	7%	4%	29.6%	Green
By private motor vehicles	Decrease	South Norfolk	71%	73%	58.6%	Green
By public transport	Increase	South Norfolk	5%	6%	1.8%	Red
By foot or cycle	Increase	South Norfolk	10%	10%	7%	Red
Work at or mainly at home	Increase	South Norfolk	12%	7%	31.5%	Green

Source: Census (taken every 10 years)

Travel to work

3.58 The data is derived from the 2021 Census and so is only released for every 10 years. In comparison with the 2011 Census, the overall target for decreasing the usage of private transport and increasing the rate of working from home have been met, while the percentage of residents who travelled to work by public transport has decreased significantly. It is important to bear in mind that 2021 census took place during a national lockdown. The Government advice at the time was for people to work from home and avoid public transport. People who were furloughed were advised to answer the transport to work question based on their previous patterns before or during the pandemic. This means the data does not accurately represent what they were doing on census day. This variable therefore cannot be directly compared to the 2011 census data. Recent monitoring conducted in the Norwich urban area showed that there has been a 40% increase in cycling since 2013. First Eastern Counties reported a 375,000 increase in Norwich bus journeys in 2015 after completion of Transport for Norwich changes to improve accessibility to the city centre for buses.

Table 3.26 Objective 8: to positively protect and enhance the individual character and culture

Indicator	Target	Source	Location	18/19	19/20	20/21	21/22	RAG status
Percentage of Conservation Areas with appraisals adopted in the last 10 years	Year-on-year increase	LPA	Broadland	58%	58%	5%	5%	Amber
Percentage of Conservation Areas with appraisals adopted in the last 10 years	Year-on-year increase	LPA	Norwich	31%	25%	19%	6%	Red
Percentage of Conservation Areas with appraisals adopted in the last 10 years	Year-on-year increase	LPA	South Norfolk	52%	63%	75%	75%	Amber

Percentage of Conservation Areas with appraisals adopted in the last 10 years

3.59 The percentage of conservation areas with recent appraisals have remained steady in Broadland and South Norfolk but decreased in Norwich. The figure for Norwich has decreased as a large number of conservation area appraisals were prepared prior to 2010.

Objective 9: to protect, manage and enhance the natural, built, and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation

Table 3.27 Net change in local sites in **"Positive** Conservation **Management"**

Indicator	Target	Location	18/19	19/20	20/21	21/22	RAG status
Net change in Local Sites in "Positive Conservation Management"	Year-on-year improvements	Greater Norwich area	74%	No data	No data	72%	n/a

3.60 Since previous years' data were not collected, it is difficult to carry out a direct comparison. However, there was a small decrease in the percentage of sites classified as being in positive conservation management between 2018/19 and 2021/22.

Table 3.28 The percentage of rivers assessed as good or better

Indicator % of river assessed as good or better:	Target	Location	18/19	19/20	20/21	21/22	RAG
a. Overall Status;	To increase the proportion of Broadland Rivers classified as 'good or better'	Broadland Rivers	4%	No data	No data	No data	n/a
b. Ecological Status;	To increase the proportion of Broadland Rivers classified as 'good or better'	Broadland Rivers	4%	No data	No data	No data	n/a
c. Biological Status;	To increase the proportion of Broadland Rivers classified as 'good or better'	Broadland Rivers	17%	No data	No data	No data	n/a
d. General Physio Chem Status;	To increase the proportion of Broadland Rivers classified as 'good or better'	Broadland Rivers	23%	No data	No data	No data	n/a
e. Chemical class	To increase the proportion of Broadland Rivers classified as 'good or better'	Broadland Rivers	100%	No data	No data	No data	n/a

3.61 The percentage of rivers assessed as good or better has remained the same in 2018/19. No data is available for this reporting year.

Table 3.29 Concentration of selected air pollutants

Indicator	Target	Location		18/19	19/20	20/21	21/22	RAG
Concentration of selected air pollutants NO2 and PM10 (particulate matter)	Decrease	Broadland	NO2	below 40ug/m3	below 40ug/m 3	below 40ug/ m3	below 40ug/ m3	Amber
Concentration of selected air pollutants NO2 and PM10 (particulate matter)	Decrease	Broadland	PM10	below 40ug/m3	N/A	N/A	N/A	Amber
Concentration of selected air pollutants NO2 and PM10 (particulate matter)	Decrease	Norwich	NO2	12 (LF); 54 (CM)	13 (LF); 41 (CM)	10(LF); 19 (CM)	10(LF); 30 (CM)	Amber
Concentration of selected air pollutants NO2 and PM10 (particulate matter)	Decrease	Norwich	PM10	16 (LF); 27 (CM)	14 (LF); 19 (CM)	13(LF); 19 (CM)	13(LF); 19 (CM)	Green
Concentration of selected air pollutants NO2 and PM10 (particulate matter)	Decrease	South Norfolk	NO2	25.0 ug/m3	N/A	22.2ug /m3	17ug /m3	Amber
Concentration of selected air pollutants NO2 and PM10 (particulate matter)	Decrease	South Norfolk	PM10	N/A	N/A	N/A	N/A	N/A

3.62 The pollution levels in most areas of Greater Norwich are well below the recommended maximum. However, some specific locations form hotspots within Norwich. These include Castle Meadow and St Stephens Street where the concentration of nitrogen dioxide has been high. Buses and taxis are the main causes of these emissions. Norwich City Council is working on measures including traffic management and enforcement of Castle Meadow's Low Emission Zone to address this issue. It is also important to view this in the context that there have been significant improvements in air quality in St Stephens and Castle Meadow recently.

Table 3.30 Percentage of Sites of Special Scientific Interest (SSSIs) in favourable condition or unfavourable recovering condition.

Indicator	Target	Location	17/18	18-22	RAG
Percentage of SSSIs in favourable condition or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Broadland	94%	No data	n/a
Percentage of SSSIs in favourable condition or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Norwich	100%	No data	n/a
Percentage of SSSIs in favourable condition or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	South Norfolk	93%	No data	n/a

3.63 No comparable data has been released this year.

Table 3.31 Number of listed buildings lost/demolished

Indicator	Target	Location	18/19	19/20	20/21	21/22	RAG
Number of listed buildings lost/demolished	None	Greater Norwich area	0	0	0	0	Green
Number of listed buildings lost/demolished	None	Broadland	0	0	0	0	Green
Number of listed buildings lost/demolished	None	Norwich	0	0	0	0	Green
Number of listed buildings lost/demolished	None	South Norfolk	0	0	0	0	Green

3.64 The target was achieved as no listed building were lost or demolished this year.

Table 3.32 Percentage of new and converted dwellings on Previously Developed Land

Indicator	Target	Location	18/19	19/20	20/21	21/22	RAG
Percentage of new and converted dwellings on Previously Developed Land	25%+	Broadland	36%	57%	47%	19%	Red
Percentage of new and converted dwellings on Previously Developed Land	25%+	Norwich	86%	89%	48%	98%	Green
Percentage of new and converted dwellings on Previously Developed Land	25%+	South Norfolk	9.1%	11.8%	7.8%	6%	Red

3.65 The target was achieved in Norwich, but not in Broadland and South Norfolk. However, 26% of the homes delivered in Greater Norwich were on brownfield (previously developed) land. This is just above the plan target for the whole area.

