Joint Core Strategy for Broadland, Norwich and South Norfolk:

Annual Monitoring Report 2014-2015

December 2015

Jobs, homes, prosperity for local people

Broadland District Council | NORWICH City Council | South Norfolk Council | Norfolk County Council

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;
- The number of Lower Super Output areas in national most deprived 20% has shown a relative reduction since 2009/10
- The net housing completion has increased from last year and is at the highest level since 2009/10
- 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
- The rate of new business registrations has increased
- Norwich has maintained its position in the national retail ranking;
- No listed buildings have been lost or demolished as target requires;
- The unemployment rate of population aged 16-64 has decreased;
- Life expectancy has increased; and
- The proportion of people claiming Employment Support Allowance/ Incapacity Benefit has remained stable over time;
- Co2 emissions per capita has decreased;
- The proportion of household waste that is recycled and composted has increased from last monitoring year;

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:

- Although housing delivery has improved in recent years, the number of completions remains well below target;
- Affordable housing completion is below target in both percentage and absolute terms;
- Most economic indicators are not on target – in particular the overall number of jobs, office floorspace, and city centre retail floorspace are not growing sufficiently;
- The percentage of the work force employed in higher level occupation has decreased;

- The total crime level has increased this year, including the number of people who were killed or seriously injured in roads in the Greater Norwich Area;

1.4 Throughout the monitoring period there has been a significant stock of unimplemented planning permissions for housing even when a 5 year land supply cannot be demonstrated. The consistent under delivery of dwellings across the period reflects tough market conditions and housing industry business models that seek to maintain margins rather than necessarily increase supply. The low levels of affordable housing delivery is partly due to developers being able to demonstrate that percentage requirements challenge viability.

1.5 Similarly, the underperforming economic indicators reflect wider economic conditions. However, it is also likely that current targets for office and retail development reflect older business models and less efficient use of space.

1.6 Crime rates and road accidents are among several “contextual” indicators in the AMR. The JCS has, at most a very marginal, if any, discernible impact on these indicators.

Conclusion and next steps

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

1.8 A full set of local plan documents covering all three districts has been nearing completion over the current monitoring year and these will provide more certainty to developers and investors.

1.9 The local planning authorities, working with the County Council and the LEP through the Greater Norwich Growth Board, have agreed a City Deal with Government. Working together, the partners support the private sector to deliver in a number of ways, including: making a Local Infrastructure Fund available to developers to unlock site constraints; direct investment in infrastructure such as the NDR and other transport measures; and engagement in skills initiatives to improve the match between labour supply and demand.

1.10 The authorities are working with colleagues across Norfolk and Suffolk to negotiate a devolution deal with Government that includes a number of options to stimulate growth, covering areas including housebuilding, economic growth, infrastructure and skills. The LPAs have recently agreed to review and roll forward the JCS to produce a joint Local Plan. The AMR will inform and be informed by this process.

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: www.greaternorwichgrowth.org.uk/planning/joint-core-strategy/

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.

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.
- **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 Norfolk's Clinical Commissioning Groups, NHS England 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 2014 and 31st March 2015.**

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	14/15	RAG status
Total CO^2 emissions per capita[1][2]	Decrease	DECC	Broadland	8.0	7.8	8.6	7.7	7.4	7.3	Data not yet available	
			Norwich	6.3	5.7	5.8	5.1	5.4	5.2		
			South Norfolk	9.4	8.8	8.9	8.3	8.4	8.1		
Renewable energy capacity permitted by type	Year-on-year increase	LPA		See Table 3.7							
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%	No major sites	
			Norwich	See paragraph 3.10 below							
			South Norfolk	No data	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	No data	0	
			Broadland	0	0	0	0	0	No data	0	
			Norwich	2	1	0	0	0	0	0	
			South Norfolk	2	0	2	0	0	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%	48%	
			Broadland	b) 32%	b) 30%	b) 28%	b) 27%	b) 23%	b) 23%	b) 25%	
				c) 18%	c) 18%	c) 22%	c) 22%	c) 21%	c) 22%	c) 22%	
			Norwich	b) 28%	b) 28%	b) 28%	38%	b) 38%	b) 23%	b) 29%	
				c) 6%	c) 6%	c) 10%		c) 8%	c) 11%	c) 9%	
			South Norfolk	b) 37%	b) 36%	b) 40%	b) 42%	b) 41%	b) 40%	b) 42%	
				c) 9%	c) 10%	c) 11%	c) 13%	c) 15%	c) 15%	c) 18%	

[1] DECC per capita data published on 25 June 2015 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 CO^2 emissions per capita**

CO^2 emissions per capita decreased in each of the local authority areas in the Greater Norwich area between 2013 and 2014.

3.7 **Renewable energy capacity permitted by type**

Location	Type	08/09	09/10	10/11	11/12	12/13	13/14	14/15	RAG status
Broadland	TOTAL	12 kW	~ 1 MW	~ 1.2 MW	6.4 MW	59 MW	18MW	13MW	
	Wind	12 kW	0.3 kW	20 kW	3.6 MW	9 MW	0.1MW	0.01MW	
	Solar PV	Unknown	Unknown	91MW+[4]	0.8 MW	49 MW	10MW	10MW	
	Hydro	0 MW	0 MW	0 MW	0 MW	0 MW	0MW	0MW	
	Biomass	0 MW	1 MW	0.2 MW	2 MW	1 MW	8MW	3MW	
Norwich		No schemes	Biomass - 12MW	No schemes	No data	No schemes		No schemes	
South Norfolk	TOTAL	2.1 MW	0.2 MW	36 kW	142 kW	37kW	140kW	8MW	
	Wind	2 MW	10 kW	22 kW	13 kW	11 kW	110 kW	0MW	
	Solar PV	20 kW	0.1 MW	0 MW	121 kW	25 kW	30 kW	7.5MW	
	Sewerage	0 MW	0 MW	0MW	0 MW	0 MW	0 MW	0 MW	
	Biomass	0.1 MW	0.1 MW	-	-	-	0 MW	0.5 MW	
	Air	-	-	16 KW	8 kW	8 kW	0 MW	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 is produced from renewable or low carbon sources (policy 3 in the JCS). Despite some previous uncertainty due to government statements, it now appears that this element of the policy can continue to be implemented. The Deregulation Act 2015, currently being considered by parliament, allows local plans to include policies imposing reasonable requirements for a proportion of energy used in development in their area to be from renewable or low carbon energy from sources in the locality of the development.

[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 permission has been granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality this year.

3.12 **Water efficiency**
All New housing to meet the optional higher Building Regulations water efficiency requirement of 110 Litres per person per day, other development to maximise water efficiency.
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 The government's national housing standards review means the part of the adopted JCS policy 3 requiring developments of over 500 dwellings to be built to the former Code for Sustainable Homes (CfSH) level 6 standard of 80 litres/person/day (l/p/d) by 2015, which encouraged a design led approach to water efficiency on large scale sites, can no longer be applied. This is because there is no equivalent new national standard as demanding as the requirement set in the JCS.

3.14 The remainder of the policy can and will still be applied. The optional water efficiency standard set out in new Building Regulations part G2 regulation 36 2(b) of 110 l/p/d is directly equivalent to the former CfSH requirement in JCS policy 3 for housing developments of less than 500 dwellings. This level of water efficiency can be easily achieved at very little extra cost through the use of water efficient fixtures and fittings.

3.15 This means next year's target will need to be changed to: New housing to meet the optional higher Building Regulations water efficiency requirement of 110 litres per person per day, other development to maximise water efficiency.

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

3.17 **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 increased this financial year.

3.18 Although recycling and composting rates remain below target for Norwich City Council the overall rate has increased. This is set against a backdrop of rising waste streams in part due to the upturn in the economy. Increasing recycling rates remains difficult as the amount of newspapers and magazines continues to decline with people switching to digital means and recyclable items being increasingly made using less material (the effect known as "light weighting"). The council is working with all other Norfolk councils to improve services and increase the amount of waste diverted from landfill.

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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	11/12	12/13	13/14	14/15	RAG status
Net housing completions[5]	NPA – 1,825 per annum	LPA	NPA	1,193	923	910	915	882	992	1140	
	Greater Norwich area – 2,046 pa		Greater Norwich area	1,736	1,237	1,168	1,182	1,214	1,241	1,681	
	Broadland NPA – 617 pa		Broadland - NPA	104	84	81	157	56	217	217	
	Broadland RPA – 89 pa		Broadland - RPA	198	109	69	70	111	139	188	
	Norwich – 477 pa		Norwich	527	399	377	280	377	210	249	
	South Norfolk NPA – 731 pa		South Norfolk - NPA	562	440	452	478	419	565	674	
	South Norfolk RPA – 132 pa		South Norfolk - RPA	345	205	189	197	251	110	353	
Affordable housing completions[5]	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	245	243	
				34%	26%	21%	33%	34%	20%	14%	
			Broadland	83	55	31	44	67	74	98	
				27%	27%	19%	19%	41%	23%	24%	
			Norwich	235	92	112	171	145	32	50	
				45%	23%	30%	61%	38%	15%	20%	
			South Norfolk	366	175	100	179	195	139	95	
				40%	27%	16%	27%	24%	21%	9%	
(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 3.31							
Provision of Gypsy and Traveller pitches	Greater Norwich area 51 (11-16)	LPA	Greater Norwich area	4	19	7	7	7	8	3	
	Broadland 3		Broadland	2	8	0	2	1	2	1	
	Norwich 11		Norwich	0	0	0	3	0	0	0	
	South Norfolk 37		South Norfolk	2	11	7 (permissions granted	2	6	6	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	78.8%	79.0%	80.90%	No longer recorded				

[5] Data updated from Sept 2015 information from Districts and different from previous years.

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	14/15	RAG status
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%	94.6%	
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	No data	
			Norwich					60%	Data to be collected every 2 years. Will be back dated for 13/14 next year.	No data	
			South Norfolk					No data	No data	No data	

3.19 **Net housing completions**
Overall the level of delivery of new housing remains considerably below target. Although 2014/15 saw the highest level of housing completion across the NPA since 2009 it remains a long way below the annual delivery target. Rates of delivery in rural areas overall remain significantly above target levels.

3.20 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. This is largely due on the dependence of the Broadland part of the NPA on bringing forward large strategic scale allocations in order to deliver the JCS. Its progress was 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 2014/15 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.

3.21 For further information on housing delivery, please refer to Appendix A.

3.22 **Affordable housing completion**
Affordable housing completions accounted for 14% of all completions this year. The reason for this under-delivery is partly because policy allows developers not to fulfil their requirement of affordable housing if they are able to prove such arrangement would not be viable. Developers have proven such is the case and therefore affordable housing target has not been achieved.

3.23 **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.

3.24 The City Council had successfully bid for an amount of £820,000 to the Homes and Communities Agency's Affordable Homes Programme 2015-18. 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.

3.25 South Norfolk Council is preparing a separate Gypsies and Travellers Local Plan Document and the Issues and Options consultation ended on 24 October 2014. The publication of Preferred Options has been postponed for the immediate future pending the need for reflection on the recent update of the Government's planning policy for Traveller sites.

3.26 **Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)[6]**

[6] Results from September: 2014/15 figures from September 2015

This indicator has shown a slight reduction in accessibility during the 2014/15 monitoring year. However, this is because calculation for previous years had included the flexibus services, which are no longer included in the current year calculation as they are not considered to provide a realistic indicator on journey to work.

3.27 **Percentage of completed developments scoring no reds in BfL12**[7]
No data is available for this indicator this year.

3.28 **(Gross) new house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment**
It is not clear whether this indicator has achieved its target this year (see objective 2 on page 12).

Location	08/09	09/10	10/11	11/12	12/13	13/14	14/15
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	No data
Broadland[8]	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	1 bed – 50 2 bed – 115 3 bed – 174 4+ bed – 112 Unknown - 3
Norwich[9]	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 – 20	1 bed – 58 2 bed – 106 3 bed – 27 4+ bed – 19	No data
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	1 bed – 56 2 bed – 257 3 bed – 461 4+ bed – 240 Unknown – 13

[7] Data for this indicator is not available at time of the production of this report.
[8] Gross completions
[9] Includes conversions, data updated from Aug 2015 information from Norwich City Council and different from previous years

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	14/15	RAG status
Amount of floorspace developed by employment type	B1 – 118 hectares/ 295,000m2 B2/8 – 111 hectares 2007 – 2026	LPA	Greater Norwich Broadland Norwich South Norfolk	See Table 3.29							
Office space 2007-2026[10]	100,000m^2 Norwich City Centre	LPA	Norwich	13,205m^2	657 m^2	2404 m^2	-115 m^2	-3187m^2	-2024m^2	No data	
	100,000m^2 NRP		NRP				0m^2	892 m^2	2,504 m^2	1,797 m^2	
	50,000m^2 BBP		BBP				0m^2	No data	No data	0 m^2	
	50,000m^2 elsewhere		Elsewhere				1,701m^2	S. Norfolk 2,072 m^2	S. Norfolk 3,866 m^2	S Norfolk - 78 m^2	
Annual count of employee jobs by BRES across Plan area	1,750 per annum increase	ABI(2008/09) BRES thereafter	Greater Norwich	175,700	172,800	171,900	171,700	172,800	175,500	177,100	
			Broadland	40,800	45,500	45,300	44,200	43,300	44,100	43,700	
			Norwich	92,700	84,200	81,700	81,600	83,100	84,700	85,300	
			South Norfolk	42,200	43,000	45,000	45,800	46,400	46,700	48,100	
Employment rate of economically active population[11] (Previously wrongly titled as working age population)	Increase	Annual Population Survey	Greater Norwich	73.50%	73.70%	73.60%	75.70%	78.80%	74.10%	72.90%	
			Broadland	79.00%	76.10%	76.40%	80.20%	81.60%	75.60%	78.10%	
			Norwich	68.80%	72.30%	70.40%	69.50%	70.40%	70.10%	69.10%	
			South Norfolk	73.60%	72.90%	74.60%	78.60%	86.60%	77.60%	72.40%	
New business registration rate as a percentage of business stock	To be determined	Business Demography	Greater Norwich	9.20%	9.30%	8.00%	9.40%	8.90%	9.30%	Data not yet available	
			Broadland	8.60%	8.80%	7.70%	8.50%	8.30%	8.80%		
			Norwich	10.80%	10.20%	9.10%	10.70%	10.50%	10.30%		
			South Norfolk	8.30%	9.00%	7.10%	9.00%	7.80%	8.80%		
Percentage of workforce employed in higher occupations[10]	Annual increase of 1%	Annual Population Survey	Greater Norwich	44%	42%	41%	39%	46%	47%	41%	
			Broadland	42%	40%	42%	38%	38%	46%	36%	
			Norwich	49%	45%	40%	37%	49%	49%	44%	
			South Norfolk	40%	41%	42%	43%	49%	46%	46%	
National retail ranking	Maintain top 10 ranking	CACI	Norwich	11th	10th	10th	9th	13th	14th	13th	
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	-859sqm	
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%	A1 = 0%	
						A2=100%	A2 = 94%		A2 = 0%	A2 = 0%	
						B1a=84%	B1a=43%		B1a = 76%	B1a = 15%	
						D2 = 0%	D2 = 0%		D2 = 0%	D2 = 13%	
			Norwich	No data	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%	A1= 63%	
				A2=0%	A2=100%	A2=100%	A2 = 0%	A2 = 33%	A2 = 0%	A2 = 50%	
				B1a=0%	B1a=11%	B1a=84%	B1a = 0%	B1a = 39%	B1a = 63%	B1a = 41%	
				D2=0%	D2=64%	D2=0%	D2 = 97%	D2 = 62%	D2 = 40%	D2 = 40%	

[10] data updated from 2015 information from Districts and different from previous years

[11] data updated from Sept 2015 information from Annual Population Survey and different from previous years

3.29 **Amount of floorspace developed by employment type[12]**
There is no comparable data this year for this indicator.

