Contents

1. Executive Summary

1.1 This Annual Monitoring Report provides a useful indication of how the Greater Norwich area is performing against the objectives set out in the Joint Core Strategy.

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

- The number of new employee jobs has increased this year by more than the target requires for the first time since the base date of the plan;
- The amount of business and employment floorspace developed has been significant;
- The proportion of people working in higher occupations has increased;
- New housing completions by bedroom number have met the appropriate proportions set out in the Sub-Regional Housing Market Assessment;
- The proportion of new and converted dwellings developed on Previously Developed Land has met target across the Greater Norwich area as a whole;
- No planning permissions have been granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
- Public transport accessibility to market towns and key centres of employment at peak times has improved;
- The proportion of 16-18 year olds not in education, employment or training has decreased;
- The proportion of Local Sites in positive conservation management has increased each year since 2007/08;
- Life expectancy has increased; and
- The proportion of people claiming Employment Support Allowance/ Incapacity Benefit has remained broadly stable over time.

1.3 There are a number of indicators where targets are not currently being met, some of which have been adversely affected by the global economic downturn. There are however a number of indicators which are perhaps less influenced by external factors and these are the areas where the overall focus for action must be placed.

2. Introduction

Context

2.1 The Joint Core Strategy (JCS) for the three districts of Broadland District Council, Norwich City Council and South Norfolk Council (excluding the Broads Authority) sets out the long-term vision and objectives for the area and was adopted on 24 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. 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 10 January 2014.

2.3 For more information on the adoption of the Joint Core Strategy please see the Greater Norwich Growth Board's website here

Purpose

2.4 The Annual Monitoring Report measures the implementation of the JCS policies and outlines the 5 year land supply position (Appendix A).

2.5 It also updates the Sustainability Appraisal (SA) baseline (Appendix D) and includes a section on the implementation of each Local Authority's policies (Appendices E, F and G) from their respective local plans (not covered by the JCS).

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

2.7 CIL regulations require this report to include details of CIL receipts received over the monitoring period. These details can be found in Appendix B. Details are not included for South Norfolk because they adopted CIL after the end of the 2013/14 financial year.

3. Joint Core Strategy Monitoring

3.1 Spatial planning objectives provide the framework to monitor the success of the plan. They are derived from the districts' Sustainable Community Strategies.

- **To minimise the contributors to climate change and address its impact**
  Throughout Broadland, Norwich and South Norfolk, high standards of design and sustainable access will be promoted to reduce greenhouse gases and adapt to the impact of climate change. Zero and low carbon developments will be encouraged. Water efficiency will be a priority in both new and existing development. New development will generally be guided away from areas with a high probability of flooding. Where new development in such areas is desirable for reasons of sustainability (e.g. in the city centre), flood mitigation will be required and flood protection will be maintained and enhanced.
- **To allocate enough land for housing, and affordable housing, in the most sustainable settlements**
  The type, size and tenure, including affordable housing, will meet the needs identified by the Greater Norwich Sub Regional Housing Assessments. Most new homes will be built in the Norwich Policy Area (around 33,000 out of 36,820 between 2008 and 2026). Smaller sustainable settlements will accommodate smaller-scale growth. People will have alternatives to using cars and new housing, employment and services will be planned so they are grouped together wherever possible. The settlement hierarchy defines the towns and villages with a good range of jobs, services and facilities. Appropriate densities will make sure land is used efficiently and community needs will be met.
- **To promote economic growth and diversity and provide a wide range of jobs**
  Existing employment sites will be safeguarded and enough land for employment development will be allocated to meet the needs of inward investment, new businesses and existing businesses wishing to expand or relocate. Norwich city centre will continue to exert a powerful economic influence over the wider area. Its growth will be further encouraged, so that the centre remains one of the best in the country for retail and employment. Within the Norwich Policy Area, Thorpe St Andrew, Longwater, Norwich Research Park, Norwich Airport, Rackheath, Hethel and Wymondham will also be the focus of further jobs growth. Supporting economic growth in the market towns and revitalising the rural economy are also priorities. Mixed-use development, live/ work units and diversification schemes will be encouraged to reduce the need for local people to commute long distances to work. As the employment needs of the area are so diverse it is essential to provide jobs for all people in the community.

- **To promote regeneration and reduce deprivation**
  There are significant concentrations of deprivation in Norwich, as well as equally serious pockets of deprivation in surrounding towns, villages and rural areas. Growth will be used to bring benefits to local people, especially those in deprived communities, to regenerate communities, local economies, under-used brownfield land and neighbourhoods by creating safe, healthy, prosperous, sustainable and inclusive communities. Development and growth will be used to bring benefits to local people, especially those in deprived communities.
- **To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population**
  Within Broadland, Norwich and South Norfolk there is a need to improve, expand and develop new education provision to serve an increasing population and higher educational aspirations. It is essential to provide an environment and the facilities to improve the skills of the workforce to support the developing economy of the area.
- **To make sure people have ready access to services**
  Norwich city centre will continue to provide a wide range of services accessible to a very wide area. The diversity, vitality and accessibility of the city centre will be maintained and enhanced. Investment will be encouraged in district and local centres to enhance accessibility, vitality and viability. The surrounding market towns and service centres will continue to play a key service role. Innovative approaches will be taken to support rural service provision. Wherever new homes or jobs are to be developed, existing supporting services must either already be adequate or will be provided at the right stage of a new development. This will ensure existing and future residents and workers will have access to the services they need.
- **To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact**
  The location and design of development will reduce the need to travel especially by private car. Greater use of sustainable modes of transport will be encouraged by better public transport, footways and cycle networks, and by co-location of housing with services, jobs, shops, schools and recreational facilities. A Bus Rapid Transit system and general enhancement to bus infrastructure will be introduced on key routes in the Norwich area. The strategic road network is also essential, especially for the health of the economy. The road network will provide improved access within Broadland, Norwich and South Norfolk in particular through the construction of the Northern Distributor Road. More than 90% of the area is rural and rural isolation can be reduced by encouraging newer communication and information technologies.
- **To positively protect and enhance the individual character and culture of the area**
  Promoting culture will help to develop the economy, stimulate further regeneration, increase sustainable tourism and promote community

involvement. The role of Norwich as the cultural capital of East Anglia will be enhanced, so local people and visitors have access to a variety of facilities such as theatres, art galleries, museums and buildings of architectural and historic interest. Smaller scale cultural opportunities exist throughout the rest of the area and, in particular, in the market towns. Adequate public open space, sport and recreational facilities, as well as access to the countryside, is needed locally to make sure everyone can take part in community activities. More visitors will be encouraged to the area by protecting the very qualities that make the area attractive. Gateways between the wider Norwich area and the Broads, the Brecks and the coast will be enhanced in a way that does not harm their special character.

- **To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value**
  The area is a special place and everyone should be proud of where they live, work, or study. Norwich has a remarkable historic centre with some fine architecture. There are also extensive areas of open space, historic parks and gardens, wildlife sites and wooded ridges in the city. The surrounding market towns and villages are very attractive with each having its own identity. People living in the area have access to open countryside, river valleys, wildlife sites and the special qualities of the Broads and the coast. It is a priority to maintain and improve these special qualities so that everyone can enjoy them. The use of previously developed land will be prioritised to minimise the loss of agricultural land and the countryside. The scale of development we have to accommodate will require the development of some significant greenfield areas, which will affect the existing landscape. Where this is necessary, development must provide environmental gains through green infrastructure, including allotments and community gardens. Biodiversity, geodiversity and locally distinctive landscapes will be protected and enhanced. Linkages between habitats will be promoted, helping to enable adaptation to climate change. Sustainable access to the countryside will be promoted. Efficient use will be made of minerals, energy and water resources, and the production of waste will be minimised.
- **To be a place where people feel safe in their communities**
  People will have a stronger sense of belonging and pride in peoples' surroundings. There will be reduced crime and the fear of crime. Better community facilities, better road safety and design of new developments will help to reduce crime.
- **To encourage the development of healthy and active lifestyles**
  Within Broadland, Norwich and South Norfolk the accessibility of open space, the countryside, sports and recreational facilities will be improved. People will also be offered the best opportunities to make healthy travel choices as part of their daily lives. By working with NHS Norfolk and Norfolk

County Council, medical and social facilities will be properly planned for new developments and will be accessible to all.

- **To involve as many people as possible in new planning policy**
  All sections of the community will be actively encouraged to express their own vision of the future through this strategy, further plans and planning applications. There will be a particular focus on involving people who have not previously had a say in planning. As many people as possible should play a part in the ambitious long-term plans for growth across the whole area. This will help make planning more inclusive, and give confidence that the benefits of growth are felt more equally across existing and new communities in and around Norwich.

3.2 The sections that follow show how each of the objectives and indicators highlighted in the monitoring framework of the Joint Core Strategy have progressed since the 2008 base date of the Plan.

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 will not always be consistent given that we are drawing from three different local authority sources. Where this is the case the reasons for these inconsistencies are stated.

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 highest level qualifications.

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

This Annual Monitoring Report (AMR) is based upon the objectives and targets set out in the Joint Core Strategy (JCS) and covers the period between **1st April 2013 and 31st March 2014.**

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

South Norfolk has not identified any locally specific indicators and as such only the current Local Development Scheme update is appended.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Total CO^2 emissions per capita[1][2]	Decrease	DECC	Broadland	6.7	6.4	6.6	6.0	6.1	Data not yet available	
			Norwich	6.3	5.7	5.8	5.2	5.5		
			South Norfolk	8.8	8.0	8.3	7.6	7.8		
Renewable energy capacity permitted by type	Year-on-year increase	LPA		See Table below						
Decentralised and renewable or low carbon energy sources permitted in major developments	Year-on-year percentage increase	LPA	Broadland	100%	75%	67%	No major sites	85%	93%	
			Norwich	See paragraph 3.10 below						
			South Norfolk	No data	No data	No data	No data	No data	No data	
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Zero	LPA	Greater Norwich area	4	1	2	0	0	Data not yet available	
			Broadland	0	0	0	0	0		
			Norwich	2	1	0	0	0		
			South Norfolk	2	0	2	0	0		
All new housing schemes permitted to reach Code for Sustainable Homes level 4 for water on adoption and housing schemes of a minimum of 500 dwellings to reach level 6 for water by 2015		LPA	Broadland	All developments of 10+ dwellings have to show they will meet this standard therefore 100% compliance will be assumed as permission will not be granted without this assurance.						
			Norwich							
			South Norfolk							
Percentage of household waste that is a) reused[3], b) recycled and c) composted	Year-on-year increase in total	LPA	Greater Norwich area	42%	41%	43%	47%	49%	45%	
			Broadland	b) 32%	b) 30%	b) 28%	b) 27%	b) 23%	b) 23%	
				c) 18%	c) 18%	c) 22%	c) 22%	c) 21%	c) 22%	
			Norwich	b) 28%	b) 28%	b) 28%	38%	b) 38%	b) 23%	
				c) 6%	c) 6%	c) 10%		c) 8%	c) 11%	
			South Norfolk	b) 37%	b) 36%	b) 40%	b) 42%	b) 41%	b) 40%	
				c) 9%	c) 10%	c) 11%	c) 13%	c) 15%	c) 15%	

1 DECC per capita data published on 26 June 2014 and different from previously published data
2 Calendar year results
3 Re-use is difficult to measure as it includes collection at charity banks and is likely to be higher than any current measurable data.

3.6 Total CO² emissions per capita

CO² emissions per capita increased in each of the local authority areas in the Greater Norwich area between 2011 and 2012. However values are still considerably lower than they were in 2008 – the base date of the Plan.

3.7 Renewable energy capacity permitted by type

Location	Type	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Broadland	TOTAL	12 kW	~ 1 MW	~ 1.2 MW	6.4 MW	59 MW	18MW	
	Wind	12 kW	0.3 kW	20 kW	3.6 MW	9 MW	0.1MW	
	Solar PV	Unknown	Unknown	91MW+[4]	0.8 MW	49 MW	10MW	
	Hydro	0 MW	0 MW	0 MW	0 MW	0 MW	0MW	
	Biomass	0 MW	1 MW	0.2 MW	2 MW	1 MW	8MW	
Norwich		No schemes	Biomass - 12MW	No schemes	No data	No schemes		
South Norfolk	TOTAL	2.1 MW	0.2 MW	36 kW	142 kW	37kW	140kW	
	Wind	2 MW	10 kW	22 kW	13 kW	11 kW	110 kW	
	Solar PV	20 kW	0.1 MW	0 MW	121 kW	25 kW	30 kW	
	Sewerage	0 MW	0 MW	0MW	0 MW	0 MW	0 MW	
	Biomass	0.1 MW	0.1 MW	-	-	-	0 MW	
	Air	-	-	16 KW	8 kW	8 kW	0 MW	

3.8 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.

3.9 For the data presented here, results have fluctuated considerably over the plan period so far. Results are made up of relatively few sites and therefore might be expected to fluctuate somewhat one year to the next. This does however make it difficult to assess this indicator with certainty.

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

Limited data from across the Greater Norwich area means it is difficult to establish whether or not the use of decentralised and renewable or low carbon energy sources in major developments is increasing as the target requires. However, good progress has been made towards increasing the standard of construction of new development through both improvements to building regulations and the requirements for major planning applications to demonstrate 10% of the energy produced from renewable or low carbon sources (policy 3 in the JCS).Government has signalled its intention to prevent LAs imposing requirements of policies such as JCS3 from the end of 2014 as energy requirements will be implemented solely through Building Regulations. Click here for further details.

[4] Five schemes where total generating capacity is unknown

3.11 **Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality**
No planning permissions have been granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality this year.

3.12 **All new housing schemes permitted to reach Code for Sustainable Homes level 4 for water on adoption and housing schemes of a minimum of 500 dwellings to reach level 6 for water by 2015**
All developments of 10+ dwellings have to show they will meet this standard therefore 100% compliance will be assumed as permission will not be granted without this assurance.

3.13 Government has signalled its intention to prevent LPAs setting strict requirements for water usage. Therefore it appears unlikely that the Code for Sustainable Homes level 6 requirement for water efficiency for developments of over 500 dwellings, scheduled to be introduced in 2015 under JCS3, will be able to be implemented. However, it seems likely that it will be possible to continue to implement the code level 4 requirement on all housing developments.

3.14 **Percentage of household waste that is a) reused, b) recycled and c) composted**
The percentage of household waste that is reused, recycled and composted has reduced this financial year. However, Norfolk-wide changes to the collection of recyclable material is hoped to drive recycling rates up from 2014/15.