Table 3.33 Objective 10: to be a place where people feel safe in their communities

Indicator	Target	Source	Location	18/19	19/20	20/21	21/22	RAG status
(Reduction in) Overall crime	Decrease in number	Norfolk Police	Greater Norwich area	29,228	31,449	29,274	32,124	Red
(Reduction in) Overall crime	Decrease in number	Norfolk Police	Broadland	5,162	5,980	6,045	6,120	Red
(Reduction in) Overall crime	Decrease in number	Norfolk Police	Norwich	18,344	19,137	16,500	18,998	Red
(Reduction in) Overall crime	Decrease in number	Norfolk Police	South Norfolk	5,722	6,332	6,729	7,006	Red
Number of people killed or seriously injured (KSI) in road traffic accidents	Year-on-year reduction in those KSI	Norfolk County Council	Greater Norwich area	210	245	153	168	Red
Number of people killed or seriously injured (KSI) in road traffic accidents	Year-on-year reduction in those KSI	Norfolk County Council	Broadland	46	72	43	59	Red
Number of people killed or seriously injured (KSI) in road traffic accidents	Year-on-year reduction in those KSI	Norfolk County Council	Norwich	85	80	45	56	Red
Number of people killed or seriously injured (KSI) in road traffic accidents	Year-on-year reduction in those KSI	Norfolk County Council	South Norfolk	79	93	65	53	Green

Reduction in overall crime

3.66 There has been an increase in total crime in 2021/22. The relatively low number of crimes in the previous year is likely to be a result of lockdown period, which was particularly relevant to Norwich which saw a reduction in the night-time economy. The return to normality in 2021/22 resulted in an increase in the number of crimes in the Greater Norwich area.

Number of people killed or seriously injured in road traffic accidents

3.67 The number of people killed or seriously injured in road traffic accidents has increased this year. This is likely due to increased number of road users in general due the lifting of Covid pandemic lock down measures.

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

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

3.68 The data for this indicator has been discontinued.

Table 3.34 Life expectancy at birth of males and females

Indicator	Target	Location	Gender	17/18	18-20	21/22	RAG
Life expectancy at birth	Increase at each survey	Broadland	Male	79.6	81.4	81.7	Green
Life expectancy at birth	Increase at each survey	Broadland	Female	84.3	85.0	83.2	Red
Life expectancy at birth	Increase at each survey	Norwich	Male	78.1	78.0	77.4	Red
Life expectancy at birth	Increase at each survey	Norwich	Female	83.2	82.8	81.9	Red
Life expectancy at birth	Increase at each survey	South Norfolk	Male	81.1	81.7	80.7	Red
Life expectancy at birth	Increase at each survey	South Norfolk	Female	85.0	84.8	82.8	Red

Source: ONS

Life expectancy at birth

3.69 Life expectancy at birth has slightly decreased across the Greater Norwich area.

Table 3.35 Percentage of physically active adults

Indicator	Target	Location	17/18	18/19	19/20	20/21	RAG
Percentage of physically active adults	Increase percentage annually	Broadland	63.00%	69.70%	66.20%	68.00%	Green
Percentage of physically active adults	Increase percentage annually	Norwich	68.50%	67.10%	75.50%	70.40%	Red
Percentage of physically active adults	Increase percentage annually	South Norfolk	69.10%	73.30%	66.40%	65.80%	Red

Source: Public Health England

Percentage of physically active adults

3.70 The proportion of physically active adults has increased for Broadland but decreased in Norwich and South Norfolk.

Percentage of obese adults

3.71 This data has been discontinued.

Table 3.36 Percentage of obese children

Indicator	Target	Location	2017-20	2020-22	RAG
Percentage of obese children (yr 6)	Decrease percentage	Broadland	16.20%	24.70%	Red
Percentage of obese children (yr 6)	Decrease percentage	Norwich	19.90%	19.00%	Green
Percentage of obese children (yr 6)	Decrease percentage	South Norfolk	15.00%	17.70%	Red

Source: Public Health England

Percentage of obese children

3.72 The data for obese children is now available in a 3-year combined data format. Compared to the previous data, there has been an increase in obesity across the Greater Norwich area, particularly in Broadland and South Norfolk.

Health Impact Assessments

3.73 All relevant planning applications (over 300 homes) require health impact assessments in order to be validated/approved, so it is assumed that compliance with this indicator has been achieved.

Accessibility of leisure and recreation facilities

3.74 Data is not available for this indicator.

Table 3.19 Objective 12: to involve as many people as possible in new planning policy

Indicator	Target	Source	District	2011/12 – 2016/17	RAG status
Statement of Community Involvement	Statement of community involvement Less than 5 years old	LPA	Broadland	Made 2016, updated 2021/22	Green
Statement of Community Involvement	Statement of community involvement Less than 5 years old	LPA	Norwich	Made 2016, amended 2020.	Green
Statement of Community Involvement	Statement of community involvement Less than 5 years old	LPA	South Norfolk	Made 2017, updated 2021/22	Green

Statement of Community Involvement/Engagement

3.75 Statements of Community Involvement for all three districts were made in 2016 to standardise the approach to public involvement in plan making across the three districts and support the preparation of the then new Greater Norwich Local Plan. Updates have been made since in line with legislation.

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

01603 431133
for Broadland District Council

0344 980 3333
for Norwich City Council

01508 533701
for South Norfolk Council

Annual Monitoring Report 2021-2022

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Appendix E – Norwich City Council Report against policies in the adopted Norwich Development Management Policies Local Plan 2014.

Introduction

1. The development plan for Norwich comprises the following documents:

- Joint Core Strategy for Broadland, Norwich, and South Norfolk (the JCS) adopted in March 2011, amendments adopted January 2014;
- Norwich Site Allocations and Site-Specific Policies Local Plan (the Site allocations plan) adopted December 2014; and
- Norwich Development Management Policies Local Plan (the DM policies plan) adopted December 2014.

2. This appendix monitors the policies in the Norwich Development Management Policies Local Plan 2014 (the DM policies plan). Monitoring of delivery of sites in the Site Allocations and Site-Specific Policies Plan 2014 (Site Allocations plan) is incorporated in Appendix E of the AMR as part of the assessment of the five-year housing land supply.

3. Norwich City Council, Broadland District Council and South Norfolk District Council continue to work together with Norfolk County Council, to prepare the Greater Norwich Local Plan (GNLP). The GNLP builds on the long-established joint working arrangements for Greater Norwich, which have delivered the current JCS for the area. The JCS plans for the housing and jobs needs of the area to 2026. The GNLP will ensure that these needs continue to be met to 2038. Once adopted the GNLP will include strategic planning policies and will also allocate individual sites for development. It will aim to ensure that new homes and jobs are delivered, and the environment is protected and enhanced, promoting sustainability and the effective functioning of the area.

4. The GNLP has now been submitted and is currently undergoing examination with a view that the plan will be adopted in 2024.

5. Previous AMRs set out progress on other local development documents being produced for the Local Plan for Norwich in the Local Development Scheme (LDS). The LDS was updated in 2023 and provides a timetable for the completion of local development documents.

6. In November 2019, cabinet adopted the Guidance and advice notes | Norwich City Council. Norwich has seen a significant rise in numbers of proposals for new purpose-built student accommodation (PBSA) over the past few years. The advice note includes an assessment of the need for purpose-built accommodation and guidance on a range of issues, including the location, scale, external and internal design, and management of PBSA, and how to encourage an accommodation mix for a wide range of students. This document sets out the intention for a PBSA working group to be formed between the Council and the higher education institutions to discuss issues surrounding PBSA and to share information. The PBSA Working Group was formed in February 2020 and meets to discuss issues surrounding

student numbers, student preferences for accommodation and student welfare in PBSA. The Working Group will continue to meet approximately twice a year.