		08/09	09/10	10/11	11/12	12/13	13/14	14/15	RAG status
B1	Greater Norwich area (floorspace in sqm)	19,244	5,414	30,294	8,525	Incomplete	46,639	Incomplete	
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	Incomplete	
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	No data[13]	
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)[14]	13,205	657	2,404	-115	-3,188	B1a - 2024 B1b 16,926 B1c 19,129	No data[15]	
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	2233	
B2		2,586	2,072	1,648	3,105	3,453	6,606	1386	
B8		0	9,433	804	4,244	6,675	11,537	481	

3.30 **Office space developed**
Latest data suggests only 2024 sqm of office floor space (use class B1a) was lost in the city centre last year, significantly less than the 7213 sqm that was reported in the 2013/14 report. This is because considerably less floor space has been converted from office to residential than had been given prior approval.

3.31 Figures for this monitoring year for Broadland and Norwich are based on permissions (see footnotes 13 and 15) and should be used for reference only. It is

[12] Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008
[13] Figures for Broadland 2014/15 based on permissions (in sqm): B1 2861sqm, B2 2389sqm, B8 552sqm
[14] Data updated from 2015 information from Norwich City Council and different from previous years
[15] Figures for Norwich 2014/15 based on permissions (in sqm): B1 -31063, B1b -785, B1c -3940, B2 -3051, B8 - 214

also not clear whether figures reported in the previous years are derived from either permissions or completions and therefore direct comparison is not possible.

3.32 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.

3.33 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. There is no comparable figures available for this monitoring year (see paragraph 3.31).

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	-2024sqm net loss
2014/15	No data

3.34 **Annual count of employee jobs[16][17]**
1,600 new jobs we created according to this dataset in the last year.

3.35 **Employment rate of economically active population**
Employment rates have decreased in all local authority areas with the exception of Broadland over the past year. However it is important to note that this dataset is based on sample surveys and fluctuates between surveys.

3.36 **New business registration rate as a percentage of business stock[18]**
The rate of new business registrations has increased in this monitoring year.

3.37 **Percentage of workforce employed in higher occupations**
The percentage of workforce employed in higher occupations across the Greater Norwich area has decreased in this monitoring year.

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

3.38 **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 has maintained its13th position.

3.39 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.

3.40 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 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.

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

3.42 **Net change in retail floorspace in city centre**
There has been a small net decrease of retail floorspace in the city centre in this monitoring period (-859sqm). A small new infill development was completed (part of the mixed use redevelopment at Timberhill/Westlegate) alongside some refurbishment and subdivision of existing shop units, for example at 1 Bridewell Alley/23-25 Bedford Street. A continuing trend toward diversification of uses and expansion of the evening economy has seen further growth in the hospitality sector this monitoring period, most obviously an increase in the number of cafes and restaurants at the expense of shops especially in the secondary areas, which has been the main contributor to the net reduction in shopping floorspace across the centre. There have also been examples of new community and educational uses being approved in former retail space.

3.43 Most market commentators believe there is no realistic prospect of further large scale expansion of retail floorspace in Norwich city centre over the JCS period - the likelihood is that bricks and mortar retail floorspace and traditional high street retailing will continue to contract. Retail investors are instead concentrating on improvements and enhancements to what is already there, for example the ongoing programme of refurbishment to Castle Mall and the emerging new proposals for Anglia Square.

3.44 ***Previous Years***
Last year's small reduction in total retail floorspace in the city centre continues the trend evident 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 (see above). In addition, a decline in the proportion of retail units in several frontage groups throughout the primary and secondary areas also occurred. This has been assisted by an ongoing planning deregulation at a national level which has greatly extended the scope of permitted development rights, introducing much more flexibility in the use of retail and commercial floorspace and in many cases allowing former shops to change their use without the need for planning permission.

3.45 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.

3.46 **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

Indicator	Target	SOURCE	Location	08/09	09/10	10/11	14/15
Number of Lower[19] 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	17
			Broadland	No data	No data	0	0
			Norwich	No data	No data	23	17
			South Norfolk	No data	No data	0	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%	No data
			Norwich	No data	No data	No data	No data
			South Norfolk	1.40%	1.20%	1.20%	No data

3.47 **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. Index of Multiple Deprivation this year has shown a relative[20] improvement from previous results. Across the districts, all the deprived LSOAs in this regard are in Norwich.

3.48 By 2026 the target is for half as many LSOAs in the national most deprived 20%. Given that a relative reduction of 11 LSOAs has been observed since 2007, despite an increase in the total number of LSOAS in the Greater Norwich Area, 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.

3.49 **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.

[19] The number of Lower Super Output Areas (LSOAs) in Greater Norwich area has increased to 248 for 2014/15 data
[20] Relative to all other 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	14/15	RAG status
School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English[21]	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%	56.54%	Data not yet released	
			Broadland	62.08%	65.20%	67.94%	63.55%	62.16%	61.08%		
			Norwich	40.24%	44.12%	48.05%	51.66%	45.04%	43.79%		
			South Norfolk	61.59%	63.00%	67.38%	63.04%	62.57%	62.48%		
16 to 18 year olds who are not in education, employment or training[22]	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Central[23]	4.90%	6.30%	No data	No data	No data	No data	No data	
			Greater Norwich area	No data	No data	5.60%	7.20%	5.60%	5.30%	5.10%	
			Broadland	No data	No data	3.70%	5.20%	3.80%	3.30%	3.60%	
			Norwich	No data	No data	8.80%	11.60%	8.90%	9.20%	9.50%	
			South Norfolk	No data	No data	4.50%	5.40%	4.50%	3.90%	2.80%	
Proportion of population aged 16-64 qualified to NVQ level 2 or higher[24]	Annual 2% increase	Annual Population Survey	Greater Norwich area	63.70%	70.10%	69.50%	71.70%	74.20%	75.30%	73.20%	
			Broadland	66.40%	70.00%	67.30%	73.20%	78.50%	74.00%	70.10%	
			Norwich	61.90%	66.00%	66.60%	71.70%	73.90%	76.10%	71.40%	
			South Norfolk	63.30%	75.00%	75.20%	70.20%	69.90%	75.60%	78.30%	
Proportion of population aged 16-64 qualified to NVQ level 4 or higher[25]	Annual increase	Annual Population Survey	Greater Norwich area	26.70%	28.40%	32.20%	31.00%	34.70%	34.80%	33.80%	
			Broadland	25.50%	24.90%	26.00%	25.30%	29.30%	32.50%	29.30%	
			Norwich	28.70%	30.60%	39.00%	37.40%	40.00%	39.00%	35.90%	
			South Norfolk	25.50%	29.40%	30.50%	29.30%	33.90%	31.80%	35.70%	
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%				

21 School year and methodology for 2013/14 data has changed
22 Calendar year
23 Children's Services Area
24 Data updated from Sept 2015 information from Annual Population Survey and different from previous years
25 Data updated from Sept 2015 information from Annual Population Survey and different from previous years

3.50 **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 decreased slightly from last year but figures are still above base date rates. It is important to note the slight decrease is likely due to the change in this year's methodology of data collection, rather than underperformance of pupils. Under the new methodology, only result of a pupil's first attempt at a qualification is counted, whereas in previous years, best result of a pupil's performance (which includes repeat attempts) was captured.

3.51 **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 and Broadland have increased over the last year.

3.52 **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.

3.53 **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.

3.54 **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	14/15	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	-859m2	
National retail ranking	Maintain top 10 ranking	CACI	Norwich	11th	10th	10th	9th	13th	14th	13th	
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%	14.1%	
			Aylsham	11%		9%		11.70%[26]		No Data	
			Diss	8%		6%		7.80%		10.60%	
			Harleston	13%		11%		5.70%		3.20%	
			Loddon	5%	No data	7%	No data	6.30%	No data	3.70%	
			Long Stratton	5%		7%		5.40%		4.40%	
			Wymondham	9%		4%		5.40%		2.40%	

3.55 **Net change in retail floorspace in city centre**
See paragraph 3.42

3.56 **National Retail Ranking for Norwich**
See paragraph 3.38

[26] Possible data discontinuities in market town information due to changing methodologies

3.57 **Percentage of units vacant in defined primary shopping areas**
The 14.1% represents the vacancy rate across all shop *units* within the primary area, the highest figure in the plan period. This negative trend is likely to have been inflated by extra vacancies at Castle Mall in the run up to refurbishment works. Please note the comparable figure for percentage of vacant floor space in the primary area is 6.3%, up from 4.4% in 2014.

3.58 In this monitoring period, it is of great importance to note that the Norwich Lanes has 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	14/15	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)[27]	Increase	Norfolk County Council	Greater Norwich area	No data	No data	97.20%	96.90%	96.20%	96.60%	94.60%	
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	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 No data	No data No data No data	

[27] Results from September: 2014/15 figures from September 2015

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 a slight reduction in accessibility during the 2014/15 monitoring year. However, this is because calculation for previous years had included the flexibus services, which are no longer included in the current year calculation as they are not considered to provide a realistic indicator on journey to work.

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	14/15	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	No data	
			Norwich	No data	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	No data	
Percentage of Conservation Areas with appraisals	Year-on-year increase	LPA	Broadland	No data	No data	70%	74%	76%	76%	76%	
			Norwich	47%	59%	71%	71%	71%	76%	76%	
			South Norfolk	No data	9%	10%	10%	12%[28]	12%	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	No data	
			Norwich					60%	No data[29]	No data	
			South Norfolk					No data	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.

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

28 Figure amended. Previously recorded figure used an inconsistent methodology
29 Data for this indicator is not available at the time of the production of this report.

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	14/15	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%	73 %	
			Broadland	53%	53%	59%	64%	69%	69%	75 %	
			Norwich	74%	78%	81%	79%	88%	88%	93%	
			South Norfolk	44%	48%	55%	56%	59%	64%	70 %	
% of river assessed as good or better: a. Overall Status; b. Ecological Status; c. Biological Status; d. General Physio Chem Status; e. Chemical class	To increase the proportion of Broadland Rivers classified as 'good or better'.	Environment Agency	Broadland Rivers	No data	No data	No data	26.0% 0.1% 8.0% 79.0% 17.6%	No data	No data	No data	
Number of designated Air Quality Management Areas (AQMAs)	None	LPA	Greater Norwich area	4	4	4	1	1	1	1	
			Broadland	1	0	0	0	0	0	0	
			Norwich	3	4	4	1	1	1	1	
			South Norfolk	0	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%	94%	
			Norwich	80%	80%	100%	60%	75%	75%	75%	
			South Norfolk	33%	40%	86%	86%	86%	78%	78%	
Number of listed buildings lost/demolished	None	LPA	Greater Norwich area	0	0	0	1	0	1	0	
			Broadland	0	0	0	0	0	0	0	
			Norwich	0	0	0	0	0	1	0	
			South Norfolk	0	0	0	1	0	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	No data	
			Norwich	No data	No data	No data	No data	0	0	No data	
			South Norfolk	No data	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%	54%	
			Norwich	95%	99%	94%	90%	76%	96%	88%	
			South Norfolk	38%	32%	29%	25%	23%	15%	28%	

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. For this monitoring year, the number remained at 1. 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**
Target is being achieved as there is no listed building lost or demolished this year.

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 across all 3 districts 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	14/15	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	20,363	
	BDC 3,871		Broadland	3,799	3,545	3,318	3,227	2,950	3,106	3,619	
	Norwich 14,409		Norwich	16,176	14,176	13,151	12,985	11,812	11,881	12562	
	South Norfolk 4,033		South Norfolk	4,184	3,978	3,815	4,035	3,673	3,782	4,182	
Number of people killed or seriously injured in road traffic accidents[30]	Year-on-year reduction in those KSI	Norfolk County Council	Greater Norwich area	167	147	150	158	148	193	196	
			Broadland	62	51	46	39	55	70	68	
			Norwich	43	37	42	42	49	61	65	
			South Norfolk	62	59	62	77	44	62	63	

3.72 **Reduction in overall crime**
There has been an increase in total crime between 2013/14 and 2014/15. However, rates of total crime are considerably lower now than 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 a slight increase in the number of people who were killed or seriously injured on roads in the Greater Norwich area.