3.15 Recycling and composting rates remain below target for Norwich City Council. The major contributing factors are the changes in regulations which mean that street sweepings cannot currently be recycled and the fact that recyclable items are increasingly made using less material (the effect known as “light weighting”). The council has worked together with all the other Norfolk councils to implement a new recycling service (from 1st October 2014) which has considerably increased the range of items that can be recycled and this will have a positive impact on future recycling performance.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Net housing completions	NPA – 1,825 per annum	LPA	NPA	1,193	923	910	915	882	992	
	Greater Norwich area – 2,046 pa		Greater Norwich area	1,736	1,237	1,168	1,182	1,244	1,241	
	Broadland NPA – 617 pa		Broadland - NPA	104	84	81	157	56	217	
	Broadland RPA – 89 pa		Broadland - RPA	198	109	69	70	111	139	
	Norwich – 477 pa		Norwich	527	399	377	280	407	210	
	South Norfolk NPA – 731 pa		South Norfolk - NPA	562	440	452	478	419	565	
	South Norfolk RPA – 132 pa		South Norfolk - RPA	345	205	189	197	251	110	
Affordable housing completions	33% of all developments on new allocations or above qualifying threshold where permission is first granted after adoption of strategy	LPA	Greater Norwich area	684	322	243	394	407	336	
				34%	26%	21%	33%	34%	28%	
			Broadland	83	55	31	44	67	74	
				27%	27%	19%	19%	41%	23%	
			Norwich	235	92	112	171	145	123	
				45%	23%	30%	61%	38%	56%	
			South Norfolk	366	175	100	179	195	139	
				40%	27%	16%	27%	24%	21%	
(Gross) new house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	Figures within 10% tolerance (06-11): 1 bedroom – 17% 2 bedrooms – 29% 3 bedrooms – 35% 4+ bedrooms – 19%	LPA		See Table below						
Provision of Gypsy and Traveller pitches	Greater Norwich area 51 (11-16)	LPA	Greater Norwich area	4	19	7	7	7	8	
	Broadland 3		Broadland	2	8	0	2	1	2	
	Norwich 11		Norwich	0	0	0	3	0	0	
	South Norfolk 37		South Norfolk	2	11	7 (permissions granted	2	6	6	
The proportion of households without a car in rural areas able to access a market town or key service centre at least twice a week by public transport in 30 minutes	Increase	Norfolk County Council	NORFOLK	78.8%	79.0%	80.90%	No longer recorded			
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	Increase	Norfolk County Council	Greater Norwich area	No data	No data	97.2%	96.9%	96.2%	96.6%	
Percentage of completed developments scoring no reds in BfL12	No reds	LPA	Broadland	Indicator and target have altered for this report. Building for Life is now assessed according to a RAG status score against 12 indicators				No data	No data	
			Norwich					60%	Data to be collected every 2 years. Will be back dated for 13/14 next year.	
			South Norfolk					No data	No data	

3.16 **Net housing completions**
Overall the level of delivery of new housing remains considerably below target. Although 2013/14 saw the highest level of housing completion across the NPA in any of the past 5 years it remains a long way below the annual delivery target. Rates of delivery in rural areas overall remain at or above target levels.

3.17 All parts of the NPA show a considerable rate of under delivery against target but the level of shortfall is particularly acute in the Broadland part of the NPA where overall since the JCS base date of 2008 just 19% of the pro-rata housing target has so-far been delivered. This is due on the dependence of the Broadland part of the NPA on bringing forward large strategic scale allocations in order to deliver the JCS, progress on which has been inhibited as a result of the legal challenge to the JCS in addition to challenging market conditions. However, it should be noted that delivery in the Broadland part of the NPA in 2013/14 was more than double the level delivered in four of the five preceding years and bearing in mind the progress being made on planning permissions and site allocations this has the potential to be just the start of long term sustained and significant increases in delivery in the area.

3.18 It should also be noted that although the rate of delivery did increase in 2013/14 and is expected to increase further in the current monitoring year, the rate at which delivery is increasing is considerably slower than the rate at which new permissions and allocations are adding to the available land supply. Land supply in the NPA improved considerably between April 2013 and April 2014 building on the significant increases from the previous year. Sites for around 3,000 additional homes were added to the 5 year supply between April 2013 and April 2014. The total supply of housing sites available for development within the 5 year period is now in excess of 11,300 (which could easily support much higher delivery rates than are current being seen).

3.19 In total, across the whole plan period, there are identified sites sufficient to deliver almost 19,500 homes across the NPA. If sites identified in submitted local plans to which objections have been received are included then this figure increases to over 22,000 homes. If sites identified in emerging local plans which have yet to be submitted are included then this figure increases to in excess of 29,000 homes across the NPA. In addition, significant windfall sites, particularly in the City are expected. When combined with the 5,800 homes already delivered across the NPA, sufficient provision is being made to deliver the 2008-2026 target of 33,000 homes.

3.20 The mismatch between high levels of housing supply yet comparatively low rates of delivery may be reflective of market conditions and confidence. Through measures such as the Local Infrastructure Fund to support the private sector to deliver, direct investment in infrastructure to overcome constraints and engagement in skills initiatives to improve labour supply, the Greater Norwich Growth Board is seeking to increase the proportion of the available land which is taken up in any one year. It remains to be seen what the impact of these initiatives and improved market conditions will have on delivery in future years.

3.21 **Affordable housing completions**
Affordable housing completions accounted for 28% of all completions this year.

3.22 **Provision of Gypsy and Traveller pitches**
Broadland has exceeded its requirement for the provision of gypsy and traveller pitches over the plan period to date through the grant of planning permissions. Elsewhere in the Greater Norwich area the requirement for the provision of gypsy and traveller pitches has not been met. Additional sites for gypsy and traveller pitches will be delivered through the grant of further planning permissions or in emerging local plans, as appropriate.

3.23 The City Council has recently had confirmation that a bid for £820,000 to the Homes and Communities Agency's Affordable Homes Programme 2015-18 has been successful. The council worked with Orwell Housing Association to bid for the grant funding which will enable 13 new pitches in the city. According to the terms of the grant, the pitches must be completed by 31st March 2018.

3.24 South Norfolk Council is preparing a separate Gypsies and Travellers Local Plan Document and the Issues and Options consultation ended on 24 October 2014.

3.25 **Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)[5]**
This indicator has shown an improvement in accessibility during the 2013/14 monitoring year despite ongoing local authority budget cuts.

3.26 **Percentage of completed developments scoring no reds in BfL12[6]**
No data is available for this indicator this year.

3.27 **(Gross) new house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment**
This indicator has achieved target this year.

Location	08/09	09/10	10/11	11/12	12/13	13/14
Greater Norwich area	No data	No data	1 bed – 101 2 bed – 452 3 bed – 339 4+ bed – 202	1 bed – 137 2 bed – 428 3 bed – 402 4+ bed – 213 Unknown – 41	1 bed – 111 2 bed – 253 3 bed – 399 4+ bed – 307	1 bed – 138 2 bed – 356 3 bed – 400 4+ bed – 296 Unknown – 12
Broadland[7]	No data	1 bed – 6 2 bed – 45 3 bed – 76 4+ bed – 79	1 bed – 15 2 bed – 51 3 bed – 46 4+ bed – 34	1 bed – 53 2 bed – 73 3 bed – 71 4+ bed – 53	1 bed – 38 2 bed – 34 3 bed – 42 4+ bed – 67	1 bed – 20 2 bed – 92 3 bed – 95 4+ bed – 107
Norwich[8]	No data	No data	1 bed – 67 2 bed – 256 3 bed – 56 4+ bed – 11	1 bed – 54 2 bed – 191 3 bed – 46 4+ bed – 53	1 bed – 51 2 bed – 113 3 bed – 33 4+ bed – 22	1 bed – 58 2 bed – 106 3 bed – 27 4+ bed – 19
South Norfolk	1 bed – 57 2 bed – 221 3 bed – 420 4+ bed – 209	1 bed – 7 2 bed – 136 3 bed – 199 4+ bed – 145	1+ bed – 19 2+ bed – 145 3+ bed – 237 4+ bed – 157	1 bed – 30 2 bed – 164 3 bed – 285 4+ bed – 155 Unknown – 41	1 bed – 22 2 bed – 106 3 bed – 324 4+ bed – 218	1 bed – 58 2 bed – 158 3 bed – 278 4+ bed – 169 Unknown – 12

[5] Results from September: 2013/14 figures from September 2014
[6] Data for this indicator will be collected every 2 years. Next year's report will include 13/14 data.
[7] Gross completions
[8] Includes conversions

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Amount of floorspace developed by employment type	B1 – 118 hectares/ 295,000m2 B2/8 – 111 hectares 2007 – 2026	LPA	Greater Norwich area Broadland Norwich South Norfolk	See Table below						
Office space 2007-2026	100,000m^2 Norwich City Centre	LPA	Norwich	13,205m^2	657 m^2	2404 m^2	-115 m^2	-3187m^2	-7,213m^2	
	100,000m^2 NRP		NRP				0m^2	892 m^2	2,504 m^2	
	50,000m^2 BBP		BBP				0m^2	No data	No data	
	50,000m^2 elsewhere		Elsewhere				1,701m^2	S. Norfolk 2,072 m^2	S. Norfolk 3,866 m^2	
Annual count of employee jobs by BRES across Plan area	1,750 per annum increase	ABI(2008/09) BRES thereafter	Greater Norwich area	175,700	172,800	171,900	171,700	172,800	175,400	
			Broadland	40,800	45,500	45,300	44,200	43,300	44,100	
			Norwich	92,700	84,200	81,700	81,600	83,200	84,600	
			South Norfolk	42,200	43,000	45,000	45,800	46,400	46,700	
Employment rate of working age population	Increase	Annual Population Survey	Greater Norwich area	73.30%	73.60%	73.60%	75.60%	78.60%	74.10%	
			Broadland	78.90%	76.10%	76.60%	80.10%	81.70%	75.90%	
			Norwich	68.90%	72.30%	70.50%	70.00%	70.90%	70.30%	
			South Norfolk	73.60%	72.90%	74.70%	78.80%	86.40%	77.70%	
New business registration rate as a percentage of business stock	To be determined	Business Demography	Greater Norwich area	9.20%	9.30%	8.00%	9.40%	8.90%	Data not yet available	
			Broadland	8.60%	8.80%	7.70%	8.50%	8.30%		
			Norwich	10.80%	10.20%	9.10%	10.70%	10.50%		
			South Norfolk	8.30%	9.00%	7.10%	9.00%	7.80%		
Percentage of workforce employed in higher occupations	Annual increase of 1%	Annual Population Survey	Greater Norwich area	44%	43%	41%	39%	46%	47%	
			Broadland	42%	40%	42%	38%	38%	46%	
			Norwich	49%	45%	40%	37%	49%	48%	
			South Norfolk	40%	42%	42%	42%	49%	46%	
National retail ranking	Maintain top 10 ranking	CACI	Norwich	11th	10th	10th	9th	13th	14th	
Net change in retail floorspace in city centre	Increase by 20,000 sqm of comparison goods floorspace in City Centre 2007-2016 (split into 5 year tranches)	LPA	Norwich	-68m^2	-547m^2	-1055m^2	-188m^2	-3268sqm	544sqm	
Percentage of completed town centre uses in identified centres and strategic growth locations	Increase	LPA	Broadland	No data	No data	A1 = 96%	A1 = 99%	No data	A1 = 94%	
						A2=100%	A2 = 94%		A2 = 0%	
						B1a=84%	B1a=43%		B1a = 76%	
						D2 = 0%	D2 = 0%		D2 = 0%	
			Norwich	No data	No data	No data	No data	No data	No data	
			South Norfolk	A1=73%	A1=29%	A1=96%	A1 = 40%	A1 = 36%	A1 = 81%	
				A2=0%	A2=100%	A2=100%	A2 = 0%	A2 = 33%	A2 = 0%	
				B1a=0%	B1a=11%	B1a=84%	B1a = 0%	B1a = 39%	B1a = 63%	
				D2=0%	D2=64%	D2=0%	D2 = 97%	D2 = 62%	D2 = 40%	

3.28 **Amount of floorspace developed by employment type**[9]

The amount of floorspace developed for employment has met target this year.

		08/09	09/10	10/11	11/12	12/13	13/14	RAG status
B1	Greater Norwich area (floorspace in sqm)	19,244	5,414	30,294	8,525	Incomplete	46,639	
B2		5,589	2,072	2,056	10,907		33,243	
B8		2,525	10,325	5,357	7,482		35,021	
B1	Greater Norwich area (hectares)	7.7	2.2	12.1	3.4	Incomplete	18.7	
B2		1.4	0.5	0.5	2.7		8.2	
B8		1.7	6.9	3.6	5.0		23.5	
B2/B8		3.1	7.4	4.1	7.7		-	
B1	Broadland (sqm)	4,857	1,348	23,161	2,406	3,576	3,576	
B2		1,613	0	408	7,802	760	2,989	
B8		1,593	892	4,553	3,238	8,277	1,704	
B1	Norwich (sqm)	13,205	657	2,404	-115	-3,188	B1a -10,924 B1b 16,926 B1c 19,129	
B2		1,696	0	0	0	No data	23,648	
B8		932	0	0	0	No data	21,780	
B1	South Norfolk (sqm)	1,182	3,409	4,729	6,234	11,828	21,704	
B2		2,586	2,072	1,648	3,105	3,453	6,606	
B8		0	9,433	804	4,244	6,675	11,537	

3.29 **Office space developed**

Of the net loss of 10,924sqm of office floorspace (use class B1a), 7,213sqm of this was lost in the city centre, and 5,640sqm of that lost in the city centre has been from permitted development right changes of use from offices to residential.

3.30 Data published by the VOA (Business Floorspace (Experimental Statistics), Valuation Office Agency, 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.

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

3.31 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 2014, derived from planning permissions and completions records. The loss of 7,212sqm in 2013/14 accounts for less than 2% of total floorspace.'

2008/09	13,205sqm net gain
2009/10	657sqm net gain
2010/11	2,404sqm net gain
2011/12	-115sqm net loss
2012/13	-3187sqm net loss
2013/14	-7213sqm net loss

3.32 **Annual count of employee jobs[10][11]**
2,600 new jobs we created according to this dataset in the last year.

3.33 **Employment rate of working age population**
Employment rates have decreased in all local authority areas over the past year. However it is important to note that this dataset is based on sample surveys and fluctuates between surveys.

3.34 **New business registration rate as a percentage of business stock[12]**
The rate of new business registrations has decreased in this monitoring year.

3.35 **Percentage of workforce employed in higher occupations**
The percentage of workforce employed in higher occupations across the Greater Norwich area has increased by 1% in the monitoring year as the target requires.

3.36 **National Retail Ranking for Norwich**
There were changes to the Venuescore evaluation criteria between 2011/12 and 2012/13 which affected Norwich's position resulting in a fall to position of 13th from 9th. This year, the city centre is ranked joint with Reading but we have taken position 14 (Reading is ranked 13th). Technically there is no change in our position.

3.37 The sector covers comparison as well as convenience and food services. It is important to note that Norwich does not have a large supermarket in the city centre and with the exception of one other (Aberdeen) all cities within the top 20 do have such provision.