7. The River Wensum Strategy has been developed by the River Wensum Strategy Partnership and was adopted by partners in summer 2018. The partnership is led by Norwich City Council, working with the Broads Authority, Norfolk County Council, the Environment Agency, and the Norwich Society. The strategy aims to manage the river Wensum and surrounding area for the benefit of the city and its residents. Its objectives include increasing access to the river for walking/cycling and for water-based leisure, enhancing the natural and historic environment, maximising the efficiency of public expenditure in the river corridor, and accessing external funding opportunities and investment to facilitate change and regeneration in the river corridor. In 2021, a Delivery Plan was produced setting out project prioritisation for the next approx. 2 years.

8. The three sites that form East Norwich (the Deal Ground, Utilities site and Carrow Works) present a transformational opportunity to create a highly sustainable new quarter that will regenerate these riverside sites and deliver major new housing and employment development to support the future growth of the city. A public-private sector partnership was established in 2020 - the East Norwich Partnership – led by Norwich City Council, to commission a masterplan to deliver comprehensive development of the sites. Consultants were commissioned in early 2021 to undertake the masterplan, which was completed in May 2022. The masterplan documents were reported to the city council's cabinet in June 2022. One of the key masterplan outputs, a draft supplementary planning document for East Norwich, is due to be updated and subject to statutory consultation in late 2023/early 2024, with its adoption anticipated following adoption of the GNLP in 2024. A further workstream is underway related to delivery of the East Norwich sites, focusing on financial modelling, detailed viability appraisal and assessment of delivery options. Since October 2022, the East Norwich Delivery Board has taken over from the Partnership Board and has oversight of regeneration activity. Further details of the East Norwich regeneration project see the city council's East Norwich webpages.

9. Throughout 2020, the Government announced changes to the existing permitted development rights. The most significant changes include: allowing upward extension of residential buildings without consent, creation of new use class E (including all uses previously within use class A1 retail, A2 financial and professional services, A3 restaurants and cafes, and B1 offices, research and development and industrial processes), allowing the change of use from use class E to residential without consent, new class ZA for the demolition of certain buildings to be replaced with flats or a dwelling. The monitoring indicators used in this report were adopted prior to the changes to permitted development rights, and therefore the previous use classes in place at the time the local plan was adopted are those that are used in this report. As such, some of the information reported in the AMR does not directly correspond with national monitoring information which now refers to the new use classes.

10. It is likely that there are some longer term/slow to respond impacts of the COVID-19 pandemic upon several of the indicators that are monitored. The potential impacts of this are considered in the commentary below.

11. On 16 March 2022, Natural England sent a letter to all planning authorities in Norfolk concerning nutrient pollution in the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site. The letter advised that new development within the catchment of these habitats comprising overnight accommodation has the potential to cause adverse impacts with regard to nutrient pollution, and therefore planning permissions for overnight accommodation cannot currently be granted unless it can be demonstrated as nutrient neutral. Given that this AMR covers the period 1st March 2021 – 31st April 2022, there is a limited impact on new planning permissions issued within this period, and the major impact on consents will be seen in the data for the 2022/23 AMR.

Summary of Main Findings

12. The AMR gives an overview of progress against the adopted policies of the DM policies plan with reference to the Monitoring Framework contained in Appendix 9 of that plan and also reproduced as Appendix 3 of the Site Allocations plan.

13. A number of the monitoring indicators specified within Appendix 9 of the DM policies plan do not necessarily yield information that provides a full understanding of the effectiveness of the policy application and implementation. As concluded by the Regulation 10A review of the local plan conducted in 2019, it is proposed that the monitoring indicators will also be revised as part of the full local plan review.

14. The following is a summary of the main findings of the AMR for 2021/22:

- DM8 - The 2021/22 period saw the largest permitted loss of designated open space since the local plan was adopted at -13,786m^2. One application at the Football Development Centre at Bowthorpe Park was responsible for the greatest loss (at approx. 12,300m^2) for a new 3G sports pitch and associated hospitality uses.
- DM11 - The measurements for air quality indicators Nitrogen Dioxide (NO2) and airborne particulates (PM10) have remained relatively stable over the 2021/22 monitoring period at both the Lakenfields and Castle Meadow monitoring stations, although a very slight reduction in both indicators has been observed at Castle Meadow. All indicators remain well below the recommended annual mean of 40 micrograms per cubic metre.
- DM12 - In 2021/22, 224 new homes were granted consent compared with 335 new homes granted consent in 2020/21. This is a trend that is being observed across England and is not unique to Norwich. Some suggested reasons for the national trends include delays in the planning system due to inadequate resourcing, inertia due to lack of clarity on government policy on housing targets and lack of motivation by national housebuilders to increase delivery rates to the detriment of profits.
- DM12 - The total housing commitment (the number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan was 5,906 in 2021/22. Although this is a reduction on the previous two years' figures, it is still significantly greater than the figures recorded for other monitoring periods since the adoption of the local plan, as student and C2 accommodation can now count towards housing commitment.
- DM12 - Housing completions in 2021/22 were recorded at 316 dwellings (inclusive of student and C2 accommodation). This is a very slight increase on the previous year's figure (300 dwellings) but does not meet the average annual target for Norwich set by the JCS (477 dwellings). Suggested reasons for reduced delivery include longer term impacts from the

Covid-19 pandemic, supply chain issues, cost of materials and labour etc. This is something that has been reflected across the country and is not unique to Norwich.

- DM13 - There were no new consents granted in the 2021/22 period for student or C2 accommodation.
- DM16 - In 2021/22, there was a continued loss of office space of -2590m^2, albeit at a lesser rate than the previous monitoring period. The majority of applications responsible for this loss was once again the change of use to residential space under the prior approval process. It will be important to continue to monitor the changes in office floorspace particularly given the recent introduction (in February 2023) of the Article 4 Direction removing permitted development rights to change office space to residential.
- DM18 - A greater proportion of main town centre uses were permitted in out of centre locations compared to within centre locations in the 2021/22 period.
- DM20 & DM21: The city centre retail sector continued to perform well in the 2021/22 period. There were two primary and secondary retail centres that fell below their required retail thresholds within this period. However, this was largely down to change of use to a more diverse range of leisure uses that are still considered to positively contribute to the vitality and viability of the city centre. Although there was a mixture of increasing and decreasing retail floorspace across all the district and local centres in the city, overall, the number falling below their indicative retail thresholds remained relatively stable.
- DM22 - The largest amount of community facilities floorspace was approved since the adoption of the local plan at 17,787.5m^2. In total, seven applications were granted consent within the 2021/22 monitoring period.
- DM29 - During the 2021/22 monitoring period, seven applications were refused on the grounds of car parking, servicing, and cycle parking. This is the highest number of applications refused against DM31 since the adoption of the local plan. The refusal of these applications amounts to 12 dwellings and a 143-bedroom HMO that otherwise could have been granted consent.
- DM32 - In the 2021/22 period, one scheme was approved for low car housing, and 27 schemes were approved as car free housing. This is the highest number of car free housing schemes approved in a single monitoring period since the adoption of the local plan.