[30] 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	14/15	RAG status
Percentage of working age population receiving Employment Support Allowance and incapacity benefits[31]	No increase on 2007 level in spite of predicted ageing population	DWP benefits claimants (NOMIS)	Greater Norwich area	5.80%	5.80%	5.70%	5.70%	5.60%	5.50%	5.50%	
			Broadland	4.60%	4.60%	4.50%	4.50%	4.50%	4.50%	4.50%	
			Norwich	7.90%	7.80%	7.60%	7.80%	7.50%	7.40%	7.50%	
			South Norfolk	4.50%	4.50%	4.50%	4.40%	4.40%	4.30%	4.10%	
Life expectancy at age 65 of a) males and b) females[32] (previously wrongly titled as healthy life expectancy at age 65)	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	a) 19.6 b) 21.7	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	a) 19.3 b) 22.2			
			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	a) 20.3 b) 22.6			
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[33]	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%	94.60%	
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 **Life expectancy at age 65**
Life expectancy overall 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)[34]**
This indicator has shown a slight decrease in accessibility during the 2014/15 monitoring year.

[31] Data updated from Sept 2015 DWP benefit claimants and different from previous years
[32] Data is gathered over a three year period. Data stated for 2008/09 is 2007-2009 ONS data
[33] Data not available at Greater Norwich area level
[34] Results from September: 2014/15 figures from September 2015

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	14/15	RAG status
Greater Norwich area	Sports Halls	67%	No data	60%	60%	No data	No data	No data	
	Swimming Pool	65%		61%	61%	No data	No data	No data	
	Indoor Bowls	12%		22%	22%	No data	No data	No data	
Broadland	Sports Halls	No data	No data	85%	86%	88%	88%	88%	
	Swimming Pool			89%	93%	89%	89%	89%	
	Indoor Bowls			21%	21%	21%	21%	21%	
Norwich	Sports Halls	No data	No data	69%	62%	No data	No data	No data	
	Swimming Pool			46%	46%	No data	No data	No data	
	Indoor Bowls			46%	46%	No data	No data	No data	
South Norfolk	Sports Halls	No data	No data	36%	33%	No data	No data	No data	
	Swimming Pool			44%	44%	No data	No data	No data	
	Indoor Bowls			0%	0%	No data	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	14/15	RAG status
Statement of Community Involvement/ Engagement	Statement of compliance Accepted	LPA	Broadland	Adopted 2006							
			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	Developer will have to demonstrate compliance at planning application stage							
			Norwich								
			South Norfolk								

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 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.

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

3.82 **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**

3.83 See Appendix D for figures.

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

3.85 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.

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

3.87 **Housing land supply within the Broadland part of the Norwich Policy Area**
Appendix A contains the housing land supply assessment for the Greater Norwich area. At Appendix A2 is the Broadland Norwich Policy Area housing trajectory. This shows that, as at April 2015, the housing land supply in the Broadland part of the Norwich Policy Area was 3.11 years (including allowing for an additional buffer of 20% in accordance with the National Planning Policy Framework) or 62.2% of the required supply. If sites identified within emerging local plan documents, which are expected to be adopted in 2016, are taken into account then there would be 5.14 years or 102.8% of the required supply.

3.88 See Appendix A for further details

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

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

3.91 **Heritage at risk – number and percentage of:**
- **Listed Buildings; and**
- **Scheduled Ancient Monuments on Buildings at Risk Register**

3.92 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 20% to facilitate choice and competition, as at April 2015 there was:

- 87.8% of the required supply in the Norwich Policy Area (NPA), 4.39 years of a 5 year supply;
- 333.4% of the required supply in the Broadland Rural Area; and
- 337.3% of the required supply in the South Norfolk Rural Area.

It should be noted that the supply of planning permissions in the NPA has continued to improve between April 2014 and April 2015 building on the significant increases over the previous two years. Between April 2014 and March 2015 1,143 dwellings were completed in the NPA; during the same period additional sites were permitted which both replaced the completed units and added a further 600 units to the 5 year supply. The total supply of housing available for development within the 5 year period is now almost 12,000 units. 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 in the NPA.

Given the rate at which the land supply position is being improved, with the potential adoption of further Local Plan documents during 2014/15 and 2015/16, it is possible that a 5 year supply will be attained within a monitoring year. An update to this assessment will be published if and when this can be demonstrated. 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.

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. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%'*. 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. Overall land supply within the five year period has risen from 9,535 units in 2013, to 11,317 units in 2014 and 11,926 in 2015. However, because delivery has remained below target, the land supply requirement for the five year supply period has risen from 11, 320 in 2013 to 11,839 in 2014 and 13,593 in 2015. The tables attached as appendices A to D set out the position as at 1st April 2015 for the respective parts of the Greater Norwich area.

Housing Requirement and Sources of Supply

3. 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, plus certain amendments to the original JCS, were adopted by all three local planning authorities in January 2014.

4. The JCS housing requirement is based on an assessment of local need (including a Strategic Housing Market Assessment (SHMA)). A Topic Paper which looked at a range of evidence sources was produced by the Greater Norwich Development Partnership (GNDP) in December 2012[35] to accompany submission of the part JCS; this 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.

5. The topic paper was supplemented in April 2013 to take account of the latest government Household Interim Projections[36]. It was further supplemented by analysis related to the East of England Forecasting Model in July 2013[37]. This evidence showed that housing provision in the adopted sat well with the latest regional and national projections and accorded with local evidence. Indeed the most recent available evidence suggests the actual need may be towards the lower end of the range used in JCS formulation.

6. 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. 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*'[38].

7. On the basis of the available evidence 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, consistent with the NPPF requirements.

8. During 2014/15 a new SHMA has been produced, which is considered in paragraphs 32 to 35, below.

Sources of Supply

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

9. 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, plus separate Rural Areas figures for Broadland and South Norfolk. Figures in this paper are also presented for the constituent parts of the NPA.

10. 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 the 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 C (Norwich Policy Area) and D (Rural Areas).

11. 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. 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 (meaning that increased weight could be given to the allocation for Development Management purposes). Presently this means that only some of the provision from the emerging 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.

12. 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 to be included in the housing land supply calculations. The requirement in JCS Policy 4 is for new allocations to be made to meet the minimum figures and this is being done through adopted and emerging Local Plan documents. The windfall figures used are based on past trends in the respective parts of the NPA and Rural Area and exclude garden land and sites that have specifically been released to address previous shortfalls in the 5 year land supply. In each case the average figures have been moderated downwards by 1/3 and applied in a staged manner, starting with 0 units in the first year and rising to the full amount in year 4; this is to avoid any ‘double counting’ of windfall sites that already have permission, which are already taken into account as part of the smaller sites figures referred to above.

13. 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. However, it is considered that the assumptions used are conservative and may underestimate the contribution to land supply from certain sources, such as student accommodation. Further information is given on the implications of this in the context of the emerging (soon-to-be-finalised) Strategic Housing Market Assessment (see paragraphs 32-35 below).

Methodology for Calculation of Housing Land Supply

14. Both locally and nationally there is considerable debate about the appropriate methodology for calculating housing land supply. The two main areas of contention are

around how 'persistent under delivery' is defined and how previous shortfalls in delivery should be recovered.

Persistent Under Delivery

15. Up to the 2013/14 monitoring year the Greater Norwich authorities have used the 5% buffer in calculating land supply, as required by the NPPF. The Councils maintain that prior to the economic downturn, which affected completions from 2008/09 onwards, the previous requirements of the Norfolk Structure Plan had been met across the NPA. However the Greater Norwich authorities acknowledge that since the economic downturn and the adoption of the JCS requirements, there has been under-delivery in each year, now amounting to seven consecutive years; as a result the 20% buffer, set out in NPPF paragraph 47, is now applied to the NPA. The 5% buffer remains appropriate for the Rural Areas.

16. In terms of applying the 20% buffer, there is debate as to whether the buffer should be applied to the baseline requirement or to the figures adjusted for backlog e.g. for the NPA should the 20% be applied to the baseline requirement of 1,825 units (making the requirement 2,719), or to the backlog adjusted for previous shortfalls of 2,354 units (making the requirement 2,825). There is no fixed guidance on this issue and appeal decisions have followed both approaches; but the Greater Norwich authorities consider that because the 20% is specifically '*moved forward from later in the plan period*' (NPPF, paragraph 47), rather than providing additional housing over and above the planned for requirements, that the approach of adding the 20% to the unadjusted requirement is more appropriate[39].

Liverpool vs Sedgefield approaches to recovering shortfall

17. The other main area of contention is the approach to how any previous shortfall in delivery is dealt with in the calculation and whether it should be met across the remaining plan period (the residual or "Liverpool" approach) or met in full within the five year period (the "Sedgefield" approach).

18. The JCS was prepared and is 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[40]. 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 GN authorities that '*the shortfall should be added to the housing delivery target over the plan period*'[41].

19. Since the adoption of the JCS the Planning Practice Guidance has been published (March 2014) which favours the use of the "Sedgefield" methodology. However, it does not require it; instead stating that Local Authorities should '*<u>aim to</u> deal with any undersupply within the first 5 years of the plan period <u>where possible</u>*' (emphasis added). This has been confirmed by a recent decision issued on behalf of the Secretary of State[42]. Subsequent to the publication of the PPG the South Norfolk Site Specific Allocation and Policies Document and the Wymondham Area Action Plan have been

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[39] See, for example, paragraph 14 of the Secretary of State's appeal decision at Land Bounded by Gresty Lane, Rope Lane, Crewe Road and A500, Crewe (APP/R0660/A/13/2209335)
[40] See page 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.
[41] See part JCS Inspector's report para 66
[42] 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)

examined and found sound containing trajectories which use the Liverpool approach. The Inspector for the South Norfolk documents notes that '*this is a reasonable, realistic and pragmatic approach, particularly given the reliance on larger strategic sites*'[43].

20. 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 a significant urban extension is the preferred option (the NE Growth Triangle accounting for 1/3 of new allocations), it is appropriate to allow for the extension and the major growth locations in South Norfolk to be implemented before alternative sites are considered; 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, which if the Sedgefield approach were applied could lead to a significant volume of permissions diverting investment away from the sites necessary to deliver the strategy. The JCS is built around delivering significant new infrastructure, including the Northern Distributor Road, Long Stratton Bypass, new High School provision in the NE Growth Triangle, new Primary School provision at various locations, Bus Rapid Transit, significant Green Infrastructure as well as a range of local enhancements; sites promoted due to a lack of 5 year land supply are often smaller and in locations which mean that they make no direct contribution to, and undermine the efficient and timely delivery of, this key infrastructure

21. Application of the Liverpool approach already results in the need for more than a doubling of development from recent rates, and an increase of almost 50% above the JCS baseline requirements; therefore the Greater Norwich authorities believe that this represents the significant boost to supply required by the NPPF. To date the development industry has not demonstrated that, even with a stock of dwellings with permissions in the NPA of almost 14,000 units, the rates required by the Sedgefield approach could be delivered. Applying the Sedgefield approach with a 20% buffer would produce a requirement in the 5 year supply period of 3,353 units a year, 85% above the JCS annualised requirement and more than three times the average delivery over the past seven years.

22. Application of the Liverpool approach delivers the objectively assessed need across the Plan period, indeed current projections suggest delivery of almost 4,000 units above the JCS minimum requirements, and still shows a slowing of development in the later years of Plan. Consequently applying the Liverpool approach does not leave a significant proportion of delivery to the last years of the Plan with the consequent risk that it may not be delivered.

23. One appeal decision in the South Norfolk part of Norwich Policy Area[44] has recently concluded that the Sedgefield approach should be applied in light of the PPG advice; however, it should be noted that this decision was made prior to publication of the Inspector's Report into the South Norfolk Local Plan documents, which concluded that the Liverpool approach was reasonable. In addition the Greater Norwich authorities disagree with the conclusions of the Inspector in this appeal. Firstly the Inspector states that: '*I have noted the projected completions for the next 5 year period at paragraph 23 of the AMR and against a 5% buffer these will not claw-back the compounded shortfall*', the Councils acknowledged this and this is why there was not a 5 year supply in the 2013/14 AMR. Based on this statement the Inspector goes on to state that '*as such …there will remain a shortfall resulting in further unmet need and very challenging rates of delivery in*

[43] Report on the Examination into the South Norfolk Local Plan (Site Specific Allocations and polices Document, Development management Policies Document and Wymondham Area Action Plan), 28 September 2015
[44] APP/L2630/W/15/3005707, High Ash Farm, Caistor St Edmund

the latter phase of the plan period', however this fails to acknowledge the trajectory at Appendix A1 of the 2013/14 AMR which shows that even using the Liverpool approach, delivery over the plan period was predicted to exceed the minimum JCS requirements by more than 12% with the rate of delivery slowing in the latter phase. Conversely, application of the Sedgefield approach would result in a requirement during the five year supply which is significantly above the 'very challenging rates' in the latter phases of the plan.

24. The Greater Norwich area 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 Greater Norwich area.

Norwich Policy Area (NPA)

25. How the NPA is used in relation to land supply has been the subject of debate at the part JCS Examination and as part of an appeal decision at Carshalton Road, Norwich[45]. The outcome of these decisions 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 for purposes of the assessment of soundness of emerging Local Plans with the JCS, and consideration of the trigger point identified in JCS Policy 22.

26. The 2013/14 AMR reported that the NPA had a supply of 4.78 years, equating to a shortfall of 511 dwellings. Since the 1 April 2014 position was reported the Greater Norwich authorities published a 1 December 2014 update, which showed progress on a number of sites, which meant that the authorities could claim a 5 year supply (5.10 years, or a surplus of 262 units). In June 2015 this position was challenged at appeal[46]; South Norfolk Council agreed with the appellant that the approach being used by the Greater Norwich authorities, which did not include the current year in either the assessment of past delivery or future supply[47], was not consistent with current practice. Including the current year as part of the five year supply period reduced the supply to a maximum of 4.94 years at 1 December 2014. If the Greater Norwich authorities continued to use both the Liverpool approach and a 5% buffer (but acknowledging the 5 year period should include the current year) the supply for the Norwich Policy Area at 1 April 2015 would stand at 4.87 years, a shortfall of 309 units. However, as acknowledged above the Councils are now in a position of recognising that there has been persistent under delivery in the NPA, and consequently it is necessary to apply the 20% buffer.