3.38 In addition, many of the shopping centres ranked above Norwich have received large retail investment in the past few years. For example, Buchanan Quarter in Glasgow, Lime Square in Manchester, Union Square in

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[10] Data gathered in September
[11] Although this dataset is not recommended for monitoring purposes it is nonetheless the only dataset available for measuring jobs at lower level geographies.
[12] Calendar year data

Aberdeen and Monument Mall in Newcastle. Whilst Norwich has had significant investment in recent years, for example improvements to M&S and John Lewis stores, in the Venuescore ranking Norwich is competing against major cities that benefit from on-going high levels of investment activity and public realm improvements.

3.39 It should be noted that Norwich is the only centre in the East of England that ranks in the top twenty.

3.40 **Net change in retail floorspace in city centre**
There has been a modest increase of retail floorspace in the city centre in this monitoring period (544sqm). This can be attributed to a re-calculation of floorspace following the improvements and redevelopment of M&S.

3.41 ***Previous Years***
Recent trends show a reduction in total retail floorspace in the city centre in the period between April 2008 and April 2013. The change in policy in 2011 allowed more flexibility of uses in the city centre to encourage the development of other city centre functions such as cafes and restaurants to support retail strength and the early evening economy function of the primary retail area. In addition, a decline in the proportion of retail units in several frontage groups throughout the primary and secondary areas also occurred.

3.42 Although a reduction in retail floorspace runs counter to the aim of Policy 11: Norwich City Centre 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. Such diversification of uses has helped strengthen the city centre’s function during the recession and in times of increased internet shopping.

3.43 **Percentage of completed town centre uses in identified centres and strategic growth locations**
Proportions vary depending on use class and location.

Objective 4: to promote regeneration and reduce deprivation

3.44 **No data has been available since the 2010/11 financial year for this objective**

Indicator	Target	SOURCE	Location	08/09	09/10	10/11
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	No data	No data	23
			Broadland	No data	No data	0
			Norwich	No data	No data	23
			South Norfolk	No data	No data	0
Percentage of previously developed land which is vacant for more than 5 years	Year-on-year reduction	LPA	Broadland	1.00%	1.30%	1.40%
			Norwich	No data	No data	No data
			South Norfolk	1.40%	1.20%	1.20%

3.45 **Number of Lower Super Output Areas in national most deprived 20%**
The Index of Multiple Deprivation allows each Lower Super Output Area (LSOA) in England to be ranked relative to one another according to their level of deprivation. It must be noted that just because the rank of deprivation has improved it does not mean that deprivation itself has improved in any given area. Indeed it could be that deprivation and/or the number of people suffering from deprivation has worsened. Although the Index of Multiple Deprivation is not released annually a relative[13] improvement has been observed between the 2007 and 2010 releases. Across the districts, all the deprived LSOAs in this regard are in Norwich.

3.46 By 2026 the target is for half as many LSOAs in the national most deprived 20%. Given that a relative reduction of 5 LSOAs has been observed in three years it is reasonable to say this indicator is currently on track to meet its target as a pro rata reduction of 0.8 LSOAs per annum is required.

3.47 **Percentage of previously developed land which is vacant for more than 5 years**
Limited data for this indicator means it is difficult to determine whether this indicator has achieved target across the Greater Norwich area.

[13] Relative to all other Lower Super Output Areas (LSOAs) in England

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	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English[14]	Year-on-year increase from 2007 value of 53%	Norfolk County Council	Greater Norwich area	55.29%	59.29%	62.09%	59.89%	57.48%	Data not yet released	
			Broadland	62.08%	65.20%	67.94%	63.55%	62.16%		
			Norwich	40.24%	44.12%	48.05%	51.66%	45.04%		
			South Norfolk	61.59%	63.00%	67.38%	63.04%	62.57%		
16 to 18 year olds who are not in education, employment or training[15]	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Central[16]	4.90%	6.30%	No data	No data	No data	No data	
			Greater Norwich area	No data	No data	5.60%	7.20%	5.60%	5.30%	
			Broadland	No data	No data	3.70%	5.20%	3.80%	3.30%	
			Norwich	No data	No data	8.80%	11.60%	8.90%	9.20%	
			South Norfolk	No data	No data	4.50%	5.40%	4.50%	3.90%	
Proportion of population aged 16-64 qualified to NVQ level 2 or higher	Annual 2% increase	Annual Population Survey	Greater Norwich area	63.70%	69.90%	69.40%	71.70%	74.30%	75.50%	
			Broadland	66.30%	70.00%	67.40%	73.30%	78.60%	74.10%	
			Norwich	61.90%	66.00%	66.60%	71.60%	74.00%	76.30%	
			South Norfolk	63.30%	75.00%	75.20%	70.10%	70.00%	75.80%	
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Population Survey	Greater Norwich area	26.70%	28.50%	32.60%	31.50%	35.30%	35.20%	
			Broadland	25.40%	24.80%	26.00%	25.40%	29.40%	32.80%	
			Norwich	28.60%	30.50%	39.10%	37.70%	40.60%	39.00%	
			South Norfolk	25.40%	29.40%	30.50%	29.20%	34.10%	32.20%	
Achievement of at least 78 points across the Early Years Foundation Stage, with at least 6 in each of the scales in PSE and CLL	No target set for 11/12	Norfolk County Council	Greater Norwich area	51.99%	53.54%	54.47%	59.13%	No longer measured		
			Broadland	59.27%	60.20%	56.81%	63.86%			
			Norwich	44.68%	43.90%	47.55%	62.61%			
			South Norfolk	52.60%	57.30%	60.55%	57.24%			

[14] School year
[15] Calendar year
[16] Children's Services Area

3.48 **School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English**
The proportion of school leavers achieving 5 or more GCSEs at A* to C including Maths and English reduced last year but figures are still above base date rates.

3.49 **16 to 18 year olds who are not in education, employment or training**
The proportion of 16 to 18 year olds not in education, employment and training has reduced in the Greater Norwich area as a whole but rates in Norwich have increased over the last year.

3.50 **Proportion of population aged 16-64 qualified to NVQ level 2 or higher**
The proportion of population aged 16-64 qualified to at least NVQ level 2 reduced in the Greater Norwich as a whole over the monitoring year.

3.51 **Proportion of population aged 16-64 qualified to NVQ level 4 or higher**
The proportion of population aged 16-64 qualified to at least NVQ level 4 reduced in the Greater Norwich as a whole over the monitoring year.

3.52 **Achievement of at least 78 points across the Early Years Foundation Stage, with at least 6 in each of the scales in PSE and CLL**
This indictor is no longer measured.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Net change in retail floorspace in city centre	20,000 sqm comparison goods floorspace in City Centre 2007-2016 (split into 5 year tranches)	LPA	Norwich	$-68m^2$	$-547m^2$	$-1055m^2$	$-188m^2$	$-3268m^2$	544sqm	
National retail ranking	Maintain top 10 ranking	CACI	Norwich	11th	10th	10th	9th	13th	14th	
Percentage of units vacant in defined primary shopping areas	Not more than 5%	LPA and Norfolk County Council	Norwich	7.70%	9.20%	7.80%	9.20%	13.60%	13.80%	
			Aylsham	11%	No data	9%	No data	11.70%[17]	No data	
			Diss	8%		6%		7.80%		
			Harleston	13%		11%		5.70%		
			Loddon	5%		7%		6.30%		
			Long Stratton	5%		7%		5.40%		
			Wymondham	9%		4%		5.40%		

3.53 **Net change in retail floorspace in city centre**
See paragraph 3.36

3.54 **National Retail Ranking for Norwich**
See paragraph 3.32

17 Possible data discontinuities in market town information due to changing methodologies

3.55 **Percentage of units vacant in defined primary shopping areas**
The 13.8% represents the vacancy rate across all shop *units* within the primary area, the highest figure in the plan period. This negative trend, taking into consideration the reduction in the floorspace vacancy rates, implies that it is the smaller shops which are struggling in the primary area. When considering available vacant floorspace (i.e. that which is being marketed, but not including floorspace currently under renovation) this figure drops to 3.8%. This is a significant decrease in vacant floorspace from the peak vacancy rate of 11.7% in 2010, but is marginally higher than the rate of 2.8% at the start of the plan period in 2008.

3.56 In the secondary area the vacant unit rate is 4.3%, the lowest rate in the plan period and significantly lower than the peak vacant unit rate of 11.2% in 2009. This shows that smaller independent shops in areas like the Norwich Lanes and St. Benedict’s Street are thriving unlike those in the primary area.

3.57 The floorspace vacancy rate in the secondary area is 1.2%, the lowest figure in the plan period by a significant margin.

3.58 Although technically achieved in the monitoring period for 2014/15, it is of great importance to note that the Norwich Lanes has recently won Great British High Street of the year 2014. The judges were impressed with the ‘leadership exhibited by the Norwich Lanes Association who are working in partnership with traders and Norwich Business Improvement District to develop a strong brand, organising a series of innovative events and marketing campaigns’.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
The proportion of households without a car in rural areas able to access a market town or key service centre at least twice a week by public transport in 30 minutes	Increase	Norfolk County Council	NORFOLK	78.80%	79%	80.90%	No longer recorded			
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)[18]	Increase	Norfolk County Council	Greater Norwich area	No data	No data	97.20%	96.90%	96.20%	96.60%	
Percentage of people crossing Norwich's inner ring road on foot or bike	Increase	Norfolk County Council	Inner ring road	45,845 35%	47,207 36%	43,962 34%	No data	No data	No data	
Building for Life: percentage of developments scoring no reds on criteria 1, 2, 3, 8, 9 and 10	No reds	LPA	Broadland Norwich South Norfolk	Indicator and target have altered for this report. Building for Life is now assessed according to a RAG status score against 12 indicators – 6 of which are transport related				No data 70% No data	No data No data[19] No data	

[18] Results from September: 2013/14 figures from September 2014

[19] Data for this indicator will be collected every 2 years. Next year's report will include 13/14 data.

3.59 **Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)**
This indicator has shown an improvement in accessibility during the 2013/14 monitoring year despite ongoing local authority budget cuts.

3.60 **Percentage of people crossing Norwich's inner ring road on foot or bike**
Data is no longer available for this indicator

3.61 **Building for Life: percentage of developments scoring no reds on criteria 1, 2, 3, 8, 9 and 10**
No data is available for this indicator this year.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Percentage of previously developed land which is vacant for more than 5 years	Year-on-year reduction	LPA	Broadland	1.00%	1.30%	1.40%	No data	No data	No data	
			Norwich	No data	No data	No data	No data	No data	No data	
			South Norfolk	1.40%	1.20%	1.20%	No data	No data	No data	
Percentage of Conservation Areas with appraisals	Year-on-year increase	LPA	Broadland	No data	No data	70%	74%	76%	76%	
			Norwich	47%	59%	71%	71%	71%	76%	
			South Norfolk	No data	9%	10%	10%	12%[20]	12%	
Percentage of completed developments scoring no reds in BfL12	No reds	LPA	Broadland	Indicator and target have altered for this report. Building for Life is now assessed according to a RAG status score against 12 indicators				No data	No data	
			Norwich					60%	No data[21]	
			South Norfolk					No data	No data	

3.62 **Percentage of previously developed land which is vacant for more than 5 years**
No data is available for this indicator this year.

3.63 **Percentage of Conservation Areas with appraisals**
Results vary by location. One new Conservation Area Appraisal for Norwich has been adopted in 2013/14 for Bowthorpe.

3.64 **Percentage of completed developments scoring no reds in BfL12**
No data is available for this indicator this year.

[20] Figure amended. Previously recorded figure used an inconsistent methodology
[21] Data for this indicator will be collected every 2 years. Next year's report will include 13/14 data.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Net change in Local Sites in "Positive Conservation Management"	Year-on-year improvements	Norfolk Wildlife Trust	Greater Norwich area	49%	52%	58%	60%	63%	67%	
			Broadland	53%	53%	59%	64%	69%	69%	
			Norwich	74%	78%	81%	79%	88%	88%	
			South Norfolk	44%	48%	55%	56%	59%	64%	
% of river assessed as good or better:	To increase the proportion of Broadland Rivers classified as 'good or better'.	Environment Agency	Broadland Rivers	No data	No data	No data		No data	No data	
a. Overall Status;							26.0%			
b. Ecological Status;							0.1%			
c. Biological Status;							8.0%			
d. General Physio Chem Status;							79.0%			
e. Chemical class							17.6%			
Number of designated Air Quality Management Areas (AQMAs)	None	LPA	Greater Norwich area	4	4	4	1	1	1	
			Broadland	1	0	0	0	0	0	
			Norwich	3	4	4	1	1	1	
			South Norfolk	0	0	0	0	0	0	
Percentage of SSSIs in favourable condition or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland	50%	77%	84%	83%	94%	94%	
			Norwich	80%	80%	100%	60%	75%	75%	
			South Norfolk	33%	40%	86%	86%	86%	78%	
Number of listed buildings lost/demolished	None	LPA	Greater Norwich area	0	0	0	1	0	1	
			Broadland	0	0	0	0	0	0	
			Norwich	0	0	0	0	0	1	
			South Norfolk	0	0	0	1	0	0	
Number of Tree Preservation Orders (TPOs) where trees are lost through development	None	LPA	Broadland	No data	No data	No data	No data	No data	No data	
			Norwich	No data	No data	No data	No data	0	0	
			South Norfolk	No data	No data	No data	No data	No data	No data	
Percentage of new and converted dwellings on Previously Developed Land	25%	LPA	Broadland	75%	65%	45%	57%	51%	46%	
			Norwich	95%	99%	94%	90%	76%	96%	
			South Norfolk	38%	32%	29%	25%	23%	15%	

3.65 **Net change in Local Sites in "Positive Conservation Management"**
Across the Greater Norwich area as a whole the proportion of Local Sites in positive conservation management has increased over the last year.

3.66 **% of river assessed as good or better**
Data is not available for this indicator this year

3.67 **Number of designated Air Quality Management Areas**
The number of designated AQMAs in the Greater Norwich area reduced from 4 to 1 in 2011/12 following the reclassification of the whole city centre as an AQMA. The target set in the JCS is for no AQMAs. This indicator remains unable to be met despite site specific measures actively addressing air quality issues being introduced.

3.68 **Percentage of SSSIs in favourable condition or unfavourable recovering condition**
The percentage of SSSIs in favourable or unfavourable recovering condition remains below target across the area.

3.69 **Number of listed buildings lost/demolished**
The listed building which has been granted permission for demolition was 52 - 54 All Saints Green. This site forms part of a major regeneration site in the city centre adjacent to the bus station which is being redeveloped for student accommodation.

3.70 **Number of Tree Preservation Orders (TPOs) where trees are lost through development**
Lack of data means it is difficult to determine whether this indicator is achieving target.

3.71 **Percentage of new and converted dwellings on Previously Developed Land**
Target is being achieved in both Broadland and Norwich for this indicator.