Policy	Indicator	2021/22	Commentary
DM1	Achieving and delivering sustainable development	n/a	Policy DM1 is an overarching policy to ensure that sustainable development is delivered in Norwich through development management decisions. Because of its generic nature it does not lend itself to detailed monitoring although it is referred to in the great majority of decisions for significant development.
DM2	Refusals on the grounds of loss of light/outlook	12	12 applications were refused on the grounds of loss of light or outlook. This would have resulted in 13 individual dwellings and a 143-bedroom HMO (at Boars Head Yard, 1-17 Westlegate), which could otherwise have been granted consent. There has been a continued reduction in the number of DM2 refusals since 2018/19.
	Refusals on the grounds of schemes falling below minimum space standards	2	The aim of this policy is to ensure that no approved schemes fall below minimum space standards. In the current monitoring period, all the applications refused for falling below space standards were for changes of use to large HMOs.
DM3	% of schemes meeting relevant Building for Life 12 criteria	No data	It has not been possible to monitor the Building for Life 12 indicator for several years due to resource constraints. However, BFL12 has now been replaced with Building for a Healthy Life. This original twelve-point structure and underlying principles of BFL12 are at the heart of Building for a Healthy Life. The new name reflects changes in legislation as well as refinements made to the twelve considerations in response to good practice and user feedback.
	% of built schemes achieving minimum net residential density (40dph)	83.2%	There is no target for this indicator. The 2021/22 monitoring period saw 83.2% of completed dwellings achieve a minimum density of 40dph. This is an increase on the percentage recorded for the 2020/21 period.
	"Green" design features on approved development	-	Green and wildlife friendly design features continue to be negotiated on schemes across the city including green roofs and bat/bird boxes. In this monitoring period, it has not been possible to quantify the number of applications which have incorporated green design features. As a result of the introduction of biodiversity net gain through the Environment Act 2021, the council will have new statutory monitoring responsibilities relating to biodiversity which will apply from November 2023 and will likely be reported in future AMRs.
DM4	Renewable energy capacity permitted by type	N/A	There is no target for this indicator. There were two applications approved for the installation of solar panels for a total of 47 new panels. However, neither application contains details of the energy capacity to be generated by these panels, so it is not possible to compare with data from previous monitoring periods.
DM5	Number of schemes approved contrary to Environment Agency advice:	0	The target for this indicator is no schemes approved contrary to Environment Agency advice. This target was achieved for the 2021/22 monitoring period.

Policy	Indicator	2021/22	Commentary
	1) flood protection 2) water quality		
DM6	Development resulting in the loss of, or reduction in the area of: 1) SSSI 2) County Wildlife sites 3) County Geodiversity sites	0	The target for this indicator is no loss of SSSI, CWS or CGS sites. There was no reported loss or reduction in the areas of these sites for the 2021/22 period.
	Development resulting in a loss or reduction in area within the Yare Valley Character Area (m^2)	1178	The target for this indicator is no loss of or reduction of the Yare Valley Character Area (YVCA) as a result of development. For this monitoring period, there were four applications approved within the YVCA. One of these applications (21/00408/F) was approval for a garden home office and was permitted on the basis that policy DM6 allows extensions to existing buildings within the YVCA. One application (21/00381/U) is responsible for the largest "loss" of the YVCA at approx. 900m2. The application was for the enclosure of an area of open land at the Eaton Vale Activity Centre on Church Lane for outdoor use for a day nursery. It was acknowledged that enclosure of the area was not ideal but was necessary for the security of children at the nursery. In addition, the fencing would be seen in context of the surrounding buildings of the nursery and activity centre and was therefore deemed acceptable.
DM7	Number of protected trees/hedgerows lost as a result of development	No data	There is no target for this indicator. It has not been practicable to explicitly monitor the number of trees and hedges lost as a direct result of development. However, officers continue to negotiate replacement planting where an application results in the loss of protected trees/hedgerows.
	Number of new street trees delivered through development	0	There is no target for this indicator. It has not been possible to monitor this indicator directly due to resource constraints, however officers continue to negotiate tree planting as part of new development as appropriate.
DM8	Development resulting in a net loss of open space (contrary to policy)	-13,786m^2	The target for this indicator is no loss of open space (contrary to policy DM8). Five applications were approved within areas of designated open space in 2021/22 and this period saw the largest loss of open space since the local plan was adopted. Of these applications, two were for the retention/installation of portacabin classrooms on school fields for temporary periods and the loss of open space was considered acceptable given the permissions are for a temporary period only. The largest loss of open space was approved in application 21/00368/F at

Policy	Indicator	2021/22	Commentary
			approx. 12,300m^2 at the FDC Centre Bowthorpe Park. The application was for the replacement of an existing sports pitch with a 3G pitch and associated small areas of hard standing, tea cabin etc. The proposal was deemed acceptable on the basis that the area is still to remain in outdoor sports use and the changes to the pitch would result in overall qualitative improvement to the recreational facilities at the site.
	Areas of new open space and/or play space delivered through development	-	There is no target for this indicator. It has not been possible to monitor this indicator directly due to resource constraints, however officers continue to negotiate open space and play space through development as appropriate.
DM9	Number of listed buildings lost or demolished	0	The target for this indicator is no listed buildings to be lost or demolished. This indicator refers to the total loss or demolition, rather than partial demolition, which is often required to facilitate redevelopment and alterations to listed buildings. There was no reported total demolition of listed buildings within the monitoring period.
	Number of buildings on the Heritage at Risk Register	30	The target for this indicator is a reduction in the number of Heritage at Risk buildings from 32, which is the 2012/13 baseline. For the 2021/22 period, the number of buildings on the register was 30, including one scheduled ancient monument and one conservation area. This is an increase from the 28 assets that were included on the list in the previous monitoring period. The Council continues to work with property owners and Historic England to address the most serious problems of deterioration and neglect on the register.
DM10	Number of permitted telecommunications installations/prior approval notifications within: 1) Conservation areas 2) Other protected areas (where planning permission is required)	10	There is no target for this indicator. A total of 10 applications for notifiable telecommunications installations were approved in this monitoring period which is a reduction on the 19 applications approved in 2020/21. Of these, 7 were outside conservation areas, and 3 were inside conservation areas. Whilst the reasons behind the increase in telecoms applications compared to pre-pandemic years is unknown, it may be related to the prevalence of homeworking and electronic communications that became the norm, and the need to upgrade existing systems such as for the provision of 5G internet. All of these applications were approved by the city council and none by the planning inspector on appeal.
	Number of appeals lost where officer recommendations are overturned	0	The target for this indicator is no appeals lost. No appeals were made or determined on telecomms applications for the 2021/22 period.
DM11	Number of hazardous substance consents	0	There is no target for this indicator. There were no hazardous substances consents submitted during the 2021/22 monitoring period.

Policy	Indicator	2021/22	Commentary
	Impact of development on air quality indicators: 1) NO2 2) PM10	-	Lakenfields NO_2 - 10 µg/m3 (slight decrease from 2019/20) PM^{10} - 13 µg/m3 (slight decrease from 2019/20) Castle Meadow NO_2 – 29.9 µg/m3 (decreased from 2019/20) PM^{10} – 18.9 µg/m3 (same as 2019/20) Measurements for both nitrogen dioxide and airborne particulates are taken at Lakenfields and Castle Meadow AURN stations, respectively monitoring urban background and city centre pollutant levels. Levels of both measurements have remained relatively stable over the past monitoring period, and all remain well below the recommended annual mean of 40 micrograms per cubic metre. However, a very slight reduction has been observed in both NO2 and PM10 measured at Castle Meadow. It is considered that road changes and lasting effects from the Covid-19 pandemic are likely responsible for the reduced air quality measurements. However, it will be important to continue to compare these results with those over the coming years to understand what is a pandemic-related reduction and what is a more long-term reduction. The air quality measuring station on Castle Meadow is in the process of being moved to an alternate location on the same road. The new and old stations will be run in tandem for a number of months to compare and sense check data before the old station is dismantled. It is likely that next year's AMR will include data from the new monitoring station.
DM12	Number of homes permitted in the monitoring period	224	Permissions and prior approvals were granted in the monitoring period for a total of 224 new dwellings in 2021/22. This represents a decrease in permitted dwellings compared with previous monitoring periods. The figure includes homes from prior approval applications, student and C2 accommodation. Notable new permissions in 21/22 include the demolition of the existing building at 11 Normans Building and replacement with 56 PBSA units. The figure for 2021/22 is the lowest number of homes permitted within any given monitoring period since the adoption of the local plan. This is a trend that is not unique to Norwich, and South Norfolk Council has also reported a reduction in the number of new homes permitted in 2021/22. Interestingly, Broadland District Council reported 1074 new homes granted permission in the