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

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

45 APP/G2625/A/13/2195084
46 APP/L2630/A/14/2227526, Land east of the A47 etc., Cringleford
47 Produced in accordance with the previous criteria for CLG LDF Core Output Indicator H2 (a-d) and CLG National Indicator NI159

2013/14	992	1,825	-833
2014/15	1,143	1,825	-682
Total 2008-15	6,958	12,775	-5,817
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 20% required by the NPPF		2,719	
2015/16	1,531	2,719	-1,188
2016/17	2,751	2,719	+32
2017/18	2,846	2,719	+127
2018/19	2,501	2,719	-218
2019/20	2,297	2,719	-422
Five year supply/requirement	11,926	13,595	-1,669

28. The above table and the trajectory in Appendix A1 demonstrate that across the NPA the supply of deliverable land at 1st April 2014 represented 87.8% of what is required under the NPPF, 4.39 years supply or a shortfall of 1,669 units. The trajectories in Appendices A2 - 4 illustrate the respective positions for the constituent parts of the NPA.

29. The GNGB authorities acknowledge that there has been a 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 (in March 2011) 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, with the City Council's sites adopted in during the monitoring year (in December 2014) and the majority of the South Norfolk sites adopted in October 2015. It is therefore anticipated that once further site allocations are confirmed to accommodate the remaining 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.

30. 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 further sites 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 period. In a number of instances it is possible that these sites will actually come forward within the 5 year period. Assuming local plan preparation continues as planned, within the 2015/16 monitoring year it is anticipated that the local authorities will have sufficient sites identified in adopted local plans to exceed the minimum JCS requirements for the NPA for the period up to 2026.

Broadland and South Norfolk Rural Areas

31. For the non-NPA Rural Areas, separate trajectories are produced for the Broadland and South Norfolk elements. These areas represent 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 333.4% and 337.3% of the NPPF requirement respectively in their Rural Areas. This equates to a current surplus of 817 units in Broadland's Rural Area and 866 units in South Norfolk's Rural Area. As there has been over-delivery across both areas for the majority of years since 2008, the 5%

buffer required by the NPPF is applied. 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
2014/15	188	89	+99	345	131	+214
Total 2008-15	884	624	+260	1,641	920	+721
Annual requirement to 2025/26 adjusted to take account of previous surplus, plus 5% required by the NPPF		70			73	
2015/16	201	70	+131	301	73	+228
2016/17	278	70	+208	286	73	+213
2017/18	261	70	+191	229	73	+156
2018/19	234	70	+164	209	73	+136
2019/20	193	70	+123	206	73	+133
Five year supply/ requirement	1,167	350	+817	1,231	365	+866

Emerging SHMA and possible future changes to assumptions

32. As noted 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. For example, at present there is no allowance made for the supply that results from the provision of student accommodation of from institutional care homes for the elderly. These issues are being addressed in the emerging Strategic Housing Market Assessment (SHMA) covering the Greater Norwich area, which is likely to be finalised in the near future.

33. The emerging SHMA is being undertaken in accordance with the latest Government guidance and reflects the latest thinking on the implementation of that guidance. The SHMA is being produced in conjunction with North Norfolk and Breckland Councils, reflecting the wider Housing Market Area based on the evidence that has emerged as part of the SHMA production. The final SHMA will set out the Objectively Assessed Needs (OAN) for the period 2012 to 2036 and will form part of the evidence base for the next round of Local Plan documents.

34. With the figures rebased to 2012 it is evident that the requirement for the NPA, even when taking into account the uplift in housing numbers required to meet the employment aspirations of the greater Norwich City Deal, will be lower than the JCS requirement.

The backlog against the JCS figures between 2008 and 2012 would no longer exist, and the backlog between 2012 and 2015 would be reduced. In addition, the new SHMA will incorporate student accommodation, meaning that such sites delivered/permitted since 2012 will contribute to the housing supply. These factors will help improve the 5 year supply deficit which has accrued against the JCS requirements.

35. As the SHMA will be finalised during the 2015/16 monitoring year, an assessment of the implications will be included in the 2015/16 AMR; however once finalised, the SHMA will represent the most up-to-date assessment of OAN for the area.

Action

36. 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.

37. This matter will be kept under close review by the Greater Norwich authorities. If it is possible to demonstrate a 5 year land supply during this monitoring year, an update to this report will be issued.

38. 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.

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		
Actual completions - Previous Years	1193	923	910	915	882	992	1143													
Projected Completions - Current Year								1531												
Projected Completions - Existing Sites									2751	2846	2501	2297	2152	1795	1539	1321	1356	1055		
Projected Completions - Emerging Sites									174	585	1040	1313	1443	1360	1245	1105	862	630	37859	Total Delivered
Managed delivery target - annual requirement taking account of past/projected completions (current/existing sites only)	1825	1862	1921	1988	2065	2156	2253	2354	2436	2401	2345	2323	2327	2362	2504	2826	3578	5800		
JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1824	1824	1824	32847	Total Required

	2015/16	2016/17	2017/18	2018/19	2019/20		
Five Year Requirement	2354	2354	2354	2354	2354	**11768**	**Units**
Five Year Requirement plus additional 20% brought forward from later in the plan period	2719	2719	2719	2719	2719	**13593**	**Units**
Five Year Supply	1531	2751	2846	2501	2297	**11926**	**Units**
						-1667	**Unit Defecit**
						4.39	**Years**
Five Year Supply	1531	2925	3431	3541	3610	**15038**	**Units**
						1445	**Unit Surplus**
						5.53	**Years**

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		
Actual completions - Previous Years	104	84	81	157	56	217	217													
Projected Completions - Current Year								315												
Projected Completions - Existing Sites									629	775	806	741	654	548	478	426	268	218		
Projected Completions - Emerging Sites									124	348	703	955	1100	1030	915	750	500	400	13599	Total Delivered
Managed delivery target - annual requirement taking account of past/projected completions (current/existing sites only)	617	647	682	722	762	817	867	926	987	1027	1058	1094	1153	1253	1429	1746	2406	4543		
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	926	926	926	926	926	4629	Units
Five Year Requirement plus additional 20% brought forward from later in the plan period	1049	1049	1049	1049	1049	5245	Units
Five Year Supply	315	629	775	806	741	3266	Units
						-1979	Unit Defecit
						3.11	Years
Five Year Supply	315	753	1123	1509	1696	5396	Units
						151	Unit Surplus
						5.14	Years

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	252													
Future Supply	Projected Completions - Current Year								602												
	Projected Completions - Existing Sites									946	804	539	706	737	620	538	503	766	574		
	Projected Completions - Emerging Sites									0	0	0	0	0	0	0	0	0	0	9787	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions (current/existing sites only)	477	474	479	486	501	508	533	558	554	510	474	464	424	361	297	216	73	-621		
	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

	2015/16	2016/17	2017/18	2018/19	2019/20		
Five Year Requirement	558	558	558	558	558	**2791**	**Units**
Five Year Requirement plus additional 20% brought forward from later in the plan period	654	654	654	654	654	**3268**	**Units**
Five Year Supply	602	946	804	539	706	**3597**	**Units**
						329	**Unit Surplus**
						5.50	**Years**
Five Year Supply	602	946	804	539	706	**3597**	**Units**
						329	**Unit Surplus**
						5.50	**Years**

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		
Actual completions - Previous Years	562	440	452	478	419	565	674													
Projected Completions - Current Year								614												
Projected Completions - Existing Sites									1176	1267	1156	850	761	627	523	392	322	263		
Projected Completions - Emerging Sites									50	237	337	358	343	330	330	355	362	230	14473	Total Delivered
Managed delivery target - annual requirement taking account of past/projected completions (current/existing sites only)	731	741	760	780	802	831	853	870	895	864	814	765	751	748	779	864	1100	1878		
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

	2015/16	2016/17	2017/18	2018/19	2019/20		
Five Year Requirement	870	870	870	870	870	**4348**	**Units**
Five Year Requirement plus additional 20% brought forward from later in the plan period	1016	1016	1016	1016	1016	**5079**	**Units**
Five Year Supply	614	1176	1267	1156	850	**5063**	**Units**
						-16	**Unit Defecit**
						4.98	**Years**
Five Year Supply	614	1226	1504	1493	1208	**6045**	**Units**
						966	**Unit Surplus**
						5.95	**Years**

Appendix B1 – Broadland Rural Area Trajectory

Broadland RA - 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		
Actual completions - Previous Years	198	109	69	70	111	139	188													
Projected Completions - Current Year								201												
Projected Completions - Existing Sites									278	261	234	193	152	73	48	48	48	48		
Projected Completions - Emerging Sites									131	134	45	0	0	0	0	0	0	0	2778	Total Delivered
Managed delivery target - annual requirement taking account of past/projected completions (current/existing sites only)	89	83	81	82	83	81	76	66	52	27	-2	-36	-74	-120	-168	-240	-384	-815		
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								66	66	66	66	66	**328**	**Units**						
Five Year Requirement plus additional 5% brought forward from later in the plan period								70	70	70	70	70	**350**	**Units**						
Five Year Supply								201	278	261	234	193	**1167**	**Units**						
													817	**Unit Surplus**						
													16.67	**Years**						
Five Year Supply								201	409	395	279	193	**1477**	**Units**						
													1127	**Unit Surplus**						
													21.10	**Years**						

Appendix B2 – South Norfolk Rural Area Trajectory

South Norfolk Rural Area - 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		
Actual completions - Previous Years	345	205	189	197	250	110	345													
Projected Completions - Current Year								301												
Projected Completions - Existing Sites									286	229	209	206	123	98	98	98	98	98		
Projected Completions - Emerging Sites									97	326	270	63	20	0	0	0	0	0	4261	Total Delivered
Managed delivery target - annual requirement taking account of past/projected completions (current/existing sites only)	132	119	114	109	102	91	89	66	43	16	-11	-43	-84	-125	-181	-274	-461	-1019		
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	66	66	66	66	66	**330**	**Units**
Five Year Requirement plus additional 5% brought forward from later in the plan period	73	73	73	73	73	**363**	**Units**
Five Year Supply	301	286	229	209	206	**1231**	**Units**
						868	**Unit Surplus**
						16.94	**Years**
Five Year Supply	301	383	555	479	269	**1987**	**Units**
						1624	**Unit Surplus**
						27.35	**Years**

APPENDIX C – NPA SITES INFORMATION

	Five Year Supply Period										
Address	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**
BROADLAND NPA EXISTING SITES											
Blofield: Garden Farm		30	45								
Blofield: Land South of Yarmouth Road/North of Lingwood Road				30							
Blofield: Land off Wyngates	12	25	25	2							
Blofield: Land off Blofield Corner Road		12	12	12							
Blofield: Land Off Woodbastwick Road		12	12								
Blofield: Land Adj. 20 Yarmouth Road	15	15									
Blofield: Land East of Plantation Road		7	7								
Brundall: Land to west of Cucumber Lane	50	50	14								
Brundall: Vauxhall Mallards, Strumpshaw Road	19	25									
Drayton: Land Adj. Hall Lane		25	50	50	50	25					
Drayton: The Crescent	4										
Great & Little Plumstead: Land at Former Little Plumstead Hospital			25	50	34						
Hellesdon: Land at Eversley Road		25	25	22							
Horsford: Land at Sharps Hall Farm, Mill Lane	25	25	25	25	25						
Rackheath: Land off Salhouse Road	12	25	25	17							
Salhouse: Norwich Road	12	7									
Spixworth: Land North of Crostwick Lane	20										
Spixworth: Land East of Buxton Road			25	50	50	50	50				
Sprowston: Phase 4 Home Farm, Blue Boar Lane				11	25	25	14				
Sprowston: Phase 5 Home Farm, Blue Boar Lane	25	25	25	14							
Sprowston: White House Farm, Land at Blue Boar Lane	75	150	150	150	150	150	150	150	108		
Sprowston: North Sprowston & Old Catton		91	182	182	183	188	188	188	178	178	178
Thorpe St Andrew: Brook Farm & Laurel Farm				50	100	100	100	100	100	50	
Thorpe St Andrew: Pinebanks		25	50	50	50	50	6				

Thorpe St Andrew: Land at Griffin Lane		12	25	25	9						
Thorpe St Andrew: Former Norwich Camping & Leisure	12	5									
Thorpe St Andrew: Former Woodside Public House	9										
Broadland NPA sites of 1-4 units with planning permission at 1 April 2015	25	26	25	26	25	26					
Broadland NPA windfall assumption		12	28	40	40	40	40	40	40	40	40
Broadland NPA Existing Sites Subtotals	**315**	**629**	**775**	**806**	**741**	**654**	**548**	**478**	**426**	**268**	**218**
NORWICH EXISTING SITES											
All Saints Green, Ivory House					11						
Anglia Square				50	50	50	50	50			
Argyle Street					12						
Aylsham Road District Centre, 291-293 and land at Arminghall Close										50	50
Aylsham Road, 165-187										20	
Aylsham Road, 261-277										25	25
Barn Road Car Park				20	20						
Barrack Street – CC17a St James Place								50	50	50	50
Barrack Street, 126-128										15	
Beckham Place, land at		14									
Ber Street 147-153											20
Ber Street, 10-14			10								
Bethel Street, 59					14						
Bethel Street, Aldwych House	48										
Bishop Bridge Road, 29-31 Bishop Bridge Road										19	19
Bishop Bridge Road, Egyptian Road and Ketts Hill, land at									15	15	
Bishop Bridge Road, land east of, excl 29-31 Bishop Bridge Road										31	
Blackfriars Street/St Saviours Lane, Hi-Tech House	37										
Bluebell Road, Bartram Mowers site			60			60					
Bowthorpe Road, Norwich Community Hospital Site							40	40			
Bracondale, Deal Ground (1a) *excludes May Gurney/Carrow Yacht Club site (SNDC)*									50	50	50
Brazen Gate, former Aviva Car Park (Brazen Plain)	51										