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

Indicator	Target		Source	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Reduction in overall crime	12/13 (pro rata):		Norfolk Police	Greater Norwich area	24,159	21,699	20,284	20,247	18,435	18,769	
	BDC	3,871		Broadland	3,799	3,545	3,318	3,227	2,950	3,106	
	Norwich	14,409		Norwich	16,176	14,176	13,151	12,985	11,812	11,881	
	South Norfolk	4,033		South Norfolk	4,184	3,978	3,815	4,035	3,673	3,782	
Number of people killed or seriously injured in road traffic accidents[22]	Year-on-year reduction in those KSI		Norfolk County Council	Greater Norwich area	167	147	150	158	148	193	
				Broadland	62	51	46	39	55	70	
				Norwich	43	37	42	42	49	61	
				South Norfolk	62	59	62	77	44	62	

3.72 **Reduction in overall crime**

There has been a modest increase in total crime between 2012/13 and 2013/14. However, rates of total crime are considerably lower now that they were in 2008/09.

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

The Police and Crime Plan for Norfolk (2013-17) requires a year-on-year reduction in the number of people who are killed or seriously injured in road traffic accidents in Norfolk. This year saw an increase in the number of people who were killed or seriously injured on roads in the Greater Norwich area.

[22] Calendar year

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

Indicator	Target	Source	Location	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Percentage of working age population receiving Employment Support Allowance and incapacity benefits	No increase on 2007 level in spite of predicted ageing population	DWP benefits claimants (NOMIS)	Greater Norwich area	5.80%	5.70%	5.70%	5.60%	5.50%	5.50%	
			Broadland	4.60%	4.50%	4.50%	4.50%	4.50%	4.40%	
			Norwich	7.80%	7.60%	7.80%	7.50%	7.40%	7.50%	
			South Norfolk	4.50%	4.50%	4.40%	4.40%	4.30%	4.10%	
Healthy life expectancy at age 65 of a) males and b) females[23]	Increase at each survey	ONS	Broadland	a) 18.4 b) 21.0	a) 18.8 b) 21.0	a) 19.3 b) 21.1	a) 19.6 b) 21.6	Data not yet released	Data not yet released	
			Norwich	a) 18.5 b) 21.5	a) 18.4 b) 21.8	a) 18.6 b) 22.1	a) 19.1 b) 22.4			
			South Norfolk	a) 19.5 b) 21.2	a) 19.7 b) 21.5	a) 19.9 b) 21.6	a) 20.2 b) 22.2			
The proportion of households without a car in rural areas able to access a market town or key service centre at least twice a week by public transport in 30 minutes	Increase	Norfolk County Council	NORFOLK[24]	78.80%	79%	80.90%	No longer recorded			
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	Increase	Norfolk County Council	Greater Norwich area	No data	No data	97.20%	96.90%	96.20%	96.60%	
Accessibility of leisure and recreation facilities based on Sport England Active Places Power website	Trajectory to reduce by half the percentage of wards with less than the EoE average personal share of access to sports halls (2009 base = 67%), swimming pools (65%) and indoor bowls (12%)	Sport England		See Table below						

3.74 **Percentage of working age population receiving Employment Support Allowance and incapacity benefits**
Rates have remained broadly consistent for this indicator over the plan period.

3.75 **Healthy life expectancy at age 65**
Healthy life expectancy has continued to increase in the recent survey as the target requires.

3.76 **Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)[25]**
This indicator has shown an improvement in accessibility during the 2013/14 monitoring year despite ongoing local authority budget cuts.

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[23] Data is gathered over a three year period. Data stated for 2008/09 is 2007-2009 ONS data
[24] Data not available at Greater Norwich area level
[25] Results from September: 2013/14 figures from September 2014

3.77 **Accessibility of leisure and recreation facilities**
Data is only available for Broadland for this indicator. Over the monitoring year accessibility to leisure and recreation facilities has remained the same.

		08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Greater Norwich area	Sports Halls	67%	No data	60%	60%	No data	No data	
	Swimming Pool	65%		61%	61%	No data	No data	
	Indoor Bowls	12%		22%	22%	No data	No data	
Broadland	Sports Halls	No data	No data	85%	86%	88%	88%	
	Swimming Pool			89%	93%	89%	89%	
	Indoor Bowls			21%	21%	21%	21%	
Norwich	Sports Halls	No data	No data	69%	62%	No data	No data	
	Swimming Pool			46%	46%	No data	No data	
	Indoor Bowls			46%	46%	No data	No data	
South Norfolk	Sports Halls	No data	No data	36%	33%	No data	No data	
	Swimming Pool			44%	44%	No data	No data	
	Indoor Bowls			0%	0%	No data	No data	

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

Indicator	Target	Source	District	08/09	09/10	10/11	11/12	12/13	13/14	RAG status
Statement of Community Involvement/ Engagement	Statement of compliance Accepted	LPA	Broadland	Adopted 2006						Green
			Norwich	First adopted in 2007 and updated in 2010. Revised SCI adopted July 2013						
			South Norfolk	Adopted 2007						
Recognised participatory design process for major growth locations	Used for all major growth locations – over 500 dwellings	LPA	Broadland Norwich South Norfolk	Developer will have to demonstrate compliance at planning application stage						Green

3.78 **Statement of Community Involvement/ Engagement**
All districts have an adopted Statement of Community Involvement/ Engagement

3.79 **Recognised participatory design process for major growth locations**
Developers will have to demonstrate compliance at planning application stage

Additional monitoring framework for the Broadland part of the Norwich Policy Area

3.80 This section has been added for the first time this year.

3.81 Following the adoption of the Joint Core Strategy in March 2011 a court judgment remitted parts of the previously adopted plan for further consideration. This judgment remitted specific elements of the proposals within the Broadland part of the Norwich Policy Area and in particular: a) the Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle (including employment growth at Rackheath but excluding employment land at Broadland Business Park and the airport); and b) 2,000 homes proposed on smaller sites throughout the Broadland part of the Norwich Policy Area. These proposals were resubmitted for further examination, and policies 21 and 22 were necessary in order to ensure the soundness of this part of the JCS. For the avoidance of doubt, policies 21 and 22 apply only to the proposals previously remitted by the Court order.

3.82 A number of additional indicators were added to monitor policies 21 and 22 and these are highlighted here

3.83 **Percentage of residents who travel to work:**

- **by private motor vehicle**
- **by public transport**
- **by foot or cycle**
- **work at home or mainly at home**

3.84 See Appendix D for figures.

3.85 The percentage of residents who travelled to work by private motor vehicle in Broadland increased between the 2001 and 2011 censuses.

3.86 Over the same period the percentage of residents who travelled to work by public transport decreased while the percentage of residents who travelled to work by foot or cycle increased.

3.87 The percentage of residents who worked from home decreased between the 2001 and 2011 censuses.

3.88 **Housing land supply within the Broadland part of the Norwich Policy Area**
When measured against the National Planning Policy Framework (NPPF) requirement for 5 years supply, plus 5% to facilitate choice and competition, as at April 2014 there was 67.2 % of the required supply in the Broadland part of the Norwich Policy Area (NPA), or 3.36 years supply, based upon existing housing commitments. If sites within emerging local plan documents, which are expected to be adopted in 2015, are taken into account then there

would be 112.8% of the required supply in the Broadland part of the Norwich Policy Area (NPA), or 5.64 years supply.

3.89 See Appendix A for further details

3.90 **Unfit housing – percentage of overall housing stock not meeting 'Decent Homes Standard'**

3.91 Most recent data (2006) shows that 14% of all housing stock in Broadland did not meet 'Decent Homes Standard'.

3.92 **Heritage at risk – number and percentage of:**

- **Listed Buildings; and**
- **Scheduled Ancient Monuments on Buildings at Risk Register**

3.93 See Appendix D for figures.

Appendix A – Greater Norwich area Five-year supply of housing assessment

Summary

This note identifies the housing land supply for the Greater Norwich area, with a focus on the Norwich Policy Area (NPA), to meet Joint Core Strategy and national policy requirements. When measured against the National Planning Policy Framework (NPPF) requirement for 5 years supply, plus 5% to facilitate choice and competition, as at April 2014 there was:

- 95.6% of the required supply in the Norwich Policy Area (NPA), 4.78 years of a 5 year supply (including the additional 5% requirement);
- 200.2% of the required supply in the Broadland Rural Area; and
- 182.2% of the required supply in the South Norfolk Rural Area.

It should be noted that the land supply in the NPA improved considerably between April 2013 and April 2014 building on the significant increases from the previous year. This stemmed from the fact that the rate at which new development sites are being identified through the planning process is considerably faster than the rate at which developments are being completed. Sites for around 3,000 additional homes were added to the 5 year supply between April 2013 and April 2014, during the same period just fewer than 1,000 were completed in the NPA. The total supply of housing sites available for development within the 5 year period is now in excess of 11,300. In total, across the whole plan period, there are sites with planning permission or in adopted local plans sufficient to deliver almost 19,500 homes across the NPA.

Whilst a 5 year supply cannot be demonstrated each authority within the NPA will need to take a view on how to address the requirements of the NPPF when considering planning applications. Given the rate at which the land supply position is being improved it is highly likely that a 5 year supply will be attained during the current monitoring year. An update to this assessment will be published if and when this can be demonstrated.

Introduction

1. The National Planning Policy Framework (NPPF) sets out the Government's aims for the delivery of a choice of high quality homes. The NPPF seeks to achieve a significant increase in housing delivery, including measures to promote a more responsive and flexible supply of housing land. Paragraph 47 of the NPPF requires local authorities to meet the *'full, objectively assessed needs for market and affordable housing in the housing market area'*. One of the key elements of ensuring a responsive supply of housing land is the requirement for local planning authorities to be able to demonstrate *'a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% … to ensure choice and competition in the market for land'*. To be considered deliverable NPPF footnote 11 states that sites should be:
   - Available – available for development now;
   - Suitable – in a suitable location for development now; and
   - Achievable – there is a reasonable prospect of housing being delivered in the five-year period, including taking into account the viability of sites.

   Sites with planning permission should be *'considered deliverable … unless there is clear evidence'* that they will not be delivered.

2. The tables attached as appendices all relate to the situation as at 1st April 2014.

3. The figures across the NPA show a considerable improvement compared to the situation as at April 2013. At April 2013 the land supply across the NPA was 84.2% of the 5 year requirement. Overall land supply within the five year period has risen from 9,535 units to 11,317 units. However, the land supply requirement for the five years has risen from 11, 320 to 11,839 as delivery was below target in 2013/14 and there is one year fewer left in the plan period.

Housing Requirement and Sources of Supply

4. The Joint Core Strategy (JCS) sets out the strategic planning framework for the three authorities to 2026. The JCS was originally adopted in March 2011 but was partly remitted following a legal challenge. This led to a process where a part JCS was prepared and examined. The part JCS, and certain amendments to the original JCS, were adopted by all three local planning authorities in January 2014.

5. The JCS housing requirement is based on an assessment of local need (including a Strategic Housing Market Assessment (SHMA)). A Topic Paper produced by the GNDP (Greater Norwich Development Partnership) updated in December 2012[26] to accompany submission of the part JCS looked at a range of evidence sources and concluded that the level of growth set out in the JCS strikes a balance between what is achievable within environmental and infrastructure constraints and a reduced level which may artificially constrain delivery.

6. The topic paper was supplemented in April 2013 to take account of the latest government Household Interim Projections[27]. It was further supplemented by analysis related to the East of England Forecasting Model in July 2013[28]. This evidence showed that the adopted JCS housing provision sat well with the latest regional and national projections and accorded with local evidence (included the latest update to the SHMA). Indeed the most recent available evidence suggests the actual need may be towards the lower end of the range taken into account in JCS formulation.

7. This position was examined in the context of the part JCS. The GNDP evidence on housing was challenged through the Examination process both by those arguing for higher and lower numbers. However, on this matter the Inspector backed the GNDP position concluding that “I am not convinced that the adopted JCS figure is so wrong that the amounts of housing proposed in this Plan need to be reduced or increased”[29].

8. On the basis of the evidence presently available the levels of housing growth planned for in the JCS are sufficient to fully meet the objectively assessed housing needs for the various housing market areas with the GNDP area. This is consistent with the requirements of the NPPF.

9. Work commenced on preparing a fresh SHMA in late 2013. This is expected to be published in late 2014/early 2015. In order to accord with latest government guidance on the definition of Housing Market Areas it has been considered appropriate to broaden the SHMA’s geographical extent to also include the areas of Breckland and North Norfolk

[26] Topic Paper: Homes and Housing (GNDP, December 2012) ref TP12/SDJCS14
[27] Topic Paper: Homes and Housing Supplement (GNDP, April 2013) ref TP13/SDJCS14.1
[28] Publication of the East of England Forecasting Model (GNDP, July 2013) ref DV36.
[29] See part JCS Inspector’s report para 40.

District Council. This has necessitated the involvement of a wide range of Councils in its production.

10. The JCS housing figures are presented on the basis of a Norwich Policy Area (NPA), made up of the City and those parts of Broadland and South Norfolk which relate to the city. Figures are presented for the NPA, its constituent Council areas, plus separate Rural Areas figures for Broadland and South Norfolk.

11. Each local authority has taken a broadly similar approach to collecting and presenting information for monitoring land supply. For sites of 5 or more units (10 or more units in Norwich) the authorities have undertaken a site-by-site assessment, in conjunction with site owners, developers or agents where possible. It is assumed that all sites of less than 5 units (less than 10 units in Norwich) will be delivered within the five-year supply period; this is distinct from a windfall assumption as it is based on known sites with planning permission, which are considered suitable and available for delivery in accordance with NPPF paragraph 47, footnote 11. Details of the larger sites are included in Appendices D (Norwich Policy Area) and E (Rural Areas).

12. It should be noted that in addition to the identified sites (i.e. existing allocations, permissions and applications with a resolution to permit), the JCS makes a number of assumptions about delivery on new sites to be allocated through the respective Local Plans for Broadland, Norwich and South Norfolk. Land from new sources is very likely to be available in the latter half of the five-year period. These sites have only been included in the main five-year supply calculations where they are considered to meet the terms of the NPPF, i.e. included within a plan that has been submitted for Examination and there is no significant outstanding objection to the proposed allocation. Presently this means that only some of the provision from the emerging Norwich and South Norfolk site allocation DPDs is included in the main sources of supply. However, the potential impact on housing land supply of emerging Local Plans allocations is shown for all areas in the trajectories in Appendices A1 to B2 for information and to assist with demonstrating the soundness of emerging Local Plans.

13. Although the JCS does not rely on the provision of windfall development to meet objectively assessed needs it is considered appropriate (and in accordance with para 48 of the NPPF) for some element of windfall provision for Norwich City to be included in the housing land supply calculations. The evidence in support of this was presented to the part JCS Examination[30]. This was accepted as amended by the JCS Inspector[31].

14. There is no prescribed approach to the sources of supply that can be included within housing land supply. Assumptions need to relate to local circumstances and evidence. The sources of supply were fully considered in the part JCS Examination and are not proposed to be changed at present. However, it is considered that the assumptions used are conservative and may underestimate the contribution to land supply from certain sources. Further information is given on the implications of this below.