Policy	Indicator	2021/22	Commentary
			same period – however, the applications largely responsible for this significant number were major applications that have been in the planning system for a number of years before consent being granted. Similar trends are evident across England. For example, DLUHC's planning applications statistics in England January-March 2022 show that the number of applications submitted was down 12% compared to the same quarter of 2021. There was also a 3% decrease in the overall number of residential decisions granted for the year ending March 2022 compared with the previous year. Commentary on these national statistics state that this is concerning given that these figures are below the previous lows recorded as a result of the Covid-19 pandemic. Some suggested reasons for the continued decrease include delays in the planning system caused by inadequate resourcing, inertia due to lack of clarity on government policy on housing targets, and lack of motivation by national housebuilders to increase delivery rate to the detriment of profit. The issue of nutrient neutrality is going to compound matters locally given that for the entirety of the 2022/23 monitoring period, permissions for overnight accommodation have not been able to be decided since 16th March 2022.
	Annual change in total housing commitment (number of dwellings with outstanding planning permission but unbuilt)	5,906	At 1 April 2022, the total number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan was 5,906. Although this is a reduction on the previous two years' figures, it is still significantly greater than the figures recorded for the other monitoring periods since the local plan was adopted. This significant increase is partly due to the ability to now include student and communal institutional (C2) accommodation within the housing commitment due to changes in the NPPF. Further discussion of issues around communal accommodation appears below in DM13. Due to the issue of nutrient neutrality, it is likely that future monitoring periods will report a reduced housing commitment.
	Number of housing completions	316	The number of completions in 2021/22 represents a very slight increase to the previous year's figure (300 dwellings) although this does not meet the average annual target for Norwich set by the JCS (477 dwellings per annum). It is likely that the reduced delivery of homes across the 2021/22 period is as a result of the longer-term impacts of the Covid-19 pandemic. This is likely to be both a result of closed construction sites under government rules, and then ongoing material supply chain issues and shortages of labour (also influenced by

Policy	Indicator	2021/22	Commentary
			Brexit). This is something that has been reflected across the country and is not unique to Norwich. The government previously recognised this and reduced last year's requirements to meet the housing delivery test for that period – however, at the current time it does not appear that the same reduction will be applied to the 2021/22 period.
	Housing land supply	N/A	This information is reported in the Greater Norwich Five Year Land Supply Statement.
DM13	Number of HMO licences	No data	No specific data has been collected for this indicator. The requirements and guidelines for HMO licenses under Private Sector Housing differ from issues covered under the planning process. Therefore, the number of HMO licenses does not provide any indication as to the success of policy DM13.
	Institutional development permitted on housing allocations (hectares)	0	The target for this monitoring indicator is no institutional development permitted on allocated housing land. There were two new applications approved for institutional development in the 2020/21 monitoring period, however neither of these were on land allocated for housing.
	Number of student bedrooms permitted	56	56 student bedrooms were permitted in 2021/22 monitoring period as part of the redevelopment of the Normans Building site. Although this is a relatively low number of student bedrooms compared with previous years, it is still an increase on last year's figures. It is likely that this trend has been impacted by the Covid-19 pandemic and the disruption to the construction industry (discussed above for DM12).
	Number of residential institution bedrooms permitted	3	There is no target for this indicator. There were 3 new Class C2 bedrooms permitted at an existing residential institution site.
DM14	Number of new pitches permitted	0	There were no new pitches permitted within the 2021/22 monitoring period.
	Loss of existing pitches	0	The target for this indicator is no overall loss of pitches. No pitches were lost within the 2021/22 monitoring period.
DM15	Number of dwellings lost to other uses (where planning permission is required)	1	There is no target for this indicator. This indicator records implemented permissions only. One dwelling was lost to another use in the 2021/22 period. This was application 19/01186/F at 72 Prince of Wales Road for the change of use from a hot food takeaway and a dwelling to a drinking establishment. Assessment of the application determined this was acceptable given the site is located within the LNAZ and is therefore suited to late night and evening economy uses.

Policy	Indicator	2021/22	Commentary
	Loss of allocated housing land to other uses (number of allocated dwellings)	0	There is no target for this indicator. There was no loss of allocated housing land to other uses.
DM16	Use Class B development permitted (m^2): Class B1 (a) offices, Class B1 (b) R&D Class B1 (c) industrial uses suitable in residential areas	-	The target for this indicator is to contribute to the JCS target of 100,000m^2 increase by 2026. B1a: minus 2,590m^2 B1b: 0m^2 B1c: 1,754m^2 In this monitoring period there was a continued loss of office space, albeit at a lesser rate than last year. This monitoring period also saw the continued increase in the amount of permitted B1c light industrial floorspace. Interestingly, this monitoring period saw only two prior approval applications for office to residential development resulting in 4 new dwellings at 30 Cattle Market Street and Merchants Court St George's Street, which is significantly less floorspace lost as a result of this permitted development rights compared with previous monitoring periods. It is important to mention that this indicator records permitted losses; completions are not currently monitored. Therefore, a number of the previously permitted losses have not necessarily been implemented and therefore the overall loss of floorspace is likely to be less than reported in this monitoring report.
	Employment uses permitted (net change): a) within employment areas b) elsewhere	a) 3,224 b) -1,349	The target for this indicator is to contribute to the JCS target of 100,000m^2 increase by 2026. Employment Area – Gains: 8,369m^2 Losses: 3,172 m^2 Net change: **3,224m^2** Elsewhere – Gains: 1,078 m^2 Losses: 5,472 m^2 Net change: **minus 1,349 m^2** In 2021/22, the overall trends for employment space shows a net gain within designated employment areas, and a net loss elsewhere in the city. The biggest loss of employment floorspace to other uses includes the change of use of offices

Policy	Indicator	2021/22	Commentary
			to residential units under prior approval at 90 St Faiths Lane. Note that this indicator measures permissions and not completions
DM17	Loss of B1a use class office space under 1,500m² (m²)	-4,987	The target for this indicator is no loss of small office space (under 1,500 m²). The net loss of office space continued in 2021/22 although at a reduced rate compared with the previous monitoring period. The majority of the applications responsible for this loss were for the change of use to residential floorspace under the prior approval process. The largest loss of small office space (under 1500m²) from one application was at 1 Ferry Road for 8 new residential apartments. It will be important to continue to monitor the changes in office floorspace, particularly given the Article 4 Direction to remove office to residential PD rights has now been agreed with the SoS and has now come into force.
	New small/medium business space permitted (premises up to 1500m²) (m²)	4,012.10	The target for this indicator is to contribute to the JCS target of 100,000m² increase by 2026. 2021/22 permitted floorspace (gross) - B1a = 2102.2 m², B1b = 0 m², B1c = 416 m², B2 = 1493.9 m², B8 = 0m² 2021/22 saw a reduction in the amount of permitted small business floorspace compared with the previous monitoring period. Interestingly, Class B1a, B1c and B2 use classes all saw a net increase in permitted small/medium floorspace but no change was observed in both B1b and B8 floorspace.
DM18	Main town centre uses permitted (m²): a) within defined centres b) elsewhere	a) 1,304 b) 18,621	There is no target for this indicator. The purpose of this indicator is to monitor whether development is being located in the most sequentially preferable locations, in accordance with the hierarchy of centres contained within the JCS. The data show that in the 2021/22 period a greater proportion of main town centre uses was approved outside of defined centres compared to within these areas. The amount of space permitted out of centres is significant in this period which is largely attributed to over 7000m² of retail floorspace being given outline consent at Sweet Briar Retail Park. In determining the application, it was considered that there was no sequentially preferable location for the development available at the time the application was made and was therefore deemed acceptable. It is important to note that these are not net floorspace figures and that some of the permitted floorspace results from changes of use from other main town centre uses.