Carrow Road, Land adj to Norwich City Football Club (NR1 Phase 2)	28										
Carrow Road, The Clarence Harbour Public House	12										
Carshalton Road, Former Lakenham Sports and Social Club		28	47								
Cattle Market Street, 23, St Peters House		12									
City Hall, land to the rear							10	10			
City Road, 24, John Youngs Ltd						30	15				
Cremorne Lane, Utilities Site *parts within Norwich*					60	40					
Dereham Road, land & buildings adjacent to & Including 349A & 349B						24					
Dereham Road, Site of former Earl of Leicester PH, 238a					12						
Dibden Road, Van Dal Shoes and garage courts				10	10	5					
Duke Street, EEB site		69	85								
Earlham West Centre, Shoemaker Public House				9	9						
Edward Street, Hunters Squash Club	16										
Fishergate, Bulsare Warehouse			10								
Friars Quay/Colegate						20					
Garden Street, land at										50	50
Gas Hill, Gas Holder							15				
Goldsmith Street		80	25								
Greyfriars Road/Rose Lane				10	10						
Hall Road, Hewett Yard						10	10				
Hall Road, rear of 138A	4										
Havers Road Industrial Sites			50	50							
Heigham Street, 231-243							25				
Hurricane Way		20	20								
Ipswich Road, Norfolk Learning Difficulties Centre										10	20
Kerrison Road, Carrow Quay		80	85	85							
Kerrison Road, Norwich City Football Club (part) Groundsmans Hut						50					
Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott						50	100	100	100	50	
King Street, 126-140	23										

King Street, 131-133 and Hobrough Lane		8		25							
King Street, 144-146	12										
King Street, 148-162	22										
King Street, King Street Stores							10	10			
King Street, St Annes Wharf		187	86	31	133						
Little John Road, Parish Hall/Vicarage Garden (1a)	1					5					
Lower Clarence Road, car park									15	15	15
Magdalen Road, 118 (site of former Elm Tavern)					11						
Magdalen Street, 23-25			17								
Mile Cross Depot						75					
Mousehold Lane, Start Rite Factory site				20	20						
Muspole Street, Depository Building		25	25	7							
Northumberland Street, 120-130										30	
Oak Street / Sussex Street commercial sites, 160-162 Oak Street										15	
Oak Street, 123-161				27						28	
Oak Street, 140-154						10					
Oak Street, The Talk and 114							20	20			
Pottergate car park						10	10				
Prince of Wales Road, 112-114, Grosvenor House					69						
Queens Road and Surrey Street							40				
Raynham Street, north of			20	20							
Rosary Road, Chalk Hill Works (The Nest)	12										
Rose Lane and Mountergate, land at		50	50			33	33	33	33	33	35
Rose Lane, 61-65 (Imperial House)		58									
St Crispins Road/Pitt Street			25								
St Georges Street, Merchants Court										20	
St Matthews Road, 14-16 (Orbit Housing)	14										
St Stephens Street, east side inc St Stephens Towers					75	75	50	50			
Starling Road, Enterprise Garage		14									
Starling Road, Industrial sites (Cordova Buildings)	22										
Starling Road, Industrial sites; remainder of allocation			9								
Sussex Street, 70-72							17				
Thorpe Road, 112-114, TaxAssist House		18									

Thorpe Road, 122, Eastgate House	38										
Thorpe Road/Lower Clarence Road, Busseys Garage									15	15	15
Three Score	92	38	75	75	75	75	75	75	75	75	75
Upper King Street, 19, second and third floors	10										
Upper King Street, 7, St Cuthberts House	55										
Wall Road, part Sewell Park College	15	12									
Waterworks Road, Heigham Water Treatment Works									50	50	50
Wellesley Avenue North, Lionwood School site		14									
Westwick Street Car Park					15	15					
Wherry Road, site adjacent Novi Sad Bridge		66									
Windmill Road, land north of		10									
Norwich Sites of 1-9 units with planning permission at 1 April 2015	90	93	30								
Norwich Windfall Assumption	0	50	75	100	100	100	100	100	100	100	100
Norwich Existing Sites Subtotals	**602**	**946**	**804**	**539**	**706**	**737**	**620**	**538**	**503**	**766**	**574**
SOUTH NORFOLK NPA EXISTING SITES											
Bawburgh: Stocks Hill		5									
Bramerton: Herbert Parker Seeds	8										
Costessey: North of the River Tud/Queen's Hills	127	110	62	50	11						
Costessey: west of Lodge Farm	36	40	40	40	40	40	40	40	40	40	40
Costessey, Townhouse Road		20	20	22							
Costessey: Bridge Farm, Norwich Road	3	3	2								
Cringleford: Newfound Farm Neighbourhood Plan allocation		58	167	167	167	167	167	167	92	67	67
Cringleford: North of the A11/Roundhouse Park	93	107	83								
Cringleford: Former Primary School site			12	25	1						
Cringleford: Newfound Farm		5									
Framingham Earl: NW of Pigot Lane	25	50	25								
Framingham Earl/Bixley: West of Octagon Barn, Bungay Road		20	20	20							
Framingham Earl: Long Lane		4	3								
Hethersett: North Village		40	120	120	120	120	120	120	120	120	96
Hethersett: Great Melton Road	40	40	40	31							
Keswick: Low Road	7										

Little Melton: Ringwood Close			10	10							
Little Melton: Mill Road		12	8								
Little Melton: Gibbs Close		12	8								
Long Stratton: Cygnet House	5	45									
Mulbarton: The Rosery/Long Lane	5	42	42	48	24	19					
Newton Flotman: 38 Olive Avenue		8									
Poringland: The Street	73	85	66	55	55	55	30	21			
Poringland: Heath Farm	20	60	80	90							
Poringland: Mill Close	5										
Spooner Row: Chapel Lane/Bunwell Road	3	10	10	10							
Spooner Row: The Bungalow, Station Road	1	2	2								
Stoke Holy Cross: South of Long Lane	14	39									
Stoke Holy Cross: North of Long Lane		12	12								
Swardeston: Roadside Nurseries	1										
Tharston: Chequers Road	12	36	36	36							
Trowse: May Gurney/Keir site & Carrow Yacht Club							35	35			20
Trowse: White Horse Lane		15	37	50	50	22					
Wymondham: South Wymondham		75	125	200	200	200	175	100	100	55	
Wymondham: Carpenter's Barn	30	60	60	60	60	60	20				
Wymondham: Norwich Common/Beckett's Grove	23										
Wymondham: Norwich Road/Spinks Lane	20	50	50	50	50	38					
Wymondham: Sale Ground		32	32								
Wymondham: between Burdock Close and Blackthorn Road	12	19									
Wymondham: Friarscroft Lane			20								
Wymondham: Chestnut Drive/London Road	8	10									
Wymondham: BOCM Paul, Rightup Lane			14								
Wymondham: 49 Norwich Common	11										
Wymondham: north of Rightup Lane		6									
South Norfolk NPA sites of 1 to 4 units with planning permission at 1 April 2015	32	32	33	32	32						
South Norfolk NPA Windfall assumption	0	12	28	40	40	40	40	40	40	40	40
South Norfolk NPA Existing Sites Subtotals	**614**	**1176**	**1267**	**1156**	**850**	**761**	**627**	**523**	**392**	**322**	**263**
Norwich Policy Area Existing Sites Totals	**1531**	**2751**	**2846**	**2501**	**2297**	**2152**	**1795**	**1539**	**1321**	**1356**	**1055**

FUTURE SITES IN EMERGING LOCAL PLANS

Address	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
BROADLAND NORWICH POLICY AREA EMERGING SITES											
Growth Triangle: Land South of Salhouse Road			75	150	150	150	150	150	150	150	150
Growth Triangle: Land North of Plumstead Road						20	25				
Growth Triangle: Land East of Broadland Business Park				75	150	150	150	150	150	25	
Growth Triangle: Norwich RFC				25	50	50	50	50	25		
Growth Triangle: Land North of Repton Avenue		25	50	50	50	50	50	50	15		
Growth Triangle: North Rackheath					100	200	200	200	200	200	200
Growth Triangle: Land South of Green Lane West		25	50	50	50	50	50	25			
Growth Triangle: Land South of Green Lane East			15	30	30	30	30	15			
Growth Triangle: White House Farm (North-East)						75	150	150	85		
Growth Triangle: Land east of Broadland Business Park (North Site)				50	100	100	50				
Blofield: Land at Yarmouth Road			25	50	50	50					
Drayton: Land East of School Road		12	8								
Hellesdon: Land at Hospital Grounds, southwest of Drayton Road			50	100	100	50					
Hellesdon: Royal Norwich Golf Club		50	50	100	125	125	125	125	125	125	50
Horsham & Newton St Faiths: Land East of Manor Road		12	25	23							
Broadland NPA Emerging Sites Subtotal	**0**	**124**	**348**	**703**	**955**	**1100**	**1030**	**915**	**750**	**500**	**400**
SOUTH NORFOLK NORWICH POLICY AREA EMERGING SITES											
Bracon Ash: Norwich Road			12	8							
Easton: south and east of village		50	100	100	100	100	100	100	125	132	
Hethersett: North of Grove Road			12	25	3						
Long Stratton: proposed LNGS1 allocation			50	140	230	230	230	230	230	230	230
Newton Flotman: Flordon Road/Church Road			12	18							
Poringland: The Ridings			12	8							
Spooner Row: School Lane			5								
Stoke Holy Cross: South of Long Lane				12	25	13					

Surlingham: The Street			5								
Surlingham: New Road			5								
Swardeston: Main Road			12	18							
Tasburgh: Church Road			12	8							
South Norfolk NPA Emerging Sites Subtotal	**0**	**50**	**237**	**337**	**358**	**343**	**330**	**330**	**355**	**362**	**230**
Norwich Policy Area Emerging Sites Total	**0**	**174**	**585**	**1040**	**1313**	**1443**	**1360**	**1245**	**1105**	**862**	**630**

Appendix D - RURAL AREA SITES INFORMATION

Address	Five Year Supply Period 2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
SOUTH NORFOLK RURAL AREA											
Ashwellthorpe: r/o Wood Farm, The Street		15	16								
Aslacton: Coopers Scrap Yard		10	5								
Barnham Broom: Rush Green Road, Bell Road	4	8	8	4							
Brooke: Norwich Road	12										
Carelton Rode: Cooks Garage	5										
Dickleburgh: Mount Pleasant, Norwich Road	15										
Diss: Diss Cue Club/DissTribution, Mission Road	3										
Diss: 38-39 Victoria Road	2										
Diss: Water Tower, Louis Lane	5										
Diss: The Crown & outbuilding, Nicholas Street		5									
Ditchingham: Simpsons Maltings	49										
Earsham; SW Dukesway	5										
Forncett: Old Station Yard, Station Road		17									
Hales: Hales Hospital	22	22									
Hales: former workshop, Yarmouth Road		10									
Harleston: Mendham Lane	42	42									
Harleston: Former Howard Rotavator Works, Mendham Lane		12	17								
Harleston: Maltings at Tudor Rose Way		5									
Loddon: land north of George Lane		25	50	50	50	25					
Loddon: ExPress Plastics	15										
Loddon: Former Police Station, 8 Bridge Street	5										
Roydon/Diss: Old High Road/ Roydon Road	44										
Scole: The Reading Rooms, The Street	1										
Thurlton: South of Holly Cottage, Beccles Road	5										
Wicklewood: fronting High Street	7	7									
Wicklewood: High Oaks Works	2	2	2								
Sites of 1 to 4 units at 1 April 2015	58	57	58	57	58						
South Norfolk Rural Area Windfall Assumption	0	49	73	98	98	98	98	98	98	98	98
South Norfolk Rural Area Existing Sites Totals	**301**	**286**	**229**	**209**	**206**	**123**	**98**	**98**	**98**	**98**	**98**
SOUTH NORFOLK RURAL AREA EMERGING SITES											
Alpington: Wheel Road (South)		10									
Barford: west of The Hall, off Church Lane		10									
Bergh Apton: off Cookes Road		7									

Bergh Apton: west of St Martin's Church, The Street			3	2							
Brooke: High Green Farm			8								
Broome: Yarmouth Road			5								
Broome: adj Broome Heath			5								
Bunwell: Bunwell Street			3	5							
Bunwell: adj. Chruch Farm House, Church Lane			7								
Carleton Rode: west of Rode Lane			5								
Carleton Rode: Flaxlands Road			5								
Dickleburgh: Langmere Road			10	10							
Diss: North of Vinces Road			12	23							
Diss: Frenze Hall Lane		25	50	50	25						
Diss: Former Hamlins Factory Site			13								
Diss: Former Feather Factory Site			17								
Ditchingham: Tunney's Lane field			10	10							
Earsham: Lodge Field			10	10							
Geldeston: west of The Kells		10									
Gillingham: Norwich Road			10								
Great Moulton: High Green			5								
Hales: North of Yarmouth Road			10								
Harleston: Spirkett's Lane/Limes Close			25	50	20						
Hempnall: off Bungay Road, west of Roland Drive			10	10							
Hingham: land at Seamere Road		25	25	25	13						
Pulham Market: Sycamore Farm, Tattlepot Road			10	10							
Rockland St Mary: off Bee Orchid Way			10	10							
Roydon: Denmark Lane			12	25	5						
Scole: Old Norwich Road			5	10							
Seething: land on Seething Street			10								
Tacolneston: Land adj. The Fields						20					
Thurlton: Beccles Road, west of College Road			10	10							
Wicklewood: Hackford Road			6								
Woodton: rear of Georges House, The Street			10	10							
Wortwell: Land at The Bell Field			5								
Wreningham: adj. builder's yard, Church Road		10									
South Norfolk Rural Area Emerging Sites Totals	**0**	**97**	**326**	**270**	**63**	**20**	**0**	**0**	**0**	**0**	**0**

BROADLAND RURAL AREA SITES

Acle:Land North of Norwich Road		25	50	50	15						
Acle:Land North of Springfield	12	12	12								
Aylsham: Land Adj. Woodgate Farm	25	50	50	50	50	25					

Aylsham: Aegel House, Burgh Road	10	12									
Aylsham: Land North of Sir William's Lane	25	50	50	50	50	50	25				
Cantley: Land off Station Road	3										
Coltishall: Coltishall Hall	6										
Felthorpe: Mill Farm, Mill Lane	3										
Hainford: Land off Stratton Road	7	7									
Lingwood and Burlingham: Land Adj. Saint Edmunds Road	4										
Lingwood and Burlingham: Land at Norwich Road	25	4									
Lingwood and Burlingham: Lingwood Primary School		7	8	7							
Reepham: New Road	9										
Reepham: The Dial House, Market Place	8	8									
Strumpshaw: Hamper People Ltd, 31 Norwich Road	10										
Wroxham: Land West of Salhouse Road	25	50	25								
Sites Below 5 Units	29	29	30	29	30	29					
Broadland Rural Area Windfall Assumption	0	24	36	48	48	48	48	48	48	48	48
Broadland Rural Area Existing Sites Totals	**201**	**278**	**261**	**234**	**193**	**152**	**73**	**48**	**48**	**48**	**48**

BORADLAND RURAL AREA EMERGING SITES

Acle: Land South of Acle Station		12	8								
Buxton: Land East of Lion Road		12	8								
Cawston: Land East of Gayford Road		12	8								
Cotlishall: Land off Rectory Road		12	18								
Coltishall: Land at Jordan's Scrapyard		12	18								
Freethorpe: Land North of Palmer's Lane		10									
Reedham: Land at Station Road		12	8								
Reepham: Land off Broomhill Lane		25	50	45							
Reepham: Land at former Station Yard		12	8								
South Walsham: Land to Rear Burlingham Road/St May's Close		12	8								
Broadland Rural Area Emerging Sites Totals	**0**	**131**	**134**	**45**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Appendix B – CIL receipts

Greater Norwich Infrastructure Investment Fund 2014-15

1. Under the Greater Norwich City Deal, signed in December 2013, Broadland District Council, Norwich City Council and South Norfolk Council (hereafter referred to as ‘the Councils’) committed to pooling the majority of their Community Infrastructure Levy (CIL) income to create a Greater Norwich Infrastructure Investment Fund.