Methodology for Calculation of Housing Land Supply

15. Both locally and nationally there is considerable debate about the appropriate methodology for calculating housing land supply. In particular about the approach to how any backlog is dealt with in the calculation and whether it should be met across the entire

[30] See JCS evidence statements DV 21 (sec 1.2), DV35 and DV50.
[31] See part JCS Inspector's report para 67. The adjusted figure used is 50 units in the first year of the five year supply period, 100 units in the second year of the five year period and 150 units in the three subsequent years.

remaining plan period (the residual or "Liverpool" approach) or met in full within the five year period (the "Sedgefield" approach).

16. The JCS was prepared and is to be monitored in accordance with the former approach. This is clearly illustrated in the trajectory contained in appendix 6 of the adopted plan and is made explicit in the definition of indicators in appendix 8[32].

17. Current government guidance allows for both methodologies to be used and the issue was the subject of debate at the part JCS Examination. On this issue the Inspector agreed with the GNDP that "the shortfall should be added to the housing delivery target over the plan period"[33].

18. There is a strong logic to taking this approach. Having considered all reasonable alternatives in the plan preparation process and determined that an approach involving significant urban extension is the preferred option, it is appropriate to allow for the extensions to be implemented before alternative sites are considered, as failure to do this could undermine investor confidence and the plan-led approach to long-term sustainable development. This issue is particularly significant in view of the extent of the backlog resulting from the prolonged downturn in the property market since 2008 which coincided with the base year of the JCS.

19. The GNDP role with regard to the land supply has now been taken over by the Greater Norwich Growth Board (GNGB). The GNGB Councils believe strongly that the "Liverpool" approach to calculating housing land supply remains appropriate in the light of local circumstances. This approach will therefore continue to be used as the basis for Local Plan monitoring and Development Management decisions across the GNGB area. The GNGB notes that the Planning Practice Guidance published in March 2014 favours the use of the "Sedgefield" methodology. However, it does not require it. This has been confirmed by a recent decision issued on behalf of the Secretary of State[34].

20. The GNGB's use of the 5% buffer in calculating land supply has also been challenged by those suggesting that a 20% buffer should be applied as the authorities are persistent under deliverers. This matter has been clarified in both the part JCS Inspector's report[35] and a planning appeal decision[36]. It is clear that, measuring delivery over an appropriate period in the light of economic cycles, there has not been persistent under delivery in the NPA and therefore a 5% buffer should be used.

Norwich Policy Area (NPA)

21. How the NPA is used in relation to land supply has also been the subject of debate at the part JCS Examination and the aforementioned planning appeal.

22. The result of this process means that for development management purposes the local planning authorities will treat the whole NPA as the relevant area for the calculation of housing land supply. Separate figures for constituent parts of the NPA will continue to be published in this monitoring report to allow scrutiny, for purposes of assessment of

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[32] See pg 149 of the adopted JCS where the housing supply indicator is defined as "CLG Core Output indicators H.2 a-d" which defines the residual approach.
[33] See part JCS Inspector's report para 66
[34] Appeal at Land to the North of Hospital Lane, to the South of Mill Lane and to the East of Bouskell Park, Blaby (S62A/2014/0001)

[35] See paras 61 – 65 of part JCS Inspector's report
[36] See paras 19-20 of appeal decision ref APP/G2625/A/13/2195084 of Oct 2013

soundness of emerging Local Plans with the JCS, and consideration of the trigger point identified in JCS policy 22.

23. The NPA performance against the JCS requirement is set out below and shown as a trajectory over the JCS period in Appendix A1[37].

Year	Actual/Projected Completions	Required Completions	Shortfall/Surplus
2008/09	1,193	1,825	-632
2009/10	923	1,825	-902
2010/11	910	1,825	-915
2011/12	915	1,825	-910
2012/13	882	1,825	-943
2013/14	992	1,825	-856
Total 2008-14	**5,815**	**10,950**	**-5,158**
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 5% required by the NPPF		2,368	
2014/15 Current year	1,135 (Excluded from the 5 year supply)	2,368	-1233
2015/16	2,046	2,368	-322
2016/17	2,522	2,368	+154
2017/18	2,553	2,368	+185
2018/19	2,140	2,368	-228
2019/20	2,056	2,368	-312
Five year supply/requirement	**11,317**	**11,839**	**-522**

24. The above table and the trajectory in Appendix A1 demonstrate that across the NPA the supply of deliverable land at 1st April 2014 represented 95.6% of what is required under the NPPF, a shortfall of 522 units. The trajectories in Appendices A2 - 4 illustrate the respective positions for the parts of the NPA.

25. The GNGB authorities acknowledge that there has been a 47% shortfall in delivery in the NPA since the start date of the JCS. Over and above the effects of the slow housing market, this is largely because until the adoption of the JCS the Local Plans for the area made allocations on the basis of achieving the 1999 Norfolk Structure Plan target of 1,195 units per annum in the NPA (1993-2011), 35% lower than the JCS requirements. As noted above, Site Specific Allocations are being progressed across all three authorities and it is anticipated that once new site allocations are made to accommodate the JCS level of growth, the level of delivery will also increase significantly. For all parts of the NPA the trajectories show an additional projected completion line to illustrate how emerging allocations will supplement existing sites and, where necessary, make up any current shortfall in five-year supply.

26. It should be noted that the 5 year supply above is not the entire land supply that is available within the plan period. There are a number of sites that are expected to come forward in the current year plus others that are expected to continue or come forward beyond the 5 year supply period, as well as those where uncertainties about whether they will be implemented mean that they are timetabled outside the 5 year supply

[37] Produced in accordance with the previous criteria for CLG LDF Core Output Indicator H2 (a-d) and CLG National Indicator NI159

period. In a number of instances it is possible that these sites will actually come forward within the 5 year period. A summary of the supply pipeline is set out in appendix C. In total there are identified sites sufficient to deliver almost 19,500 homes across the NPA[38]. If sites identified in submitted local plans to which objections have been received are included then this figure increases to over 22,000 homes. If sites identified in emerging local plans which have yet to be submitted are included then this figure increases to in excess of 29,000 homes across the NPA. Assuming local plan preparation continues as planned, within the next two years it is anticipated that the local authorities will have sufficient sites identified in adopted local plans to meet JCS targets for the NPA for the period up to 2026.

Area	Years Supply	Units in the 5 Year Supply (with permission, resolution to permit, allocated or submitted for allocation with no objections)	Total Committed sites (with permission, resolution to permit, allocated or submitted for allocation with no objections (2014-2026))
Norwich Policy Area	4.78	11,317	19,420
Broadland NPA	3.36	3,057	5,358
Norwich	4.65	2,603	6,010
South Norfolk NPA	6.73	5,657	8,052
Broadland RPA	10.01	799	899
South Norfolk RPA	9.11	851	915

[38] This includes existing known sites with planning permission, existing allocations in adopted local plans and allocations in submitted local plans with no objections.

Broadland and South Norfolk Rural Areas

27. For the non-NPA Rural Areas, separate trajectories are produced for the Broadland and South Norfolk elements. These areas represent completely separate housing markets, where making up a shortfall in one district's rural area with sites in the other would not address the housing market issues. The trajectories attached at Appendices B1 and B2 demonstrate that Broadland and South Norfolk have 200.2% and 182.2% of the NPPF requirement respectively in their Rural Areas. This equates to a current surplus of 399 units in Broadland's Rural Area and 384 units in South Norfolk's Rural Area. The calculations are also set out in the following table:

	Broadland			**South Norfolk**		
Year	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus
2008/09	198	89	+109	345	131	+214
2009/10	109	89	+20	205	132	+73
2010/11	69	89	-20	189	131	+58
2011/12	70	89	-19	197	132	+65
2012/13	111	89	+22	250	131	+119
2013/14	139	90	+49	110	132	-22
Total 2008-14	696	535	+161	1,296	789	+507
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 5% required by the NPPF		80			93	
2014/15 Current Year	147 (Excluded from the 5 year supply)	80	+67	343 (Excluded from the 5 year supply)	93	+250
2015/16	169	80	+89	319	93	+226
2016/17	216	80	+136	180	93	+87
2017/18	156	80	+76	139	93	+46
2018/19	129	80	+49	108	93	+15
2019/20	129	80	+49	105	93	+12
Five year supply/ requirement	799	399	+400	851	467	+384

Implications of possible changes to assumptions

28. As noted in para 14 above there is no prescription about the assumptions that can be made in calculating land supply figures, these must be determined by evidence and can vary between different areas. In relation to supply in the NPA revisions to three possible assumptions have been examined to see what impact they would have on land supply.

29. Windfall assumptions in the NPA currently take no account of the historic rates of delivery on windfall sites (excluding garden land) in South Norfolk and Broadland parts of the NPA. If this was included there would be an increase of 320 homes deliverable in the five year period.

30. There is no allowance made for the supply that results from the provision of student accommodation. If such an allowance were made this would further increase the supply

by 26 units. The number of units is based on the number of shared facilities[39]. However, if an alternative approach was used such as that accepted in a recent planning appeal in Cheshire[40], supply in the five year period would be increased by a further 31 units.

31. There is no allowance made for the supply that results from the provision of institutional care homes. If such an allowance were made this would further increase supply by 287 units.

32. The combined effect of all of the above assumptions would increase supply from 4.78 years (95.6% of requirement) to 4.99 years (99.8% of requirement) as at April 2014. A trajectory for the NPA including these changes to current assumptions can be found at Appendix F.

33. No decision has been taken to change these assumptions in calculating land supply at present.

34. With regard to student accommodation and residential care needs, the Inspector's report of Norwich City Council's emerging local plan was clear: in the absence of any 'recent information on the accommodation needs of students or residential care needs … it is not possible to estimate how provision of additional bed-spaces in these sectors might release homes onto the market. Without such information the incorporation of student and institutional completions within the housing land supply calculation is unjustified.'. Emerging case law, practice and guidance on this matter will be kept under review. The SHMA, expected to be published later in 2014/early 2015, should provide information on student accommodation need, as well as other specific groups such as the elderly, and therefore it is expected that these additional sources of supply will be able to be included in the future.

Action

35. Paragraph 49 of the NPPF requires local authorities to consider applications for housing *'in the context of the presumption in favour of sustainable development'* and states that *'relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'*. Each authority therefore will continue to apply this approach to housing proposals in the NPA as an adequate supply of housing land cannot currently be demonstrated.

36. This matter will be kept under close review by the GNGB authorities. Should it be possible to demonstrate a 5 year land supply during the current monitoring year, an update to this report will be issued. The publication of the housing land supply assessment for 2014/15 will be brought forward to early in the summer of 2015 as this is expected to demonstrate that a five year supply exists.

37. Additionally, the Growth Board will continue to promote the development of housing sites which do have planning consent. Notwithstanding recent strengthening of the housing market, rates of delivery remain historically low whilst housing land supply is at an all-time high. Indeed at current rates of delivery sufficient sites have already been identified through the planning system to last for over 20 years. Through working closely with partners in the development sectors and the LEP and through initiatives such as the Local Infrastructure Fund, the GNGB will do all that it can to stimulate delivery.

[39] See DCLG guidance: https://www.gov.uk/definitions-of-general-housing-terms
[40] Appeal at Land of Hind Heath Road, Sandbach, CW11 3WA (AA/R0660/A/14/221992)

Appendix A1 – Whole Norwich Policy Area Trajectory

	Whole NPA - 2008/09 to 2025/26	COMPLETIONS						PROJECTIONS													
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	1193	923	910	915	882	992														
Future Supply	Projected Completions - Current Year							1135													
	Projected Completions - Future Years Existing Sites								2046	2522	2553	2140	2056	1669	1582	1576	1474	1316	1316		
	Projected Completions - Future Years Emerging Sites								75	409	728	1035	1245	1245	1195	1170	1095	815	720	**36932**	**Total Delivered**
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2065	2156	2253	2354	2378	2316	2196	2056	1848	1635	1350	884	42	-2048		
	JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1824	1824	**32848**	**Total Required**

Five Year Requirement	2253	2253	2253	2253	2253	**11265**	**Units**
Five Year Requirement plus 5% (5.25 years)	2366	2366	2366	2366	2366	**11828**	**Units**
Five Year Supply existing sites only	2046	2522	2553	2140	2056	**11317**	**Units**
						-511	**Unit Surplus against 5.25 year requirement**
						4.78	**Years of the 5 year requirement**
Five Year Supply including emerging sites	2121	2931	3281	3175	3301	**14809**	**Units**
						2981	**Unit Surplus against 5 year requirement**
						6.26	**Years of the 5 year requirement**

Appendix A2 – Broadland Norwich Policy Area Trajectory

	Broadland NPA - 2008/09 to 2025/26	COMPLETIONS						PROJECTIONS													
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	104	84	81	157	56	217														
Future Supply	Projected Completions - Current Year							196													
	Projected Completions - Future Years Existing Sites								306	605	765	715	666	531	444	438	336	178	178		
	Projected Completions - Future Years Emerging Sites								0	119	411	695	850	900	850	825	750	450	375	12282	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	617	647	682	722	762	817	867	928	990	1019	1000	941	845	728	587	361	-1	-630		
	JCS allocation annualised over 18 years (2008 - 2026)	617	617	616	617	617	616	617	617	616	617	617	616	617	617	616	617	616	616	11099	Total Required

Five Year Requirement	867	867	867	867	867	**4335**	**Units**
Five Year Requirement plus 5% (5.25 years)	910	910	910	910	910	**4552**	**Units**
Five Year Supply existing sites only	306	605	765	715	666	**3057**	**Units**
						-1495	**Unit Surplus against 5 year requirement**
						3.36	**Years of the 5 year requirement**
Five Year Supply including emerging sites	306	724	1176	1410	1516	**5132**	**Units**
						580	**Unit Surplus against 5 year requirement**
						5.64	**Years of the 5 year requirement**

Appendix A3 – Norwich Trajectory

	Norwich - 2008/09 to 2025/26	COMPLETIONS						PROJECTIONS													
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	527	399	377	280	407	210														
Future Supply	Projected Completions - Current Year							286													
	Projected Completions - Future Years Existing Sites								561	597	534	409	502	843	843	843	843	843	843		
	Projected Completions - Future Years Emerging Sites								0	66	0	10	15	65	65	65	65	65	65	**10628**	**Total Delivered**
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	477	474	479	486	501	508	533	555	555	542	544	561	569	501	399	229	-110	-1128		
	JCS allocation annualised over 18 years (2008 - 2026)	477	477	478	477	477	478	477	477	478	477	477	478	477	477	478	477	477	478	**8592**	**Total Required**

Five Year Requirement	533	533	533	533	533	**2665**	**Units**
Five Year Requirement plus 5% (5.25 years)	560	560	560	560	560	**2798**	**Units**
Five Year Supply existing sites only	561	597	534	409	502	**2603**	**Units**
						-195	**Unit Surplus against 5 year requirement**
						4.65	**Years of the 5 year requirement**
Five Year Supply including emerging sites	561	663	534	419	517	**2694**	**Units**
						-104	**Unit Surplus against 5 year requirement**
						4.81	**Years of the 5 year requirement**