Policy	Indicator	2021/22	Commentary
	New retail floorspace permitted (m^2) in: a) city centre b) district centres c) local centres	a)-194 b) 286 c) -520	The target for this indicator is the contribution towards the provision of 20,000m^2 net of comparison goods floorspace to 2026 and no loss of floorspace in district and local centres. Across the 2021/22 monitoring period, there was a net loss of retail floorspace in both the city centre and local centres. However, there was a continued net increase in district centres. It should be noted that this indicator looks only at retail development requiring planning permission and that many other changes can occur under permitted development rights. Therefore, information contained under DM20 and DM21 present a more detailed picture based on the latest detailed information the full retail monitor report.
	Development approved contrary to the maximum indicative floorspace limits for individual units in appendix 4 (unless specifically allocated): a) within defined centres b) elsewhere	0	There is no target for this indicator. No development was approved contrary to the indicative scales of development set out in Appendix 4 of the DM Policies Plan, where this information was collected.
	Number of C1 hotel: a) floorspace (m^2) b) bedrooms permitted	a) 2879.6 b) 108	There is no target for this indicator. 108 additional hotel bedrooms were given consent in the 21/22 monitoring period through two applications 21/00494/F at 5 Guildhall Hill for redevelopment of the site to include a new hotel, and 21/00851/F 116 Thorpe Road for extension and refurbishment of an existing hotel.
	Improvements to public realm as a result of development	-	There is no target for this indicator. This indicator has not been directly monitored for the 2021/22 period due to resource constraints. However, officers continue to negotiate public realm improvements through development as appropriate. An example of public realm improvements delivered through development in 2021/22 is the improvements to riverside square adjacent to NUA on Duke Street as part of application 18/01524/F.
DM19	Use Class B1a office floorspace permitted (m^2): a) within the office development priority area (ODPA) b) elsewhere in city centre c) in employment areas d) elsewhere	a) 890 b) 0 c) 1,846 d) 1,212	The target for this indicator is to contribute to the JCS target of 100,000m^2 increase by 2026. The largest increase in office floorspace was for 965m^2 as part of application 18/00372/O at Bowthorpe Community Hospital as part of a wider mixed use redevelopment scheme.

Policy	Indicator	2021/22		Commentary
	Loss of office floorspace (m^2)	-6,538		The target for this indicator is to contribute to the JCS target of 100,000m^2 increase by 2026. There was a further loss of office floorspace in the 2021/22 monitoring period, albeit a smaller loss than was observed in the 2020/21 period. This continues the trend observed over the last 4 years. This year there were a greater number of applications that resulted in a loss that were full applications that required planning permission rather than prior approvals where permitted development applies. However, the application responsible for the largest loss of floorspace was 21/01090/PDD at 90 St Faiths Lane at -1,551m2 of office floorspace to make way for 21 residential units. It is important to mention that this indicator records permitted losses; completions are not currently monitored. Therefore, a number of the previously permitted losses may not have necessarily been implemented and as such the overall loss of floorspace is likely to be less than reported in this monitoring report.
DM20[1]	Percentage of measured ground floor frontage in A1 retail use in each defined retail frontage zone in the centre (primary/secondary/large district centres). Green cells indicate centres that are above their thresholds in the Main Town Centre and Retail Frontages SPD, and red cells indicate centres below their thresholds.	PC01	87.3%	There is no target for this indicator. The aim of the policy is to ensure that none of the specified frontage zones drop below the thresholds indicated in the Main Town Centre and Retail Frontages SPD. There are specific thresholds for each of the retail centres. There was a reduction in retail frontage in PC01, PC02, PC03, PR01, PR03, SR01 and SR03 compared with previous years. In this monitoring period there were two retail frontage areas that were below their indicative thresholds outlined in the main town centre uses and retail frontages SPD. These were PC02 Castle Mall and SR03 St Benedict's Street. Aside from these, overall, the primary and city centres saw a general increase in A1 frontage, and secondary areas saw an overall reduction in retail frontage.
		PC02	72.6%	
		PC03	95.8%	
		PR01	71.3%	
		PR02	72.6%	
		PR03	86.0%	

[1] See note at end of table for list of defined centres referred to in policies DM20 and DM21.

Policy	Indicator	2021/22		Commentary
		PR04	n/a	
		PR05	n/a	
		PR06	65.1%	
		SR01	75.8%	
		SR02	67.6%	
		SR03	57.5%	
		SR04	N/A	
		SR05	N/A	
		LD01	N/A	
		LD02	N/A	
	Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD	PC01	N/A	There is no target for this indicator. In the 2021/22 monitoring period, PC02 and SR03 were below the indicative thresholds within the retail SPD. In terms of Castle Mall, although this is the first time that this retail area has been below its retail frontage since the adoption of the local plan in 2014, the proportion of vacant floorspace remains relatively low due to the diversification of uses to include leisure uses.
		PC02	72.6	
		PC03	N/A	
		PR01	N/A	
		PR02	N/A	
		PR03	N/A	
		PR04	N/A	
		PR05	N/A	
		PR06	N/A	
		SR01	N/A	
		SR02	N/A	
		SR03	57.5%	
		SR04	N/A	
		SR05	N/A	
		LD01	N/A	
		LD02	N/A	

Policy	Indicator	2021/22		Commentary
	% of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability	PC02	28.8%	There is no target for this indicator. PC02 and SR03 are below the indicative frontage thresholds in the SPD. However, both centres have a significant proportion of units in various other use classes, such as restaurants, drinking establishments and other leisure and entertainment venues such a music venues and escape rooms, and therefore support the evening and late-night economy. These uses contribute towards having a diverse and therefore more resilient centre
		SR03	23.5%	
DM21	Proportion of A1 uses within district and local centres	DC01	64.7%	The target for this indicator is that the proportion of retail uses within district centres should not fall below 60%, and in local centres, 40%. The percentage of non-retail uses across all of the centres is 50.8% up from 46% in 2021, but this still remains above the 50% threshold. In the 2021/22 monitoring period, there were 18 retail centres that were below their indicative threshold for retail floorspace and identified in the retail SPD, which is the same number recorded in the previous monitoring period. The centres that fell below their thresholds in the most recent period were: DC03, DC04, DC05, DC07, DC08, DC09, LC02, LC06, LC07, LC10 LC11, LC14, LC15, LC16, LC17, LC26, LC28 and LC29. Overall, the district centres remained relatively stable with improvements in both DC01 and DC10 to bring them back up above their indicative thresholds.
		DC02	73.3%	
		DC03	41.2%	
		DC04	56.2%	
		DC05	50.0%	
		DC06	70.6%	
		DC07	50.0%	
		DC08	51.4%	
		DC09	42.9%	
		DC10	63.2%	