2. In accordance with the CIL legislation, the Councils may deduct up a maximum of 5% of the CIL to cover administration costs, such as invoicing and collection of CIL. A further 15% or 25% neighbourhood contribution (dependent upon whether there is a Neighbourhood plan in place) is deducted by the Councils and in the case of Broadland and South Norfolk is required to be paid over to the relevant Parish/Town Council. As Norwich is un-parished the community element of CIL (15%) is retained and managed by Norwich City Council.

3. The remaining balance of CIL revenues from each of the Councils is paid into the Infrastructure Investment Fund to be designated for infrastructure investment, identified in the long-term capital programme to 2026.

4. The Infrastructure Investment Fund is administered by the Greater Norwich Growth Board (GNGB) – a partnership of the three District Authorities working with Norfolk County Council and New Anglia Local Enterprise Partnership (the LEP). Norfolk County Council has been appointed as the Accountable Body.

5. The GNGB has responsibility for overseeing the delivery of the strategic infrastructure identified as being required to support the planned growth of the Greater Norwich area. The Board agrees an annual programme of infrastructure projects to be delivered by the GNGB via a Greater Norwich Growth Programme which will be funded either wholly or in part from the Infrastructure Investment Fund.

Reporting information as required by the Community Infrastructure Levy Regulation 62 (4) for the year 2014 to 2015, for the element of CIL which is pooled across the authorities of Broadland District Council, Norwich City Council and South Norfolk Council.

Through the City Deals it was agreed that the Councils, in their reporting requirements for the use of CIL, do not have to comply with the requirement to report at individual project level the amount of CIL which they have individually utilised. Instead the authorities can jointly state the amount of CIL they have used as a total and list those projects which CIL has funded. This information is set out below for the element of CIL pooled into the Greater Norwich Infrastructure Investment Fund and utilised for the delivery of strategic infrastructure across the Greater Norwich area.

Total CIL receipts transferred to the Infrastructure Investment Fund:

	2013/14	**2014/15**
Broadland	£43,489.23	£629,847.55
Norwich	£12,210.00	£128,572.48
South Norfolk		£92,397.28
Total CIL pooled into the Infrastructure Investment Fund.	**£55,699.23**	**£850,817.31**

The Total CIL expenditure and the items of infrastructure to which CIL has been applied:

Project	**CIL Expenditure in 2014/15**
Harrisons' Plantation	£5,000
Danby Wood	£25,861.85
Marston Marsh	£23,805.33
Earlham Millennium Green Phase 1	£3,159.83
Riverside Walk	£17,360.76
Marriott's Way Phase 1	£60,000
TOTAL	**£135,187.77**

The total amount of CIL receipts transferred to the Infrastructure Investment Fund and retained at the end of the reported year is **£715,629.54**

Of these, **£0** are receipts from previous years and **£715,629.54** are receipts from the reported year.

More information on the full programme of infrastructure projects which have been approved through the Greater Norwich Growth Programme to receive funding from the Infrastructure Investment Fund is available here: http://www.greaternorwichgrowth.org.uk/delivery/growth-programme/

Broadland District Council

Community Infrastructure Levy (CIL) report for 1st April 2014 to 31st March 2015:

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.

Reporting Information as required by the Community Infrastructure Levy Regulation 62(4) for the year 2014 to 2015 for Broadland District Council.

Regulation 62	Description	Amount
4(a)	Total CIL receipts	£790,732.30
(b)	Total CIL expenditure	*
(c)(i)	The items of infrastructure to which CIL has been applied	*
(ii)	Amount of CIL expenditure on each item	*
(iii)	Amount of CIL applied to repay money borrowed	*
(iv)	Amount of CIL applied to administrative expenses	£39,536.56 (5%)
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B)	£121,347.76
(ii)	Amount of CIL passed to any individual (reg 59(4))	£0.00
4(cb)	Summary details of the receipt and expenditure of CIL to which regulations 59A or 59B applied.	
(i)	The total CIL receipts that regulations 59A or 59B applied to	£121,347.76
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	None
(iii)	The amount of expenditure on each item	£0.00
4(cc)	Summary details of any notices served in accordance with regulation 59E	None
4(d)(i)	The total amount of CIL receipts retained at the end of the reported year, other than those to which reg 59E or 59F applied	*
(ii)	CIL receipts from previous years retained at the end of 2014/15 other than those to which regulation 59E or 59F applied	*
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	*
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	None
4(e)	Infrastructure payments	None

* See Greater Norwich Infrastructure Investment Fund section for the whole Greater Norwich Area.

Norwich City Council Community Infrastructure Levy (CIL)

Regulation 62
Monitoring Report 2014/2015

Published September 2015

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 is party to a Joint Working Agreement entered into with the Local Authorities and the LEP participating in the Greater Norwich Development Board (GNGB). (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)

1.3. The GNGB is the body responsible for delivering the strategic infrastructure identified as being required to support the planned growth in the Greater Norwich area. In accordance with the Community Infrastructure Regulations 2010 (as amended) regulation 123 a list of infrastructure identified has been published and can be viewed at (http://www.norwich.gov.uk/Planning/Documents/CILRegs123List.pdf)

1.4. The Joint Working Agreement agreed between the participating members of the GNGB confirms that Norwich City Council have agreed to transfer 80% of the CIL revenues collected by the authority to an Infrastructure Investment Fund to be administered by the Greater Norwich Growth Board. Norfolk County Council has been appointed as the Accountable Body.

1.5. The parties to the Joint Working Agreement will agree an annual programme of infrastructure projects to be delivered by the GNGB via a Greater Norwich Growth Programme which will be funded via the Infrastructure Investment Fund. Further details about the delivery of Greater Norwich Growth Programme are available via the following link http://www.greaternorwichgrowth.org.uk/delivery/growth-programme/

1.6. 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.

1.7. 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 2014/15

2 Reporting

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

Regulation 62 reference	Description	Amount
4.(a)	Total value of CIL Demand Notices raised in 2014/15	£219,125
	Total CIL receipts for 2014/15	£160,716
	Total CIL payable in 2015/16 from Demand Notices issued in 2014/15.	£117,806
4.(b)	Total CIL expenditure in 2014/15 (From CIL receipts retained for neighbourhood funding)	£0.00
4.(c) (i)	The items of infrastructure to which CIL receipts retained for neighbourhood funding have 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) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of the CIL Demand Notices issued in that year in accordance with regulation 61.	£10,956 (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 the Greater Norwich Growth Board Infrastructure Investment Fund under regulation 59(4) (See Note 1)	£140,782
4.(d) (i)	Total amount of CIL receipts retained at the end of the reported year.	£26,397

Note 1-: Details of the Greater Norwich Growth Programme approved for 2014/15 and the infrastructure expenditure funded from the Greater Norwich Growth Board's Infrastructure Investment Fund can be accessed via the following link-:

http://www.greaternorwichgrowth.org.uk/growth-board/meetings/

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 from-:

http://www.norwich.gov.uk/Planning/PlanningApplications/Pages/CommunityInfrastructureLevy.aspx

3.2 Further general information about the Community Infrastructure Levy can be obtained from the following sources-:

http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/

South Norfolk Council

Community Infrastructure Levy (CIL) report for 1st April 2014 to 31st March 2015:

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.

Reporting Information as required by the Community Infrastructure Levy Regulation 62(4) for the year 2014 to 2015 for South Norfolk Council.

Regulation 62	Description	Amount
4(a)	Total CIL receipts	£115,496.60
(b)	Total CIL expenditure	*
(c)(i)	The items of infrastructure to which CIL has been applied	*
(ii)	Amount of CIL expenditure on each item	*
(iii)	Amount of CIL applied to repay money borrowed	*
(iv)	Amount of CIL applied to administrative expenses	£5,774.84 (5%)
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B)	£17,324.50
(ii)	Amount of CIL passed to any individual (reg 59(4))	£0.00
4(cb)	Summary details of the receipt and expenditure of CIL to which regulations 59A or 59B applied.	
(i)	The total CIL receipts that regulations 59A or 59B applied to	£17,324.50
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	None
(iii)	The amount of expenditure on each item	£0.00
4(cc)	Summary details of any notices served in accordance with regulation 59E	None
4(d)(i)	The total amount of CIL receipts retained at the end of the reported year, other than those to which reg 59E or 59F applied	*
(ii)	CIL receipts from previous years retained at the end of 2014/15 other than those to which regulation 59E or 59F applied	*
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	*
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	None
4(e)	Infrastructure payments	None

* See Greater Norwich Infrastructure Investment Fund section for the whole Greater Norwich Area.

Appendix C – Duty to Cooperate

Please see document SDJCS 16 at the following link:
http://www.greaternorwichgrowth.org.uk/planning/joint-core-strategy/

2014/15 Update

1.1 The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. In the 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. An updated was provided in 2013-14 and the following provides updates for the year 2014-15. Taken together they demonstrate the on-going nature of cooperation within the Greater Norwich area and with the surrounding authorities.

Organisation

1.2 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 monitoring year 2014-15.

1.3 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 of the New Anglia LEP. The Board is supported by a Director's group, dedicated staff and officer level groupings including planning policy officers.

1.4 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.

1.5 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. A representative of the NSPG sit on the regional Strategic Spatial Planning Officer Liaison Group (SSPOLG) which supports Planning Co-operation across the wider South East (East of England, Greater London and the South East of England).

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

1.7 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

1.8 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.

1.9 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.

Appendix D – Update on Sustainability Appraisal Baseline

Environment

Indicator	Target	SOURCE		08/09	09/10	10/11	11/12	12/13	13/14	14/15
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly at home	decrease increase increase increase	Census	Greater Norwich Broadland Norwich South Norfolk	a) 64% b) 8% c) 17% d) 9% a) 70% b) 8% c) 9% d) 10% a) 50% b) 9% c) 32% d) 7% a) 71% b) 5% c) 10% d) 12%			a) 67% b) 7% c) 18% d) 6% a) 75% b) 6% c) 10% d) 6% a) 52% b) 9% c) 33% d) 4% a) 73% b) 6% c) 10% d) 7%			
% of river length assessed as good or better: a) overall status b) ecological status c) biological status d) general physio chem status e) chemical class	To increase the proportion of Broadland Rivers classed as 'good or better'	EA	Broadland Rivers	No data	No data	No data	a) 26% b) 0.1% c) 8% d) 79% e) 17.6%	No data	No data	No data
Development permissions granted contrary to Environment Agency advice on water quality grounds	None	LPA	Greater Norwich area	1	1	1	0	0	No data	0
			Broadland	0	0	0	0	0	No data	0
			Norwich	1	1	0	0	0	0	0
			South Norfolk	0	0	1	0	0	No data	0
Number of designated Air Quality Management Areas (AQMAs)	Decrease	LPA	Greater Norwich area	4	4	4	1	1	1	1
			Broadland	1	0	0	0	0	0	0
			Norwich	3	4	4	1[48]	1	1	1
			South Norfolk	0	0	0	0	0	0	0
Concentrations of selected air pollutants (micrograms per litre) a) annual average concentrations of Nitrogen Dioxide b) annual average Particulate Matter	Decrease	LPA	Broadland	a) 9.7 b) 17.2	a) 8.5 b) 16.7	a) 8.2 b) 16.6	a) 11 b) 16	a) No data b) No data	a) No data b) No data	a) No data b) No data
			Norwich			a) 13 b) 18	a) 13 b) 19	a) 14 b) 14	a) 15 b) 15	a) 15 b) 15
			South Norfolk	No data	No data	No data	No data	a) 28 b) no data	a) 11 b) 17	a) 29 b) no data
Net change in condition of SSSIs – percentage of SSSIs in favourable or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland	50%	77%	84%	3%	94%	94%	94%
			Norwich	80%	80%	100%	60%	75%	75%	75%
			South Norfolk	33%	40%	86%	86%	86%	78%	78%
Norfolk Bio-diversity Action Plan progress: a) habitats actions in progress/completed b) species actions in progress/completed	Increase		Greater Norwich area Broadland Norwich South Norfolk	Options for other indicators are being explored with the Norfolk Biodiversity Partnership						