Appendix A4 – South Norfolk Norwich Policy Area Trajectory

	South Norfolk NPA - 2008/09 to 2025/26	COMPLETIONS						PROJECTIONS													
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	562	440	452	478	419	565														
Future Supply	Projected Completions - Current Year							624													
	Projected Completions - Future Years Existing Sites								1179	1320	1254	1016	888	295	295	295	295	295	295		
	Projected Completions - Future Years Emerging Sites								75	224	317	330	380	280	280	280	280	280	280	13973	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	731	741	760	780	802	831	801	874	836	758	656	557	439	412	371	303	167	-242		
	JCS allocation annualised over 18 years (2008 - 2026)	731	731	731	731	731	731	731	731	730	731	731	731	731	731	731	731	731	730	13156	Total Required

Five Year Requirement	801	801	801	801	801	**4005**	**Units**
Five Year Requirement plus 5% (5.25 years)	841	841	841	841	841	**4205**	**Units**
Five Year Supply existing sites only	1179	1320	1254	1016	888	**5657**	**Units**
						1452	**Unit Surplus against 5 year requirement**
						6.73	**Years of the 5 year requirement**
Five Year Supply including emerging sites	1254	1544	1571	1346	1268	**6983**	**Units**
						2778	**Unit Surplus against 5 year requirement**
						8.30	**Years of the 5 year requirement**

Appendix B1 – Broadland Rural Area Trajectory

	Broadland Rural Area Minimum - 2008/09 to 2025/26	COMPLETIONS						PROJECTIONS													
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	198	109	69	70	111	139														
Future Supply	Projected Completions - Current Year							147													
	Projected Completions - Future Years Existing Sites								169	216	156	129	129	75	25	0	0	0	0		
	Projected Completions - Future Years Emerging Sites								0	168	202	95	25	0	0	0	0	0	0	2232	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	89	83	81	82	83	81	76	69	59	23	-19	-53	-88	-120	-157	-209	-314	-627		
	JCS allocation annualised over 18 years (2008 - 2026)	89	89	89	89	89	90	89	89	89	89	89	90	89	89	89	89	89	90	1605	Total Required

Five Year Requirement	76	76	76	76	76	**380**	**Units**
Five Year Requirement plus 5% (5.25 years)	80	80	80	80	80	**399**	**Units**
Five Year Supply existing sites only	169	216	156	129	129	**799**	**Units**
						400	**Unit Surplus against 5.25 year requirement**
						10.01	**Years of the 5.25 year requirement**
Five Year Supply including emerging sites	169	384	358	224	154	**1289**	**Units**
						890	**Unit Surplus against 5.25 year requirement**
						16.15	**Years of the 5.25 year requirement**

Appendix B2 – South Norfolk Rural Area Trajectory

	South Norfolk Rural Area Minimum - 2008/09 to 2025/26	COMPLETIONS						PROJECTIONS															
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	345	205	189	197	250	110														
Future Supply	Projected Completions - Current Year							343													
	Projected Completions - Future Years Existing Sites								319	180	139	108	105	64	0	0	0	0	0		
	Projected Completions - Future Years Emerging Sites								0	307	237	135	45	32	0	0	0	0	0	**3310**	**Total Delivered**
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	132	119	114	109	102	91	89	66	41	-9	-57	-99	-141	-188	-236	-314	-471	-942		
	JCS allocation annualised over 18 years (2008 - 2026)	131	132	131	132	131	132	131	132	131	132	131	132	131	132	131	132	132	132	**2368**	**Total Required**

	2015/16	2016/17	2017/18	2018/19	2019/20		
Five Year Requirement	89	89	89	89	89	**445**	**Units**
Five Year Requirement plus 5% (5.25 years)	93	93	93	93	93	**467**	**Units**
Five Year Supply existing sites only	319	180	139	108	105	**851**	**Units**
						384	**Unit Surplus against 5 year requirement**
						9.11	**Years of the 5 year requirement**
Five Year Supply including emerging sites	319	487	376	243	150	**1575**	**Units**
						1108	**Unit Surplus against 5 year requirement**
						16.85	**Years of the 5 year requirement**

APPENDIX C – Total dwellings permitted or allocated on identified sites, excluding and including those allocations in a submitted emerging local plan with objections

Table 1 - Estimate of total supply deliverable 2014-26 from existing known and submitted sites (i.e. those in 5 year supply plus other consented sites, existing allocated sites, and unchallenged emerging allocated sites following submission)

BDC NPA	5,358
NCC	6,010[41]
SNDC NPA	8,052
	19,420

Table 2- Estimate of total supply deliverable 2014-26 from existing known and submitted sites (i.e. as above plus those sites allocated in submitted local plans which have objections)

BDC NPA	6,813 (+1,455)
NCC	6,491 (+481)
SNDC NPA	9,258 (+1,206)
	22,562

Table 3 – Estimate of total supply deliverable 2014-26 from emerging sites (i.e. as above plus those in emerging local plans which have not yet reached submission)

BDC NPA	11,583 (+4,770)
NCC	6,491 (+0)
SNDC NPA	11,058 (+1,800)
	29,132

For Broadland District Council the figures in table 2 include sites with objections included in the emerging 'Broadland District Council Site Allocations Development Plan Document (DPD)' (submitted). The figures in table 3 include sites in the emerging 'Growth Triangle Area Action plan' which has not yet been submitted.

For Norwich City Council the figures in table 2 include sites with objections included in the emerging 'Site allocations and site specific policies local plan'.

For South Norfolk District Council the figures in table 2 include sites with objections included in the emerging 'Site Specific Allocations and Policies Document' and the emerging 'Wymondham Area Action Plan'. The figures in table 3 include sites in the emerging 'Long Stratton Area Action Plan' which has not yet been submitted.

[41] This figure excludes any projection for windfall development. If windfall is included using the current methodology (Norwich City area only) the level of supply would increase by a further 1,500 to be delivered between 2015/16 and 2025/26.

APPENDIX D – NPA SITES INFORMATION

BROADLAND NORWICH POLICY AREA EXISTING SITES AT 31ST MARCH 2014

KEY

(1a) - Sites with planning permission (5 dwellings or more, including emerging allocations with permission and current allocations)
(1b) - Sites of 4 dwellings or less with planning permission
(2) - Sites with a committee resolution to approve (at 31st March 2014)
(3) - Sites allocated in an adopted Local Plan but with no permission
(4) - Sites allocated in an emerging Local Plan with no permission and no objections

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
Land at Yarmouth Road, Blofield			25	50	50	50	
Land Adj. 20 Yarmouth Road, Blofield	12	10					
Land at Wyngates, Blofield	12	27	25				
Land south of Yarmouth Road & north of Lingwood Road, Blofield			12	25	25	13	
Land west of Cucumber Lane, Brundall	25	50	50	25			
Land east of Cator Road and north of Hall Lane, Drayton			25	50	50	50	25
The Crescent, Drayton	4						
Land at former Little Plumstead Hospital, Little Plumstead	5						
Land north of Mill Lane, Horsford		25	50	25	25		
Land at Norwich Road, Salhouse		12	8				
Land at Crostwick Lane, Spixworth	12	25	17				
Land at Pinebanks, Thorpe St Andrew			25	50	50	50	56
Land at Griffin Lane, Thorpe St Andrew			25	46			
Land to Rear Manor House, Blofield	1						
Land at 389 Drayton High Road, Hellesdon	11						
Pinelands Industrial Estate, Holt Road, Horsford	10						
Land rear of 35-51 The Warren, Horsham St Faith	11						
St Christophers School, Old Catton	2						
Land at Repton House, Parkside Drive, Old Catton		9					
Land at Trinity Close, Rackheath	11						
Land at Former Garage site, Salhouse			12	3			
Land at Salhouse Hall, Salhouse		8					

Land at 147 Fakenham Road, Taverham	5						
Land at Yarmouth Road, Thorpe St Andrew	15						
Former Woodside Public House, Thorpe St Andrew	9						
Vauxhall Mallards Cricket Ground, Brundall		12	25	7			
Land off Salhouse Road, Rackheath			12	25	25	17	
Home Farm, Blue Boar Lane, Sprowston Phases 2&3	9						
Home Farm, Blue Boar Lane, Sprowston Phase 4				12	25	25	18
Home Farm, Blue Boar Lane, Sprowston Phase 5	14	25	25	25			
Land to the North of Sprowston and Old Catton, Btn Wroxham Road & St Faiths Road			91	182	182	183	2882
Land at White House Farm, Sprowston (south)		75	150	150	150	150	558
Norwich Camping and Leisure, Thorpe St Andrew				12	5		
Brook Farm & Laurel Farm, Thorpe St Andrew				50	100	100	350
Small Sites with planning permission (1b)	28	28	28	28	28	28	0
BROADLAND NORWICH POLICY AREA TOTAL	**196**	**306**	**605**	**765**	**715**	**666**	**3889**
TOTAL IN FIVE YEAR SUPPLY	**3057**						

BROADLAND NORWICH POLICY AREA EMERGING SITES AT 31ST MARCH 2014

KEY

(5) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
Land north of Blofield Corner Road, Blofield Heath			12	8			
Land east of School Road, Drayton			12	8			
Land at Hospital grounds, southwest of Drayton Road, Hellesdon				50	100	100	50
Royal Norwich Golf Club, Hellesdon				75	150	150	625
Land east of Eversley Road, Hellesdon			13	20	22		
Land east of Manor Road, Newton St Faith			12	25	23		
Land at Norwich Rugby Ground, Old Catton					25	50	175
Land north of Repton Avenue, Old Catton			25	50	50	50	125
Rackheath Eco Community						100	2900
Land south of Green Lane West, Rackheath			25	50	50	50	125
Land south of Green Lane East, Rackheath							150
Land east of Buxton Road, Spixworth				25	50	50	175
Land between Salhouse Road and Thorpe Woodlands				75	150	150	1025
Land at Plumstead Road			20	25			
Land east of Broadland Business Park, Thorpe St Andrew					75	150	625
BROADLAND NORWICH POLICY AREA TOTAL	0	0	119	411	695	850	5975
TOTAL IN FIVE YEAR SUPPLY	**2075**						

NORWICH NORWICH POLICY AREA EXISTING SITES AT 31ST MARCH 2014

KEY

(1a) - Sites with planning permission (10 dwellings or more, including emerging allocations with permission and current allocations

(1b) - Sites of 9 dwellings or less with planning permission

(2) - Sites with a committee resolution to approve (at 31st March 2014)

(3) - Sites allocated in an adopted Local Plan (RLP/NCCAAP) but with no permission

(4) - Sites allocated in an emerging Local Plan (SA DPD) with no permission and no objections

(5) - Windfall (to avoid double counting with existing consents (much of which are on windfall sites) windfall delivery in the first few years of the supply period is reduced)

(7) - Student Accommodation (equivalent dwellings)

(8) - Dwellings through PD rights for office conversion

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
Chalk Hill Works, Rosary Road (1a & 6)	14	14					
Threescore (1a)		92	75	75	75	75	608
Trowse: Deal Ground and May Gurney Sites (1a)							550
All Saints Green, Ivory House (1a)							8
Aviva Car Park, Brazengate (1a)	43	43					
Barrack Street – CC19a (1a)							200
Barrack Street, 126-128 (4)							15
Beckham Place (1a & 3)		10	10				
Ber Street, 10-14 (4)		10					
Bethel Street, 59 (1a)							14
Bishop Bridge Road, 29-31 (1a)							19
Bussey Road, SE of Ives Road (1a)	16						
Cadge Road (1a)	14						
NR1, Land adj to Norwich City Football Club (Phase 2 Taylor Wimpey) (1a)	24	24	25				
Carrow Road, The Clarence Harbour Public House (1a)		12					
Cremorne Lane (1a)	22						
Dereham Road, land & buildings adjacent to & Including 349A & 349B (4)							24
Earlham Centre, Shoemaker Public House (1a)		9	9				
Edward Street, Hunters Squash Club (1a)	24						
Hall Road, rear of 138A (1a)	8	3					
Hobrough Lane/131-133 King Street (1a)		10	10	5			
Carrow Quay, off Kerrison Road (1a)				50	50	50	100
King Street, 126-140 (1a)		23					
King Street, 144-146 (1a)		12					
King Street, 148-162 (1a)		22					
Former Lakenham Sports and Social Club						75	
Little John Hill, Parish Hall/Vicarage Garden (1a)		10					

Magdalen Street, 23-25 (1a)	17						
Starling Road, Industrial sites (Cordova Buildings) (1a)		22					
Starling Road, Enterprise Garage (1a)				14			
Starling Road, Industrial sites (4)				9			
St Saviours Lane, Hi-Tech House (1a)		37					
St Stephens Road, former N&N Hospital (1a)							
Sussex Street, 70-72 (1a)							17
Sussex Street, Sussex House (1a)							
Thorpe Road, 79 (1a)	12						
Wall Road (1a)				15	12		
Wellesley Avenue North (1a)	14						
Wliberforce Road (1a)		13					
Duke Street, site of former Start-rite Shoe factory (1a)							21
Duke Street, St. Mary's Works (3)							40
Friars Quay/Colegate (3)							20
Fishergate, Bulsare Warehouse (3)							10
Mary Chapman Court (3)							40
Oak Street, 123-161 (3)							55
Oak Street, The Talk (3)							58
Whitefriars, Smurfit Kappa (3)							90
Depository Building, Muspole Street (1a & 3)		32	25				
Argyle Street (4)							12
Aylsham Road District Centre (4)							50
Aylsham Road District Centre & adjacent land (4)							100
Aylsham Road, 165-187 (4)							20
Aylsham Road, Former Pupil Referral Unit (4)							11
Barn Road Car Park (4)					20	20	
Ber Street, 60-70 (4)							20
Ber Street 147-153 (4)					20		
Bishop Bridge Road, east of (4)							50
Bowthorpe Road, Norwich Community Hospital Site (4)							80
City Hall, land to the rear (4)							20
City Road, John Youngs Ltd (4)						45	
Dereham Road, Site of former Earl of Leicester PH, 238a (4)		12					
Dibden Road, Van Dal Shoes and garage courts (4)							25
Drayton Road, 81-93 (4)							30
Drayton Road, adjoining Lime Kiln Mews (4)				15			
Duke Street, EEB site (4)			30				
Gas Hill, Gas Holder (4)							15
Goldsmith Street (4)		20	40	40			