Policy	Indicator	2021/22		Commentary
		LC01	85.7%	The Local centres show a more mixed picture. There were two centres which dropped below their thresholds (LC11 and LC28) however two centres increased their percentage of retail above their thresholds (LC12 and LC20). There were also a number of significant changes in the local centres retail percentages, for example LC09 dropped from 87.5% to 50% within one monitoring year (two units changed from retail to an estate agent and residential), and LC17 from 50% to 25% (loss of 4 units from retail to hot food takeaway, therapy centre and residential uses). Equally there were several large percentage increases such as LC12 increasing from 42.9% to 71.4% within one monitoring period.
		LC02	34.5%	
		LC03	57.1%	
		LC04	57.2%	
		LC05	55.6%	
		LC06	46.5%	
		LC07	25.0%	
		LC09	50.0%	
		LC10	46.2%	
		LC11	33.3%	
		LC12	71.4%	
		LC13	66.7%	
		LC14	46.7%	
		LC15	37.5%	
		LC17	25.0%	
		LC18	45.5%	
		LC19	68.7%	
		LC20	50.0%	
		LC21	77.8%	
		LC22	54.5%	
		LC23	80.0%	
		LC24	77.8%	
		LC25	60.0%	
		LC26	22.2%	

Policy	Indicator	2021/22		Commentary
		LC27	60.0%	
		LC28	37.5%	
		LC29	0.0%	
		LC30	45.5%	
	Proportion of community uses/non-retail uses in district and local centres	N/A		There is no target for this indicator. Further details in relation to alternative uses and the vitality and diversity of centres can be found in the retail survey report.
	Loss of anchor food store floorspace (m^2)	0		There was no loss of anchor food store space in the 2021/22 monitoring period.
DM22	New community facilities permitted (m^2)	17,787.5		There is no target for this indicator. The 2021/22 monitoring period saw a further increase in the amount of community facilities floorspace approved compared with the previous year. This is the largest amount of floorspace recorded for this indicator since the adoption of the local plan. In total, 7 applications were granted consent, with the largest contribution to community floorspace provided through permission for a new artificial grass football pitch with associated hospitality uses at the FDC centre at Bowthorpe Park.
	New education or training facilities permitted (m^2)	3,108		There is no target for this indicator. The 2021/22 monitoring period saw significantly less education or training space permitted compared with the previous monitoring period. However, it should be noted that the previous monitoring period was an anomalous year due to a significant permission at UEA.
	Loss of a) community facilities (m^2) and b) Public Houses	a) 0 b) 0		There is no target for this indicator. There were no applications resulting in the loss of community facilities floorspace in the 2021/22 monitoring period. However, there are a number of applications resulting in the change of use from community uses to other types of community uses.
	ACV registrations	1		There is no target for this indicator. Within the 2021/22 monitoring period, 1 ACV was added to the list for various areas of open space at Land at Dowding Road (22/00001/ACV).

Policy	Indicator	2021/22	Commentary
DM23	Development of new evening economy and leisure uses (m^2)	7,393	The target for this indicator is to contribute to the JCS target for the provision of 3000(m^2) of leisure and tourism floorspace by 2026. Within the 2021/22 monitoring period, 9 applications for evening economy and leisure uses were approved.
	Development of late night uses in the a) late night activity zone and b) elsewhere (m^2)	a) 104.09 b) 4605.7	The target for this indicator is no late-night activity uses outside of the late-night activity zone (LNAZ). In 2021/22 there were more late night/evening economy uses approved outside of the LNAZ than within it. The purpose of DM23 is to direct late night uses which could have noise and other related impacts on the surrounding area, to protect amenity across the city. In the 21/22 period, the two most significant permissions outside of the LNAZ were at St Marys Works for the continued use of the car park for an outdoor events venue and food market, and Land by Rose Lane car park for a temporary entertainment venue. In both cases, the applications determined that this was a leisure use rather than a late-night use as opening hours did not extend beyond midnight, and therefore its locations outside of the LNAZ was acceptable in principle.
DM24	Floor space (m^2) for A5 uses within: a) district centres b) local centres c) elsewhere	a) 0 b) 172 c) 55	There is no target for this indicator. The purpose of this indicator is to monitor whether A5 hot food takeaway floorspace is being directed to defined centres to minimise their impacts on residential amenity and on highway and pedestrian safety. In the 2021/22 period, a greater amount of A5 floorspace was granted within centres compared with the rest of the city.
	No refusals on grounds of amenity	0	There is no target for this indicator. There were no refusals on ground of amenity for A5 uses within the monitoring period.
DM25	Number of approvals and refusals to vary conditions on retail warehousing and other retail premises	0	There is no target for this indicator.
DM26	Progress on the implementation of the UEA Masterplan	-	The strategic masterplan for the UEA is embodied in the UEA Development Framework Strategy, November 2010 (the DFS) which identified three areas for development; Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road. Each of these has been allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41. In Autumn 2015 a new strategic growth plan was announced for the UEA (UEA 2030 Vision) which would involve increasing student numbers and investment in

Policy	Indicator	2021/22	Commentary
			the university campus. The growth plan will consider the latest higher education and wider global trends that might impact on the university and the university's development priorities over the next 15 years. The UEA 2016–20 Plan represented the first of three five-year plans that will to guide the UEA through to their longer-term vision which included £300 million investment in their estate by 2030 to develop new buildings and to refurbish the 1960s Lasdun Academic Wall. The UEA current projections based on 2019 evidence are for an incremental increase in overall student numbers of 22% from 2016/17 (17,195 total full and part-time students) to 2035/36 (22,000 total students). Progress has been made on the DFS review, which is now in final draft stage until further information is available as part of the preparation of the GNLP examination. Historic England also designated Earlham Park (and not the Campus) in 2020 as historic parkland which has potential implications for Earlham Hall development and the now lapsed permissions. Covid 19 has had some impact on university operations and will likely affect the rate of expansion and development into the future. There is only one additional proposed allocation area within the GNLP which is proposed as a reserve site. Any impacts on development rates are unlikely to require a radical rethink of planned allocation areas. In any event UEA are also undertaking a review of their Estates Strategy (which is 10 years since the last update) in order to understand building refurbishment or extension requirements with a view to maximising development within the existing plan boundary. They will discuss their findings with Norwich City Council to identify options for growth of and refurbishment of their building stock.
DM27	Progress on the implementation of the Airport masterplan	-	The airport masterplan was endorsed by the Council in October 2019. This was subject to an expectation that a Surface Access Strategy would follow within 1 year of this, however due to the impacts of COVID-19 such a strategy was delayed. Consultants have been undertaking surveys and stakeholder workshops to inform a draft document which should be submitted to the council later this year.
	Relevant applications	-	There have been no new permissions within this monitoring period. It should be noted that applications for 60,000m2 of aviation related uses and 60,000m2 of general employment uses were consented in January 2023 which will be recorded in next year's AMR.