[48] Change in designation

Indicator	Target	SOURCE		08/09	09/10	10/11	11/12	12/13	13/14	14/15
Net change in Local Sites in "Positive Conservation Management" – percentage of sites	To increase	Norfolk Biodiversity Information Service	Greater Norwich area	49%	52%	58%	60%	63%	67%	73%
			Broadland	53%	53%	59%	64%	69%	69%	75%
			Norwich	74%	78%	81%	79%	88%	88%	93%
			South Norfolk	44%	48%	55%	56%	59%	64%	70%
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register	To decrease	LPA	Greater Norwich area	Data not complete	Data not complete	a) 107 b) 10	a) 110 b) 9	Data not complete	Data not complete	Data not complete
			Broadland	No data No data	No data No data	a) 31 b) 2	a) 39 (39%) b) 2 (9%)	a) 31(2.1%) b) No data	a) No data b) No data	a) 36 (3.7%) b) 22(9%)
			Norwich	a) 29 b) 5	a) 33 b) 5	a) 29 b) 5	a) 31 b) 4	a) 28 b) 3	a) 28 b) 2	a) 31(2.1%) b)2(8.3%)
			South Norfolk	a) 53 b) N/D	a) 49 b) N/D	a) 47 b) 3	a) 40 b) 3	a) 42 b) 3	a) 40 b) 0	a) 41 b) 0
Net change in number of Tree Preservation Orders (TPOs)	None to be lost as a results of development	LPA	Broadland	No data	No data	No data	No data	No data	No data	No data
			Norwich	No data	No data	No data	No data	0	0	No data
			South Norfolk	No data	No data	No data	No data	No data	No data	No data
Total CO^2 emissions per capita (million tonnes carbon equivalent)	To decrease	DECC	Broadland	6.4	6	6.1	5.6	6.1	7.3	No data
			Norwich	6.3	5.6	5.7	5.1	5.5	5.2	
			South Norfolk	8.5	7.8	7.9	7.3	7.8	8.1	
Renewable energy generating capacity permitted by type	Increase	LPA	Greater Norwich area	see table above at paragraph 3.7						
			Broadland							
			Norwich							
			South Norfolk							
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	Zero	LPA	Greater Norwich area	3	0	1	0	0	No data	0
			Broadland	0	0	0	0	0		0
			Norwich	1	0	0	0	0		0
			South Norfolk	2	0	1	0	0		0
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)	None	LPA	Broadland	0	0	0	0	0	0	No data
			Norwich	No data	No data	No data	No data	No data	No data	No data
			South Norfolk	0	0	0	0	0	0	0
Daily domestic water use – per capita consumption	Decrease		Norwich and Broads Water Resource Zone	148.1	142.7	144.5	No data	No data	No data	No data
Percentage of dwellings built on previously developed land	60%	LPA	Broadland	75%	65%	45%	57%	53%	46%	54%
			Norwich	95%	99%	94%	90%	90%	96%	88%
			South Norfolk	38%	32%	29%	25% new build	23%	15%	28%

Indicator	Target	SOURCE		08/09	09/10	10/11	11/12	12/13	13/14	14/15
Percentage of new dwellings completed at: a) less than 30 per hectare b) 30-50 per hectare c) More than 50 per hectare	100% above 30 dwellings per hectare	LPA	Broadland[49]		a) 39.7% b) 37.1% c) 23.2%	a) 47.3% b) 36.7% c) 16.0%	a) 61% b) 13% c) 26%	a) 100% b) 0% c) 0%	a) 100% b) 0% c) 0%	a) 100% b) 0% c) 0%
			Norwich	a) 1.9% b) 19% c) 80%	a) 2.7% b) 17% c) 80%	a) 0.6% b) 16% c) 83%	a) 4% b) 13% c) 83%	a) 14% b) 9% c) 77%	a) 3% b) 15% c) 82%	a) 4% b) 15% c) 81%
			South Norfolk	a) 18% b) 78% c) 4%	a) 32% b) 51% c) 17%	a) 33% b) 55% c) 12%	a) 30% b) 55% c) 15%	a) 45% b) 46% c) 8%	a) 55% b) 44% c) 1%	a) 53% b) 45% c) 2%
Waste arising: a) kilograms of waste produced per head of population b) percentage change on previous year	Decrease	LPA	Broadland	a) 449 b) +9%	a) 448 b) 0%	a) 436 b) -3%	a) 376 b) -14%	a) 368 b) -2%	a) 372 b) +1%	a) 390 b) +4%
			Norwich	a) 341 b) -10%	a) 328 b) -4%	a) 316 b) -4%	a) 297 b) -6%	a) 329 b) +11%	a) 324 b) -1%	a) 326 b) 0%
			South Norfolk	a) 361 b) -	a) 349 b) -3%	a) 329 b) -6%	a) 330 b) 0%	a) 351 b) +6%	a) 348 b) -1%	a) 364 b) +5%
Recycling – percentage of household waste: a) recycled b) composted	Increase	LPA	Broadland	a) 32% b) 18%	a) 30% b) 18%	a) 28% b) 22%	a) 27% b) 22%	a) b)	a) 23% b) 22%	a) 25% b) 22%
			Norwich	a) 28% b) 6%	a) 28% b) 6%	a) 28% b) 10%	a) and b) 38%	a) 38% b) 8%	a) 23% b) 11%	a) 29% b) 9%
			South Norfolk	a) 30% b) 9%	a) 28% b) 10%	a) 28% b) 11%	a) 42% b) 15%	a) 41% b) 15%	a) 40% b) 15%	a) 42% b) 18%

49 The latest figure is gross

Social

Indicator	SOURCE	Target		08/09	09/10	10/11	11/12	12/13	13/14	14/15
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score	DCLG	Decrease	Greater Norwich	No data	No data	16.67%	No data	No data	No data	No data
			Broadland			10.29%				
			Norwich			29.18%				
			South Norfolk			10.95%				
Income Deprivation – average LSOA scores from IMD	DCLG	Decrease	Greater Norwich	No data	No data	0.12	No data	No data	No data	0.12
			Broadland			0.08				0.08
			Norwich			0.19				0.19
			South Norfolk			0.09				0.09
Index of Multiple Deprivation – average LSOA score	DCLG	Decrease	Greater Norwich	No data	No data	15.8	No data	No data	No data	17.8
			Broadland			10.43				11.04
			Norwich			25.96				29.07
			South Norfolk			11.34				13.24
Total benefit claimants - percentage or working age population claiming benefits	Working-age client group - key benefit claimants	Decrease	Broadland	9.80%	9.70%	9.50%	9.60%	9.60%	8.80%	8.40%
			Norwich	17.10%	17.30%	17.10%	17.10%	16.60%	15.30%	14.40%
			South Norfolk	9.70%	9.90%	9.50%	9.70%	9.60%	8.70%	8.40%
Percentage of working age population receiving ESA and incapacity benefit	Working-age client group - key benefit claimants	Decrease	Broadland	4.60%	4.50%	4.50%	4.50%	4.50%	4.40%	4.50%
			Norwich	7.80%	7.60%	7.80%	7.50%	7.40%	7.50%	7.70%
			South Norfolk	4.50%	4.50%	4.40%	4.40%	4.30%	4.10%	4.30%
Life expectancy of residents (at birth) a) males b) females	ONS	Increase		2007-09	2008-10	2009-11	2010-12	2011-13	Data not yet released	Data not yet released
			Broadland	a) 79.7 b) 83.1	a) 80.3 b) 83.2	a) 81.2 b) 83.4	a) 81.4 b) 84.1	a) 81.3 b) 84.2		
			Norwich	a) 77.7 b) 83.2	a) 77.8 b) 83.5	a) 77.9 b) 83.1	a) 78.9 b) 83.9	a) 79.5 b) 83.7		
			South Norfolk	a) 80.3 b) 83.3	a) 80.7 b) 83.2	a) 81.1 b) 83.4	a) 81.3 b) 84.3	a) 81.8 b) 84.8		
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Annual Population Survey	Increase	Greater Norwich	26.70%	28.50%	32.60%	31.50%	35.30%	35.20%	33.80%
			Broadland	25.40%	24.80%	26.00%	25.40%	29.40%	32.80%	29.30%
			Norwich	28.60%	30.50%	39.10%	37.70%	40.60%	39.00%	35.90%
			South Norfolk	25.40%	29.40%	30.60%	29.20%	34.10%	32.20%	35.70%
School leaver qualifications – percentage of school leavers with 5 or more GCSEs at A* to C grades	Norfolk County Council	Increase	Greater Norwich	68.0%	72.3%	76.2%	76.8%	57.5%	65.85%	Data not yet released
			Broadland	73.8%	78.2%	81.6%	81.2%	78.1%	71.34%	
			Norwich	55.6%	58.1%	63.3%	69.4%	65.7%	52.38%	
			South Norfolk	72.8%	75.3%	81.2%	78.5%	75.8%	71.34%	

Indicator	SOURCE	Target		08/09	09/10	10/11	11/12	12/13	13/14	14/15
Affordable housing stock provision: a) percentage of housing stock that is affordable b) Total affordable housing units completed in past year c) Percentage of past year's dwellings that are affordable	LPA	Increase	Broadland	a) - b) 83 c) 27%	a) 9% b) 55 c) 27%	a) 9% b) 31 c) 19%	a) 9% b) 44 c) 19%	a) b) c)	a) 9% b) 74 c) 23%	a) 9.9% b) 98 c) 24%
			Norwich	a) 27% b) 235 c) 45%	a) 25% b) 92 c) 23%	a) 25% b) 112 c) 30%	a) No data b) 171 c) 61%	a) 32% b) 145 c) 38%	a) 33% b) 123 c) 56%	a) 33% b) 50 c)20 %
			South Norfolk	a) 12% b) 366 c) 40%	a) 13% b) 175 c) 27%	a) 13% b) 109 c) 16%	a) 13% b) 179 c) 27%	a) 13% b) 132 c) 20%	a) 13% b) 139 c) 21%	a)13 % b) 95 c) 9.3%
Total dwellings with Category 1 hazards: A hazard within the home which poses a significant threat to the health and safety of the occupier, for example, damp and mould, excess cold, electrical hazards etc. For more information see here	LPA	Decrease	Broadland	No data	4,000	4,140	22% of stock	No data	No data	No data
			Norwich	4,381	4,203	4,148	No data	No data	10,841	No data
			South Norfolk	No data	No data	No data	4,200	4,200	16,737	16,737
Incidences of total crime committed: a) domestic burglaries b) violent offences against the person (with/without injury) c) offences against a vehicle	Norfolk Constabulary	Decrease	Greater Norwich area	A - 815 B - 4,215 C - 2,341	A - 829 B - 4,142 C - 2,194	A - 940 B - 4,159 C - 1,651	A - 699 B - 4,364 C - 1,388	A - 678 B - 3,762 C - 1,419	A - 734 B - 4,083 C - 1,286	A - 595 B - 5457 C - 964
			Broadland	A - 103 B - 595 C - 358	A - 171 B - 604 C - 408	A - 198 B - 651 C - 308	A - 99 B - 699 C - 239	A - 119 B - 731 C - 267	A - 142 B - 849 C - 215	A - 112 B - 1218 C - 185
			Norwich	A - 537 B - 3,008 C - 1,567	A - 500 B - 2,902 C - 1,318	A - 577 B - 2,864 C - 963	A - 421 B - 2,907 C - 802	A - 370 B - 2,354 C - 791	A - 429 B - 2,425 C - 742	A - 322 B - 3188 C - 538
			South Norfolk	A - 175 B - 612 C - 416	A - 158 B - 636 C - 468	A - 165 B - 644 C - 380	A - 179 B - 758 C - 347	A - 189 B - 677 C - 361	A - 163 B - 809 C - 329	A - 161 B - 1051 C - 241
Percentage of the population aged 16-64 who are unemployed (Previously wrongly titled economically active)	Annual Population Survey	Decrease	Greater Norwich area	4.60%	7.10%	6.80%	6.50%	5.40%	6.20%	4.70%
			Broadland	4.50%	6.10%	3.10%	2.40%	2.60%	4.70%	3.70%
			Norwich	4.20%	9.80%	7.90%	9.30%	10.20%	7.70%	4.10%
			South Norfolk	5.10%	5.00%	9.20%	7.60%	2.80%	6.00%	6.40%
Percentage of people claiming Job Seekers Allowance (JSA) who have been doing so for: a) over 1 year; b) over 2 years	Claimant Count	Decrease	Greater Norwich area	a) 0.2% b) 0.0%	a) 0.6% b) 0.1%	a) 0.5% b) 0.2%	a) 0.7% b) 0.2%	a) 0.9% b) 0.4%	a) 0.6% b) 0.4%	a) 0.3% b) 0.2%
			Broadland	a) 0.1% b) 0.0%	a) 0.3% b) 0.1%	a) 0.2% b) 0.1%	a) 0.4% b) 0.1%	a) 0.4% b) 0.2%	a) 0.3% b) 0.2%	a) 0.2% b) 0.1%
			Norwich	a) 0.4% b) 0.1%	a) 1.1% b) 0.2%	a) 0.9% b) 0.3%	a) 1.3% b) 0.4%	a) 1.6% b) 0.7%	a) 1.1% b) 0.7%	a) 0.6% b) 0.4%
			South Norfolk	a) 0.1% b) 0.0%	a) 0.4% b) 0.1%	a) 0.3% b) 0.1%	a) 0.4% b) 0.1%	a) 0.5% b) 0.2%	a) 0.4% b) 0.2%	a) 0.2% b) 0.1%
Unfit housing – percentage of overall housing stock not meeting 'Decent Homes Standard'	LPA	Decrease	Broadland	Last recorded in 2006 – 14%					No data	No data
			Norwich	7.40%	6.60%	6.50%	No data	No data	no longer recorded	no longer recorded
			South Norfolk	2005 – 15,450 (31.2%)					no longer recorded	no longer recorded

Indicator	SOURCE	Target		08/09	09/10	10/11	11/12	12/13	13/14	14/15
Percentage of new public housing stock built to the standard of the Code for Sustainable Homes	LPA	All new affordable homes should be built to C4SH level 4	Broadland	No data	36% - 3 14% - 4	87% - 3 13% - 5	73% - lvl. 3 27% - lvl. 6	No data No data	No data No data	No data No data
			Norwich	28% - 1 72% - 3	80% - 3 20% - 4	12% - 1 75% - 3 13% - 4	35% - lvl. 4	33% - lvl. 4	100% - lvl. 3	76% - 3 24% - 4
			South Norfolk	4 - lvl. 4	34 - lvl. 4	42 - lvl. 4	33% - lvl. 4	79% - lvl. 3 14% - lvl. 4 7% - lvl. 6	80% - lvl. 3 20% - lvl. 4	No data
Percentage of residents who travel to work:										
a) by private motor vehicle	Census	decrease	Greater Norwich	a) 64% b) 8% c) 17% d) 9%			a) 67% b) 7% c) 18% d) 6%			
b) by public transport		increase	Broadland	a) 70% b) 8% c) 9% d) 10%			a) 75% b) 6% c) 10% d) 6%			
c) by foot or cycle		increase	Norwich	a) 50% b) 9% c) 32% d) 7%			a) 52% b) 9% c) 33% d) 4%			
d) work at home or mainly at home		increase	South Norfolk	a) 71% b) 5% c) 10% d) 12%			a) 73% b) 6% c) 10% d) 7%			