Greyfriars Road (4)							20
Hall Road, Hewitt Yard (4)						10	10
Havers Road Industrial Sites (4)			50	50			
Heigham Street, 231-243 (4)					25		
Hurricane Way (4)							30
Kerrison Road, Norwich City Football Club (part) Groundsmans Hut (4)							50
Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott (4)						50	350
Lower Clarence Road (4)							45
Mousehold Lane, Start Rite Factory site (4)							40
Northumberland Street, 120-130 (4)							30
Oak Street, 140-154 (4)							10
Oak Street / Sussex Street commercial sites, 160-162 Oak Street (4)							15
Pointers Field (1a)	12						
Pottergate car park (4)							20
Queens Road and Surrey Street (4)							40
Raynham Street, north of (4)		20	20				
Rose Lane, land at Mountergate (4)			50	50			200
St Anne's Wharf, King Street (4)							300
St Stephens Street, St Stephens Towers (4)							250
Thorpe Road: 13-17 Norwich Mail Centre (4)							150
Thorpe Road/Lower Clarence Road, Busseys Garage (4)							25
Utilities Site, Norwich (4)							100
Westlegate Tower (1a)	19						
Merchants Court, St Georges Street (8)			17				
Britannia House, Prince of Wales Road (8)			20				
Eastgate House, Thorpe Road (8)			38				
Aldwych House, Bethel Street (8)			18				
14-16 St Matthews Road, orbit Housing (8)	14						
Small Sites with planning permission (1b)	33	61	60	61	57	27	
Windfall (5)	0	50	100	150	150	150	900
NORWICH NORWICH POLICY AREA TOTAL	**286**	**561**	**597**	**534**	**409**	**502**	**4907**
TOTAL IN FIVE YEAR SUPPLY				**2603**			

NORWICH NORWICH POLICY AREA EMERGING SITES AT 31ST MARCH 2014

KEY

(6) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
King Street Stores (6)							20
Land at Garden Street (6)							100
Land at Wherry Road (6)			66				
Westwick Street Car Park (6)						15	15
Norfolk Learning Difficulties Centre, Ipswich Road (6)							30
Land at Windmill Lane (6)					10		
Heigham Water Treatment Works, Waterworks Road (6)							150
Mile Cross Depot (6)							75
NORWICH NORWICH POLICY AREA TOTAL	0	0	66	0	10	15	390
TOTAL IN FIVE YEAR SUPPLY		**91**					

SOUTH NORFOLK NORWICH POLICY AREA EXISTING SITES AT 31ST MARCH 2014

KEY

(1a) - Sites with planning permission (5 dwellings or more, including emerging allocations with permission and current allocations)
(1b) - Sites of 4 dwellings or less with planning permission
(2) - Sites with a committee resolution to approve (at 31st March 2014)
(3) - Sites allocated in an adopted Local Plan but with no permission
(4) - Sites allocated in an emerging Local Plan with no permission and no objections

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
Bawburgh: Stocks Hill (2)	0	5	-	-	-	-	-
Bramerton: Herbert Parker Seeds (1)	0	10	-	-	-	-	-
Costessey: North of the River Tud/Queen's Hills (1)	150	150	110	50	50	29	-
Costessey: west of Lodge Farm (2)	5	35	65	65	65	65	195
Costessey: Lodge Farm (1)	42	-	-	-	-	-	-
Costessey, Townhouse Road (1)	0	30	32	-	-	-	-
Costessey: Roundwell Works, Dereham Road (3)	-	-	-	-	-	-	-
Costessey: Bridge Farm, Norwich Road (1)	0	3	3	3	-	-	-
Costessey: r/o 9 Grove Avenue (1)	-	-	-	-	-	-	-
Cringleford: Newfound Farm allocation (3)	-	67	167	167	167	167	465
Cringleford: North of the A11/Roundhouse Park (1)	129	100	100	78	8	-	-
Cringleford: Former Primary School site (1)	12	25	1	-	-	-	-
Cringleford: Newfound Farm (1)	5	-	-	-	-	-	-
Framingham Earl: NW of Pigot Lane (1)	16	50	34	-	-	-	-
Framingham Earl/Bixley: West of Octagon Barn, Bungay Road (1)	0	25	25	10	-	-	-
Framingham Earl, Alston's Meadow, 84 Long Lane (1)	-	-	-	-	-	-	-
Framingham Earl: Long Lane (2)	7	-	-	-	-	-	-
Hethersett: North Village (1)	0	60	90	160	162	200	524
Hethersett: Great Melton Road (1)	0	40	40	40	38	-	-
Hethersett: Lyngate Farm (1)	-	-	-	-	-	-	-
Keswick: Low Road (1)	9	-	-	-	-	-	-
Little Melton: Ringwood Close (1)	0	20	-	-	-	-	-
Little Melton: Mill Road (2)	0	8	12	-	-	-	-
Little Melton: Gibbs Close (2)	0	8	12	-	-	-	-
Long Stratton: Fairfield Close (1)	11	-	-	-	-	-	-
Mulbarton: Cuckoofield Lane (1)	5	-	-	-	-	-	-
Mulbarton: The Rosery/Long Lane (1)	0	10	50	50	50	20	-
Newton Flotman: Flordon Road/Church Road (4)	0	0	12	18	-	-	-
Newton Flotman: 38 Olive Avenue (1)	0	8	-	-	-	-	-

Poringland: The Street (1)	45	95	77	65	65	65	127
Poringland: Heath Farm (2)	0	40	80	80	50	-	-
Poringland: Former Primary School allocation (1)	Figures included in Poringland: The Street, above						
Poringland: Glebe Farm (1)	-	-	-	-	-	-	-
Spooner Row: Chapel Lane/Bunwell Road (1)	0	10	10	10	3	-	-
Spooner Row: The Bungalow, Station Road (1)	0	1	2	2	-	-	-
Stoke Holy Cross: South of Long Lane (1)	0	20	29	-	-	-	-
Stoke Holy Cross: North of Long Lane (2)	0	0	12	12	-	-	-
Surlingham: Mill Road (1)	-	-	-	-	-	-	-
Swardeston: Roadside Nurseries (1)	2	-	-	-	-	-	-
Tharston: Chequers Road (2)	0	25	50	45	-	-	-
Trowse: May Gurney/Keir site (1)	0	0	0	0	0	0	90
Trowse: White Horse Lane (2)	0	15	25	25	25	9	-
Wymondham: Silfield Road/Rightup Lane (1)	0	25	50	100	100	100	355
Wymondham: Park Farm, Silfield Road (1)	0	25	50	100	100	100	125
Wymondham: Greenland Avenue/Whispering Oaks (1)	-	-	-	-	-	-	-
Wymondham: Carpenter’s Barn (1)	0	60	60	60	60	60	50
Wymondham: Norwich Common/Beckett’s Grove (1)	80	68	-	-	-	-	-
Wymondham: Norwich Road/Spinks Lane (1)	0	40	60	60	40	40	35
Wymondham: Sale Ground (1)	32	32	-	-	-	-	-
Wymondham: between Burdock Close and Blackthorn Road (1)	0	12	19	-	-	-	-
Wymondham: Rightup Lane (1)	23	-	-	-	-	-	-
Wymondham: Friarscroft Lane (3)	0	0	0	20	-	-	-
Wymondham: Chestnut Drive/London Road (1)	0	10	10	-	-	-	-
Wymondham: BOCM Paul, Rightup Lane (1)	0	14	-	-	-	-	-
Wymondham: 49 Norwich Common (1)	11	-	-	-	-	-	-
Wymondham: north of Rightup Lane (1)	6	-	-	-	-	-	-
Small Sites with planning permission (1b)	34	33	33	34	33	33	-
SOUTH NORFOLK NORWICH POLICY AREA TOTAL	**624**	**1179**	**1320**	**1254**	**1016**	**888**	**1771**
TOTAL IN FIVE YEAR SUPPLY		**5657**					

SOUTH NORFOLK NORWICH POLICY AREA EMERGING SITES AT 31ST MARCH 2014

KEY
(5) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
Bracon Ash: Norwich Road (5)	0	0	12	8	-	-	-
Easton: south and east of village (5)	0	50	100	150	150	150	300
Hethersett: North of Grove Road (5)	0	0	12	25	3	-	-
Long Stratton: Cygnet House (5)	0	25	25	-	-	-	-
Long Stratton: Sites emerging through the Area Action Plan preferred options (5)	0	0	0	50	140	230	1380
Poringland: The Ridings (5)	0	0	12	8	-	-	-
Spooner Row: School Lane (5)	0	0	5	-	-	-	-
Stoke Holy Cross: South of Long Lane (5)	0	0	12	25	13	-	-
Surlingham: The Street (5)	0	0	5	-	-	-	-
Surlingham: New Road (5)	0	0	5	-	-	-	-
Swardeston: Main Road (5)	0	0	12	18	-	-	-
Tasburgh: Church Road (5)	0	0	12	8	-	-	-
Trowse: (5)	0	0	12	25	24	-	-
SOUTH NORFOLK NORWICH POLICY AREA TOTAL	**0**	**75**	**224**	**317**	**330**	**380**	**1680**
TOTAL IN FIVE YEAR SUPPLY				**1326**			

Appendix E - RURAL AREA SITES INFORMATION

BROADLAND RURAL POLICY AREA EXISTING SITES AT 31ST MARCH 2014

KEY

(1a) - Sites with planning permission (5 dwellings or more, including emerging allocations with permission And current allocations

(1b) - Sites of 4 dwellings or less with planning permission

(2) - Sites with a committee resolution to approve (at 31st March 2014)

(3) - Sites allocated in an adopted Local Plan but with no permission

(4) - Sites allocated in an emerging Local Plan (SA DPD) with no permission and no objections

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
Land north of B1145 Cawston Road, Aylsham		25	50	50	50	50	25
Land north of Burgh Road, Aylsham		25	50	50	50	50	75
Land west of Stringers Lane, Foulsham	12	2					
Land north of Hubbards Loke, Great Witchingham	12	15					
Land north of Norwich Road / Station Road, Lingwood		12	25	2			
Land west of Salhouse Road, Wroxham		25	50	25			
Land at Aegal House, Aylsham		10	12				
Land at Station Road, Aylsham	8						
Land at St Michaels Hospital, Aylsham	20	20					
Former Bocm Mill, Dunkirk, Aylsham	1	1					
Land off Station Road, Cantley	8						
Land at Mill Farm, Felthorpe	3						
Old Chapel Road, Freethorpe	4						
Manor Farm Barns, 8, The Green, Freethorpe	4						
Land off Hall Lane, Frettenham	8						
Abbey Farm, Haveringland	5						
Land at Westgate, Hevingham	8						
Land adj. Saint Edmunds Road, Lingwood	7						
Land at New Road, Reepham	4	5					
Land at Grove Farm. Stratton Strawless	6						
Land at Hamper People Ltd, Strumpshaw	10						
Small Sites with planning permission (1b)	28	29	29	29	29	29	0
BROADLAND RURAL POLICY AREA TOTAL	**148**	**169**	**216**	**156**	**129**	**129**	**100**
TOTAL IN FIVE YEAR SUPPLY		**799**					

BROADLAND RURAL POLICY AREA EMERGING SITES AT 31ST MARCH 2014

KEY

(5) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
Land north Nof Norwich Road, Acle			25	50	50	25	
Land south of Acle Station			12	8			
Land north of Springfield, Acle			12	18			
Land east of Lion Road, Buxton			12	8			
Land east of Gayford Road, Cawston			12	8			
Land at Rectory Road, Coltishall			12	18			
Land at Jordan's Scrapyard, Coltishall			12	18			
Land north of Palmer's Lane, Freethorpe			10				
Land at Station Road, Reedham			12	8			
Land off Broomhill Lane, Reepham			25	50	45		
Land at former Station Yard, Reepham			12	8			
Land rear of Burlingham Road / St Mary's Close, South Walsham			12	8			
BROADLAND RURAL POLICY AREA TOTAL	0	0	168	202	95	25	0
TOTAL IN FIVE YEAR SUPPLY		**490**					

SOUTH NORFOLK RURAL POLICY AREA EXISTING SITES AT 31ST MARCH 2014

KEY

(1a) - Sites with planning permission (4 dwellings or more, including emerging allocations with permission and current allocations)

(1b) - Sites of 4 dwellings or less with planning permission

(2) - Sites with a committee resolution to approve (at 31st March 2014)

(3) - Sites allocated in an adopted Local Plan but with no permission

(4) - Sites allocated in an emerging Local Plan (SA DPD) with no permission and no objections

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
Ashwellthorpe: r/o Wood Farm, The Street (1)	0	0	15	16	-	-	-
Aslacton: Coopers Scrap Yard	0	0	10	5	-	-	-
Barford: Barford Hire, Watton Road (1)	0	0	0	0	0	0	7
Barford: west of The Hall, off Church Lane	0	0	10	-	-	-	-
Barnham Broom: Rush Green Road, Bell Road	0	4	8	8	4	-	-
Brooke: Norwich Road	0	12	-	-	-	-	-
Brooke: High Green Farm (4)	0	0	8	-	-	-	-
Broome: Yarmouth Road (4)	0	0	5	-	-	-	-
Bunwell: Bunwell Street (4)	0	0	3	5	-	-	-
Carleton Rode: west of Rode Lane (4)	0	0	5	-	-	-	-
Carleton Rode: Flaxlands Road (4)	0	0	5	-	-	-	-
Carelton Rode: Cooks Garage	0	6	-	-	-	-	-
Dickleburgh: Mount Pleasant, Norwich Road	5	10	-	-	-	-	-
Diss: Frenze Hall Lane (1)	-	-	-	-	-	-	-
Diss: Haulage Depot, Victoria Road	0	0	0	0	0	0	20
Diss: Diss Cue Club/DissTribution, Mission Road (1)	6	-	-	-	-	-	-
Diss: Holy Trinity Church (1)	12	-	-	-	-	-	-
Diss: east & west of Willbye Avenue (2)	8	-	-	-	-	-	-
Diss: 38-39 Victoria Road (1)	4	2	-	-	-	-	-
Diss: Water Tower, Louis Lane (2)	0	5	-	-	-	-	-
Diss: The Crown & outbuilding, Nicholas Street	0	5	-	-	-	-	-
Ditchingham: Simpsons Maltings (2)	46	46	-	-	-	-	-
Earsham; SW Dukesway (2)	5	-	-	-	-	-	-
Forncett: Old Station Yard, Station Road (1)	0	17	-	-	-	-	-
Hales: Hales Hospital (2)	0	22	22	-	-	-	-
Hales: former workshop, Yarmouth Road (1)	0	0	10	-	-	-	-
Harleston: Former Dowdeswell Site (1)	1	-	-	-	-	-	-
Harleston: Mendham Lane (2)	75	45	-	-	-	-	-
Harleston: Maltings at Tudor Rose Way (2)	0	5	-	-	-	-	-
LOD1 Loddon: land north of George Lane (2)	0	0	25	50	50	50	25