Policy	Indicator	2021/22	Commentary
DM28	Site specific obligations for transport improvements	-	There is no target for this indicator. This indicator has not been monitored directly due to resource constraints. However, planning officers continue to negotiate transport improvements through developments as appropriate. Examples of transport improvements delivered through S106 spend in 2021/22 include improvements to St Stephens Road, King Street and Thorpe Road.
	Walking and cycling levels at each main cordon	-	There is no target for this indicator. The cordon count creates an annual daily snapshot of highway users crossing the inner and outer ring road on all radial highway routes. It can be affected by various influences such as the weather or adjacent street works. For this reason, caution needs to be exercised when comparing results between years. The number of pedestrians crossing the Norwich Inner Ring Road Cordon in 2022 was 5% below the pre-pandemic levels observed in 2019, however is significantly higher than levels recorded in 2020 (19.4%) and 2019 (15.7%). Pedestrian numbers are clearly recovering from the pandemic. Pedestrian numbers on Prince of Wales Road and Magdalen Street have recovered to or are higher in 2022 than pre-pandemic levels but are still below levels seen in 2017 and 2018. St Stephens Street pedestrian numbers were lower than previous years which can be explained by the major project to improve bus infrastructure there. Pedestrian numbers on St Benedicts Street are now slightly higher than pre-pandemic and can be explained by the removal of through traffic implemented during 2020 which has made the area more attractive to non-motorised users. The numbers of cyclists crossing the Norwich Inner Ring Road Cordon is above the pre-pandemic levels observed in 2019 (+11.4%). This has bucked the previous trend of a drop observed in 2020 (-13.5%) and 2021 (-19.8%). All Saints Green and St Stephens Street are showing the biggest reductions in the number of cyclists compared with 2019 pre-pandemic levels. This is explained by the significant works taking place in the area to improve bus infrastructure on St Stephens Street, with significant bus diversions in place on All Saints Green at the time. St Benedicts Street observed a 20% increase in 2022 compared to 2019 cycling levels. However, this is still 17% below the peak in 2016, which could be explained by the better weather encountered in the 2016 and 2017 surveys. Magdalen Street is the busiest of all the corridors for cyclists and is also showing a strong recovery in cycling levels. However, it also is still below the numbers

Policy	Indicator	2021/22	Commentary
			seen between 2015-2019. Prince of Wales Road similarly shows a strong recovery, it is now just nearing the level seen in 2017. The Prince of Wales Road Corridor has seen many infrastructure changes in recent years with improvements to the traffic signals near the Foundry bridge being the most recent. Cycling routes that are not part of the highway network are not currently monitored as part of the annual traffic survey. This includes the Marriott's Way and Lakenham Way, which are known to see significant cycling levels and their use (or lack of) can influence cycling trends on other alternative corridors on the highway network.
	CIL spending on Reg 123 List	-	There is no target for this monitoring indicator. This information was in the process of being finalised and therefore not available at the time of publication of the AMR.
	Enhancements to strategic cycle network	No data	There is no target for this indicator. Data could not be obtained.
	Progression of introduction of Bus Rapid Transport System scheme	No data	There is no target for this indicator. Data could not be obtained.
DM29	Number of car parking spaces lost/gain (estimated total number of parking spaces)	9,822	The target for this indicator is no increase in parking spaces above 10,000 spaces. The 21/22 monitoring period saw an increase in the number of parking spaces in the city to 9822 as a result of 20 spaces from application 21/01725/CLE Application for a Lawful Development Certificate for mixed use as a public car park (sui generis) and car parking ancillary to residential development at Land Rear Of Former Bethel Hospital, and 2 additional spaces from 21/01464/F. The recorded figure is technically below the 10,000-policy cap for parking spaces at the moment, although it is important to note that this is not an exact science and so actual figures may vary.
DM30	Expansion of 20mph zones	-	Policy DM30 sets local planning criteria for the consideration of proposals involving the creation of new vehicular accesses. It requires measures to be included in new developments, which improve highway safety by: removing unnecessary access points onto main traffic routes, designing to limit traffic speeds to 20mph, ensuring pedestrian safety and adequate circulation within the site and allowing for any alterations to on-street parking arrangements necessary as a result of the new development. Development proposals continue to be designed to achieve 20mph traffic zones.
DM31	No. applications refused on car parking, servicing, cycle parking grounds	7	There is no target for this indicator.

Policy	Indicator	2021/22	Commentary
			During the 2021/22 monitoring period, seven applications were refused on the grounds of car parking, servicing, and cycle parking. This is the highest number of applications refused against DM31 since the adoption of the local plan. The refusal of these applications amounts to 12 dwellings and a 143-bedroom HMO that otherwise could have been granted consent.
DM32	No. approved schemes of low car and car free housing	28	There is no target for this indicator. The Council continues to negotiate both low car and car free housing on developments (both large and small) that are located in appropriate and sustainable locations. In the 2021/22 period, one scheme was approved for low car housing, and 27 schemes were approved as car free housing. This is the highest number of car free housing schemes approved in a single monitoring period since the adoption of the local plan.
DM33	N/A	N/A	This indicator has not been monitored in previous years. Although outside of the monitoring period, the Affordable Housing SPD was produced and adopted in July 2019. Key aspects of the SPD include the extent to which proposed affordable housing meets identified needs in Norwich, the requirement to include affordable housing on sites of 10 dwellings or more and encouraging affordable housing on development proposals for care homes and purpose-built student accommodation on residential land allocations via commuted sums. This document also provides best practice guidance in relation to what should be contained in viability assessment in order to better inform developers of the Council's expectations and to ease the process at the planning application stage.

DM20 list of defined centres	DM21 list of defined district and local centres
PC01 – Gentleman's Walk PC02 – Castle Mall (levels 1 and 2) PC03 – Chapelfield (main retail levels) PR01 – Back of the Inns/Castle Street PR02 – The Lanes East PR03 – St Stephen's Street/Westlegate PR04 – Castle Meadow North	DC01 – Bowthorpe DC02 – Drayton Road DC03 - Eaton centre DC04 - Plumstead Road DC05 - Aylsham Road/Mile Cross DC06 - Earlham House DC07 - The Larkman

DM20 list of defined centres	DM21 list of defined district and local centres
PR05 – Chapelfield Plain PR06 – Timberhill/Red Lion Street SR01 – The Lanes West SR02 – Upper St Giles Street SR03 – St Benedict's Street SR04 – Elm Hill/Wensum Street SR05 – London Street East LD01 – Magdalen Street/Anglia Square LD02 - Riverside	DC08 - Dereham Road/Distillery Square DC09 - Hall Road DC10 - Sprowston Road/Shipfield LC01 - Hall Road/Trafalgar Street LC02 - Hall Road/Queens Road LC03 - Hall Road/Southwell Road LC04 - Grove Road LC05 - Suffolk Square LC06 - Unthank Road LC07 - St Augustines Gate LC09 - Aylsham Road/Junction Road LC10 - Aylsham Road/Glenmore Gardens LC11 - Aylsham Road/Boundary Road LC12 - Woodcock Road LC13 - Catton Grove Road LC14 - Magdalen Road LC15 - Sprowston Road/Silver Road LC17 - Bishop Bridge Road LC18 - Earlham West centre LC19 - Colman Road/The Avenues LC20 - Colman Road, The Parade LC21 - Woodgrove Parade LC22 - St John's Close/Hall Road LC23 - Tuckswood centre LC24 - Witard Road LC25 - Clancy Road LC26 - UEA LC27 - Long John Hill LC28 - Magdalen Road/Clarke Road LC29 - Aylsham Road/Copenhagen Way LC30 - St Stephens Road

Appendix 3

Item 4

Norwich City Council Housing Completions Figures 2022/23

	Net Housing Completions
Excluding C2 and student accommodation	221
Including C2 and student accommodation*	228

*C2 accommodation is included at a ratio of 1.8 C2 bedrooms to 1 equivalent dwelling. Student accommodation is included at a ratio of 2.5 student bedrooms to 1 equivalent dwelling.