Loddon: ExPress Plastics (1)	50	37	-	-	-	-	-
Loddon: Former Police Station, 8 Bridge Street (1)	0	5	-	-	-	-	-
Pulham St Mary: The Old Maltings, Station Road (1)	3	-	-	-	-	-	-
Roydon/Diss: Old High Road/ Roydon Road (1)	70	15	-	-	-	-	-
Scole: The Gables, 5 Bungay Road (1)	-	-	-	-	-	-	-
Scole: The Reading Rooms, The Street	4	4	-	-	-	-	-
Thurlton: South of Holly Cottage, Beccles Road (2)		5	-	-	-	-	-
Tibenham: Adj. 14 Pristow Green Lane (1)	0	5	-	-	-	-	-
Topcroft: south east of 12 Church Street (2)	-	-	-	-	-	-	-
WIC2 Wicklewood: fronting High Street (2)	0	14	-	-	-	-	-
Winfathing: Chapel Close (2)	-	-	-	-	-	-	-
Woodton: Triple Plea Road (2)	0	0	0	0	0	0	12
Small Sites with planning permission (1b)	54	55	54	55	54	55	-
SOUTH NORFOLK RURAL POLICY AREA TOTAL	**343**	319	180	139	108	105	**64**
TOTAL IN FIVE YEAR SUPPLY		**851**					

SOUTH NORFOLK RURAL POLICY AREA EMERGING SITES AT 31ST MARCH 2014

KEY

(5) - Sites allocated in an emerging Local Plan (SA DPD) with no permission but with outstanding objections

	Current year	5 year supply period					
Address	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Beyond**
ALP1 Alpington: Wheel Road (South)	0	0	10	-	-	-	-
BER1 Bergh Apton: off Cookes Road	0	0	0	0	0	0	7
BER2 Bergh Apton: west of St Martin's Church, The Street	0	0	0	0	0	0	5
BRO2 Broome: adj Broome Heath	0	0	5	-	-	-	-
BUN2 Bunwell: adj. Chruch Farm House, Church Lane	0	0	7	-	-	-	-
DIC1 Dickleburgh: Langmere Road	0	0	10	10	-	-	-
DIS4 Diss: Frenze Hall Lane	0	0	25	50	50	25	-
DIS1 Diss: North of Vinces Road	0	0	0	0	35	-	-
DIS6 Diss: Former Hamlins Factory Site	0	0	13	-	-	-	-
DIS7 Diss: Former Feather Factory Site	0	0	17	-	-	-	-
DIT1 Ditchingham: Tunney's Lane field	0	0	10	10	-	-	-
EAR1 Earsham: Lodge Field	0	0	10	10	-	-	-
GEL1 Geldeston: west of The Kells	0	0	10	-	-	-	-
GIL1 Gillingham: lNorwich Road	0	0	10	-	-	-	-
GRE1 Great Moulton: High Green	0	0	5	-	-	-	-
HAL1 Hales: North of Yarmouth Road	0	0	10	-	-	-	-
HAR3 Harleston: Former Howard Rotavator Works, Mendham Lane	0	0	12	17	-	-	-
HAR4 Harleston: Spirkett's Lane/Limes Close	0	0	25	50	20	-	-
HEM1 Hempnall: off Bungay Road, west of Roland Drive	0	0	10	10	-	-	-
HIN1 Hingham: land at Seamere road	0	0	25	25	25	20	-
PUL1 Pulham Market: Sycamore Farm, Tattlepot Road	0	0	10	-	-	-	-
ROC1 Rockland St Mary: off Bee Orchid Way	0	0	10	10	-	-	-
DIS2 Roydon: land off Denmark Lane	0	0	12	25	5	-	-
SCO1 Old Norwich Road	0	0	10	-	-	-	-
SEE1 Seething: land on Seething Street	0	0	10	-	-	-	-
TAC1 Tacolneston: Land adj. The Fields	0	0	0	0	0	0	20
THL1 Thurlton: Beccles Road, west of College Road	0	0	10	10	-	-	-
WIC1 Wicklewood: Hackford Road	0	0	6	-	-	-	-
WOO1 Woodton: rear of Georges House, The Street	0	0	10	10	-	-	-
WOR1 Wortwell: Land at The Bell Field	0	0	5	-	-	-	-
WRE1 Wreningham: adj. builder's yard, Church Road	0	0	10	-	-	-	-
SOUTH NORFOLK RURAL POLICY AREA TOTAL	0	0	307	237	135	45	32
TOTAL IN FIVE YEAR SUPPLY		**724**					

APPENDIX Fa - Whole Norwich Policy Area Trajectory including windfalls in SNDC and BDC (+320), students (based on shared facilities) (+26) and C2 residential institutions (+287).

	Whole NPA - 2008/09 to 2025/26	COMPLETIONS						PROJECTIONS													
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	1193	923	910	915	882	968														
Future Supply	Projected Completions - Current Year							1185													
	Projected Completions - Future Years Existing Sites								2187	2549	2606	2276	2162	1737	1650	1644	1542	1384	1384		
	Projected Completions - Future Years Emerging Sites								75	389	703	1035	1245	1245	1487	1170	1095	815	720	**38076**	**Total Delivered**
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2065	2156	2253	2352	2361	2297	2170	2007	1774	1532	1131	570	-463	-3125		
	JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1824	1825	1825	1825	1825	1825	1825	1825	1824	1824	**32847**	**Total Required**

Five Year Requirement	2253	2253	2253	2253	2253	**11265**	**Units**
Five Year Requirement plus 5% (5.25 years)	2366	2366	2366	2366	2366	**11828**	**Units**
Five Year Supply existing sites only	2187	2549	2606	2276	2162	**11780**	**Units**
						-48	**Unit Surplus against 5.25 year requirement**
						4.98	**Years of the 5 year requirement**
Five Year Supply including emerging sites	2262	2938	3309	3311	3407	**15227**	**Units**
						3399	**Unit Surplus against 5 year requirement**
						6.44	**Years of the 5 year requirement**

APPENDIX Fb - Whole Norwich Policy Area Trajectory including windfalls in SNDC and BDC (+320), student re-calculation (+31) and C2 residential institutions (+287).

	Whole NPA - 2008/09 to 2025/26	COMPLETIONS						PROJECTIONS													
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	1193	923	910	915	882	968														
Future Supply	Projected Completions - Current Year							1185													
	Projected Completions - Future Years Existing Sites								2218	2549	2606	2276	2162	1737	1650	1644	1542	1384	1384		
	Projected Completions - Future Years Emerging Sites								75	389	703	1035	1245	1245	1487	1170	1095	815	720	38107	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2065	2156	2253	2352	2358	2293	2166	2003	1769	1526	1124	560	-479	-3156		
	JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1824	1825	1825	1825	1825	1825	1825	1825	1824	1824	32847	Total Required

Five Year Requirement	2253	2253	2253	2253	2253	**11265**	**Units**
Five Year Requirement plus 5% (5.25 years)	2366	2366	2366	2366	2366	**11828**	**Units**
Five Year Supply existing sites only	2218	2549	2606	2276	2162	**11811**	**Units**
						-17	**Unit Surplus against 5.25 year requirement**
						4.99	**Years of the 5 year requirement**
Five Year Supply including emerging sites	2293	2938	3309	3311	3407	**15258**	**Units**
						3430	**Unit Surplus against 5 year requirement**
						6.45	**Years of the 5 year requirement**

Appendix B – CIL receipts

Broadland District Council

Community Infrastructure Levy (CIL) report for 1st April 2013 to 31st March 2014:

Regulation 62 of the The Community Infrastructure Regulations 2010 (as amended) requires a "charging authority" (Broadland) to prepare a report for any financial year for which it collects CIL.

Broadland adopted the Community Infrastructure Levy in 2013 so only planning applications that have been determined since 1st July 2013 are subject to the levy.

Many developments currently taking place are as a result of applications that were granted prior to that date. Clearly over time more of the development taking place within the District will generate CIL income. However, against this, needs to be set developments that have been granted exemptions from CIL as a result of amendments made to the Legislation since its inception.

Summary table of CIL income stream:

2013/14	**Liability assessment**	**Total exemptions**	Net liability	**Income received***	Admin.	**Payments to Parish and Town Councils**	**Net for infrastructure**
Q2 July -Sept	£109,473.00	£0.00	£109,473.00	£0.00	£0.00	£0.00	£0.00
Q3 Oct - Dec	£366,377.75	£110,878.25	£255,499.50	£18,150.00	£0.00	£0.00	£0.00
Q4 Jan - Mar	£991,805.00	£68,065.00	£923,740.00	£36,837.50	£2,749.38	£8,748.20	£43,489.93
2013/14 total	**£1,467,655.75**	**£178,943.25**	**£1,288,712.50**	**£54,987.50**	**£2,749.38**	**£8,748.20**	**£43,489.93**

2014/15	**Liability assessment**	**Total exemptions**	Net liability	**Income received***	Admin.	**Payments to Parish and Town Councils**	**Net for infrastructure**
Q1 Apr - June	£2,436,578.67	£234,533.00	£2,202,045.67	£51,340.00	£2,567.00	£7,701.00	£51,340.00
Q2 July - Sept	£339,968.68	£231,144.34	£108,824.34	£32,920.50	£1,646.25	£4,938.08	£32,920.50
Q3 Oct - Dec					£0.00	£0.00	£0.00
Q4 Jan - Mar						£0.00	
2014/15 total	**£2,776,547.35**	**£465,677.34**	**£2,310,870.01**	**£84,260.50**	**£4,213.25**	**£12,639.08**	**£84,260.50**

Total to date:	**£4,244,203.10**	**£644,620.59**	£3,599,582.51	£139,248.00	£6,962.63	£21,387.28	**£127,750.43**

*To date no payments have been made "in kind" by way of land transfer or infrastructure payments.

Norwich City Council Community Infrastructure Levy (CIL)

Regulation 62
Monitoring Report 2013/2014

Published August 2014

1 Introduction

1.1. The Norwich City Council Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 25th June 2013 and came into effect on the 15th July 2013. Planning applications determined on or after the 15th July 2013 may therefore be subject to CIL.

1.2. The City Council in partnership with the Local Authorities and the LEP participating in the Greater Norwich Development Board (Broadland District Council, Norwich City Council, South Norfolk Council and Norfolk County Council are the Local Authorities for the Greater Norwich area. New Anglia LEP is the Local Enterprise Partnership for Norfolk and Suffolk) will use CIL income to secure Strategic Infrastructure as shown on the Regulation 123 list of infrastructure: see details here

1.3. The CIL regulations require that 15% of CIL revenues received by the City Council (or 25% where there is a neighbourhood plan) are retained as neighbourhood funding to be spent on local infrastructure projects or anything else that is concerned with addressing the demands that development places on an area. The City Council will be obliged to use existing community consultation and engagement processes in deciding how the neighbourhood funding element will be spent. This is to help communities to accommodate the impact of new development and encourage local people to support development by providing direct financial incentives to be spent on local priorities.

1.4. The Community Infrastructure Regulations 2010 (as amended) require a Charging Authority to prepare a report for any financial year in which-:

a) It collects CIL, or CIL is collected on its behalf; or
b) An amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent.

The financial year to which this document relates is 2013/14

2 Reporting

Table 1 below sets out the CIL Reporting information as required by CIL Regulation 62 (4).

Regulation 62 reference	Description	Amount Collected
4.(a)	Total value of CIL Demand Notices raised in 2013/14	£74,658
	Total CIL receipts for 2013/14	£15,263
	Total CIL payable in 2014/15 from Demand Notices issued in 2013/14.	£59,395
4.(b)	Total CIL expenditure in 2013/14	£0.00
4.(c) (i)	The items of infrastructure to which CIL has been applied.	Not Applicable
4.(c) (ii)	Amount of CIL expenditure on each item.	Not Applicable
4.(c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	Not Applicable
4.(c) (v)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of the CIL collected in that year in accordance with regulation 61.	£763 (5%)
4.(ca) (i)	Amount of CIL paid to any local council under regulation 59A or 59B	Not Applicable
4.(ca) (ii)	Amount of CIL paid to any person under regulation 59(4)	£0.00
4.(d) (i)	Total amount of CIL receipts retained at the end of the reported year.	£14,500

3 Further Information

3.1. For further information about the Norwich City Council Community Infrastructure Levy including the Charging Schedule, Instalment Policy, and Regulation 123 list can be obtained here

3.2. Further general information about the Community Infrastructure Levy can be obtained here and here

Appendix C – Duty to Cooperate

Please see document SDJCS 16 here

2013/14 Update

1.1 The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. In the previous AMR for 2012-13 this reporting took the form of a Topic Paper produced in December 2012 to support the submission of the part-JCS. This Topic Paper can be found at Appendix C.

1.2 The following provides updates for the year 2013-14 and since the publication of the Topic Paper. Taken together they demonstrate the on-going nature of cooperation within the Greater Norwich area and with the surrounding authorities.

Organisation

1.3 The **Greater Norwich Development Partnership (GNDP)** oversaw the development of the JCS. With the JCS moving towards final adoption and the negotiation of a **City Deal**, in 2013 the partners agreed to replace the GNDP with the **Greater Norwich Growth Board (GNGB)**, with a stronger focus on delivery. The formal establishment of the GNGB took place in the following monitoring year 2014-15.

1.4 The organisation of the GNDP is set out in the Topic Paper (Appendix C). The GNDP, and the successor GNGB, is led by a Member level board including the Chair or the New Anglia LEP. The Board is supported by a Director's group, dedicated staff and officer level groupings including planning policy officers.

1.5 In October 2013 the **Norfolk Duty to Cooperate Member Forum (D2C Forum)** was established. It is made up of the planning portfolio holder or equivalent from all the districts, the County Council and the Broads Authority. The terms of reference include a standing invitation to authorities in neighbouring counties. The members are supported by officers of each of the authorities plus the Environment Agency. The group meets quarterly with additional special meetings as required.

1.6 The **Norfolk Strategic Planning Group (NSPG)** is a monthly meeting of senior planning policy officers from all the local planning authorities in Norfolk plus the County Council and Environment Agency. Representatives of other disciplines and agencies attend as appropriate. The NSPG supports the Member Forum.

1.7 The **Norfolk Planning Officers Group (NPOG)** is the meeting of the most senior planning managers from all the planning authorities in Norfolk.

1.8 The **Strategic Services Coordinating Group (SSCG)** brings together the local planning authorities with key infrastructure and service providers. It meets quarterly and provides the opportunity for mutual understanding, updating and intelligence sharing. Prescribed bodies under the Duty to Cooperate who are invited are the Environment Agency, the Highways Agency, the Highway Authority (Norfolk County Council) and the National Health Service. The New Anglia LEP is also a member.

Joint Evidence

1.9 A **Strategic Housing Market Assessment (SHMA)** was commissioned in 2013-14 to provide updated evidence and roll forward to 2036. Following early results on the extent of the strategic housing market area, the SHMA has been expanded to include Breckland and North Norfolk councils. The SHMA is overseen by an officer group from each of the authorities covered. Engagement meetings are held as required with all surrounding districts. Progress is reported to the D2C Forum.

1.10 The County Council, working with cross regional partners, has continued to support the **East of England Forecasting Model (EEFM)** which provides consistent economic forecasts annually for a range of areas including the New Anglia LEP, Norfolk, Greater Norwich and the individual districts. It therefore provides coverage for all the areas within and surrounding Greater Norwich. The EEFM is overseen by a steering group of officers from upper tier authorities and the LEPs from across the model area.

1.11 During the year South Norfolk Council withdrew from the CDP Smart joint monitoring system (Appendix C paragraph 6.4).