Economy

Indicator	SOURCE	Target		08/09	09/10	10/11	11/12	12/13	13/14	14/15
Percentage change in total number of active enterprises	Business Demography	Increase	Greater Norwich area	0.2%	0.6%	-2.9%	-0.1%	-1.2%	Data not yet available	Data not yet available
			Broadland	0.1%	1.2%	-3.1%	-0.9%	-1.3%		
			Norwich	-0.3%	0.3%	-2.4%	1.3%	-0.4%		
			South Norfolk	0.7%	0.2%	-3.1%	-0.7%	-1.9%		
Median a) hourly; b) weekly; c) annual pay for full-time employees	ASHE	Increase	Broadland	a) £10.74	a) £11.51	a) £12.00	a) £12.72	a) £13.30	a) £13.17	a) £12.37
				b) £447	b) £475	b) £497	b) £515	b) £519	b) £530	b) £512
				c) £22,859	c) £24,113	c) £24,748	c) £26,893	c) £28,423	c) £27,803	c) £25,697
			Norwich	a) £10.00	a) £10.99	a) £11.95	a) £11.05	a) £11.23	a) £11.64	a) £10.95
				b) £413	b) £432	b) £461	b) £452	b) £439	b) £462	b) £432
				c) £22,641	c) £23,641	c) £23,748	c) £23,539	c) £22,616	c) £23,832	c) £22,377
			South Norfolk	a) £11.77	a) £12.41	a) £12.26	a) £12.60	a) £14.07	a) £13.42	a) £13.09
				b) £465	b) £493	b) £510	b) £517	b) £554	b) £525	b) £525
				c) £24,435	c) £25,206	c) £26,470	c) £26,665	c) £27,301	c) £26,132	c) £26,817
Number of small businesses		Increase	Greater Norwich area	11,985	11,835	11,610	11,395	11,445	No data	No data
			Broadland	3,940	3,915	3,885	3,815	3,800		
			Norwich	3,375	3,315	3,215	3,155	3,120		
			South Norfolk	4,670	4,605	4,510	4,425	4,525		
Percentage of residents who travel to work:	Census									
a) by private motor vehicle		decrease	Greater Norwich	a) 64% b) 8% c) 17% d) 9%			a) 67% b) 7% c) 18% d) 6%			
b) by public transport		increase	Broadland	a) 70% b) 8% c) 9% d) 10%			a) 75% b) 6% c) 10% d) 6%			
c) by foot or cycle		increase	Norwich	a) 50% b) 9% c) 32% d) 7%			a) 52% b) 9% c) 33% d) 4%			
d) work at home or mainly at home		increase	South Norfolk	a) 71% b) 5% c) 10% d) 12%			a) 73% b) 6% c) 10% d) 7%			
Percentage of people employed who travel: a) less than 2km b) 2 to 5km c) 5 to 10km d) 10 to 20km e) More than 20km	Census	Decrease in distance travelled	Greater Norwich area	a) 21% b) 22% c) 18% d) 15% e) 11%			Data not yet released			
			Broadland	a) 14% b) 21% c) 24% d) 17% e) 9%						
			Norwich	a) 34% b) 33% c) 9% d) 5% e) 9%						
			South Norfolk	a) 15% b) 11% c) 21% d) 22% e) 14%						
Amount of various employment developed on previously developed land or conversions	LPA	60%	Broadland	48%	67%	45%	95%	79%	73%	70%
			Norwich	No data	No data	No data	No data	100%	100%	100%
			South Norfolk	95%	79%	No data	No data	No data	No data	No data

Indicator	SOURCE	Target		08/09	09/10	10/11	11/12	12/13	13/14	14/15
Unemployment benefit receipt: percentage of population in receipt of Job Seekers Allowance (JSA); claimants of JSA by age range: a) 16-24 years old b) 25-49 years old c) 50+ years old	Claimant Count	Decrease	Greater Norwich area	a) 5.4%	a) 5.7%	a) 5.0%	a) 5.6%	a) 4.7%	a) 3.0%	a) 1.9%
				b) 3.3%	b) 3.4%	b) 3.2%	b) 3.3%	b) 3.4%	b) 2.3%	b) 1.5%
				c) 1.7%	c) 1.7%	c) 1.6%	c) 1.8%	c) 1.8%	c) 1.4%	c) 1.0%
			Broadland	a) 4.9%	a) 4.9%	a) 4.1%	a) 4.9%	a) 4.0%	a) 2.4%	a) 1.4%
				b) 2.2%	b) 2.1%	b) 2.0%	b) 2.0%	b) 2.1%	b) 1.4%	b) 0.8%
				c) 1.3%	c) 1.2%	c) 1.1%	c) 1.1%	c) 1.1%	c) 0.8%	c) 0.5%
			Norwich	a) 5.7%	a) 6.5%	a) 5.8%	a) 6.3%	a) 5.4%	a) 3.4%	a) 2.3%
				b) 4.9%	b) 5.4%	b) 5.1%	b) 5.1%	b) 5.4%	b) 3.7%	b) 2.4%
				c) 2.8%	c) 3.0%	c) 3.0%	c) 3.5%	c) 3.5%	c) 2.8%	c) 2.1%
			South Norfolk	a) 5.1%	a) 4.9%	a) 4.2%	a) 4.9%	a) 4.1%	a) 2.7%	a) 1.6%
				b) 2.3%	b) 2.3%	b) 1.9%	b) 2.2%	b) 2.1%	b) 1.5%	b) 1.0%
				c) 1.4%	c) 1.3%	c) 1.2%	c) 1.1%	c) 1.2%	c) 0.9%	c) 0.7%

Appendix E – Broadland District Council Local Plan Annual Monitoring Report 2014-15

EXECUTIVE SUMMARY

I. The Annual Monitoring Report provides updated information about progress made on Local Development Documents, as set out in the Local Development Scheme.

II. This report outlines the progress against targets set out in the monitoring framework of the adopted Broadland Local Plan Replacement (2006).

III. This report relates to the Greater Norwich Development Plan Document Annual Monitoring Report 2014/15 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.

IV. This report should be read in conjunction with the Greater Norwich Development Partnership Annual Monitoring Report 2014/15; the Five Year Housing Land Supply Statement for Broadland, Norwich and South Norfolk; and the Sustainability Appraisal Scoping Report for the Joint Core Strategy DPD.

TABLE OF CONTENTS

INTRODUCTION

I. The monitoring of development plans, as expressed in *the 2012 Town and Country Planning regulations* as part of the *Localism Act* adopted in 2011, is important in ascertaining whether a plan is achieving its overall aims, objectives and targets; and identify whether revisions are required.

II. The monitoring of the Local Plan (previously known as the Local Development Framework (LDF) will enable the relevance of local policies to be assessed, and ensure that as plans are reviewed, policies which need adjustment can be identified.

III. The Annual Monitoring Report (AMR) published by the Greater Norwich Development Partnership (to which this report is appended), updates the monitoring framework of the Joint Core Strategy (2011) since 2008 the base date of the plan, and provides a useful indication on how the GNDP area is currently performing in terms of its overall objectives.

IV. The Greater Norwich Development Partnership (GNDP) is Broadland District Council, Norwich City Council and South Norfolk Council working together with Norfolk County Council, the Broads Authority and representatives from the Homes and Community Agency and Local Enterprise Partnership to plan for and deliver growth in the Greater Norwich area. The Joint Core Strategy (JCS) for the three component districts (excluding the Broads Authority) was adopted on 24 March 2011 and sets out the long-term vision and objectives for the area.

V. The Joint Core Strategy was adopted by Broadland, Norwich and South Norfolk in March 2011. However following a legal challenge part of the JCS, relating to the Broadland part of the Norwich Policy Area was remitted. The necessary work to address the High Court Order was undertaken in 2012, resulting in the resubmission of the part JCS to the Secretary of State for independent examination in early 2013. The independent examination of the part JCS was carried out during May and July 2013. The inspectors report was published 13 November 2013, finding that, subject to a number of main modifications, the plan is sound. The plan was adopted in January 2014.

VI. The Broadland District Local Plan (replacement) 2006 remains part of adopted planning policy which is used to help determine planning applications within Broadland. The Broadland District Council Annual Monitoring Report continues to assess the progress in achieving the objectives of the Local Plan.

VII. In many instances, information published in the GNDP Annual Monitoring Report uses the same data sources and returns that have been previously used in Broadland Annual Monitoring Reports. Also, some policies set out in the Broadland Local Plan have been superseded since adoption of the JCS, and will no longer be monitored.

VIII. For the sake of brevity, information published in other local monitoring reports will not be repeated here. This report directs the reader to the Greater Norwich Development Partnership Annual Monitoring Report 2015 where relevant.

IX. This Annual Monitoring Report produced by Broadland District Council under the Planning and Compulsory Purchase Act (2004) covers the period from 1 April 2014 to 31 March 2015. Where appropriate, more up to date information has been included.

Objectives

X. This report is based on the objectives and targets set out in the Broadland District Local Plan (Replacement) (2006). The monitoring targets in the Local Plan apply to the objectives and not to individual policies. The policies are seen as a tool used in achieving the plans' objectives.

XI. Where the Regional Spatial Strategy and Local Development Framework Core Output Indicators (COI) (Update 2/2008) have been preserved by the Joint Core Strategy monitoring framework, this report directs the reader to the GNDP Annual Monitoring Report 2014/15 for updates on those COIs.

OVERVIEW OF BROADLAND AREA

Area and Population

I. Following the first release of the 2011 Census data, the population of Broadland is estimated to be 124,700, compared to 123,000 estimate in mid-2009 and 118,990 in the 2001 census. This equates to a 4.6% increase in population in the 10-year period between 2001 and 2011. Source: Norfolk Insight.

II. The area of Broadland district is 55,240 hectares, and is the fifth largest district in Norfolk. Population density is 2.26 persons per hectare. Source: Norfolk Insight.

III. Broadland's population has a relatively elderly age profile. Compared with England and Wales, Broadland has higher proportions of people aged 35 and over, and lower proportions in the younger age groups, particularly 20-29 year olds. Source: 2011 census.

IV. At the 2001 census, around 51 percent of the district's population live in the urban fringe of Norwich. 5 percent of the population live in Aylsham. Around 42 percent live in parishes of over 300 population, and the remaining 2 percent in parishes with less than 300. Source: Norfolk Insight.

V. According to the *Rural and Urban Area Classification 2004*, 41 percent of Broadland wards are classified as 'urban', 26 percent as town and fringe, and 33 percent as village, hamlet and isolated dwellings. Source: Norfolk Insight.

LOCAL DEVELOPMENT SCHEME MILESTONES

Local Plan (LDF) Update

1.1 The current adopted LDS is available on the Broadland District Council Website and is updated as necessary reflect any changes to timetables.

1.2 Progress of the plan making milestones over the monitoring period are outlined below:

Joint Core Strategy (JCS)

1.3 The Joint Core Strategy for Broadland Norwich and South Norfolk is a strategic planning document prepared by the three districts. The JCS sets out the long-term vision, objectives and spatial strategy for new housing, employment and infrastructure in the area.

1.4 The Joint Core Strategy was adopted by Broadland, Norwich and South Norfolk in March 2011. However following a legal challenge part of the JCS, relating to the Broadland part of the Norwich Policy Area was remitted. The necessary work to address the High Court Order was undertaken in 2012, resulting in the resubmission of the part JCS to the Secretary of State for independent examination in early 2013. The independent examination of the part JCS was carried out during May and July 2013. The inspectors report was published 13 November 2013, finding that, subject to a number of main modifications, the plan is sound. The plan was adopted in January 2014.

Site Allocations Development Plan Document

1.5 The Site Allocations DPD identifies, or “allocates” areas of land for specific types of development, such as housing, employment or community facilities. It will also define “settlement limits” for places. These settlement limits identify, in broad terms, where development will typically be deemed acceptable, and where it will not.

1.6 The short-listed sites were subject to public consultation in autumn 2011. Sites put forward to the council during this consultation were then considered as part of a consultation in spring 2012. Further, consultation on the preferred options document took place during July and September 2013. Additional sites in a limited number of settlements put forward in response to the preferred options were constructed upon during October & November 2013. The pre-submission publication of the Site Allocations DPD took place between 14 April and 30 May 2014. The Site Allocations DPD was submitted to the Secretary of State on 26 September 2014. Independent Examination of the Site Allocation DPD took place in July 2015 and a consultation on proposed Main Modifications was undertaken between 1 September 2015 and 13 October 2015. The plan is expected to be adopted in late 2015 or early 2016.

Development Management Development Plan Document

1.7 The Development Management Policies DPD includes both general and detailed local policies used in the determination of planning applications.

1.8 The document was subject to public consultation between September and December 2011. The pre-submission publication of the Development Management Policies DPD took place between 14 April and 30 May 2014. The Development Management Policies DPD was submitted to the Secretary of State on 26 September 2014. Independent Examination of the Development Management Policies DPD took place in May 2015. The plan was adopted on 3 August 2015.

Growth Triangle Area Action Plan

1.9 Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan (AAP)

1.10 The proposed Area Action Plan will set out the council's policies to manage the coordinated delivery of sustainable development in north-east Norwich.

1.11 Early issued and options consultation on the Area Action Plan took place in 2009. Public consultation on an Options Draft of the Area Action Plan took place between March and June 2013. Pre-submission publication of the Area Action Plan took place between 4 August and 19 September 2014. The Area Action Plan was submitted to the Secretary of State in February 2015 and was subject to Independent Examination in July 2015. A consultation on proposed Main Modifications is expected to be undertaken in late 2015 with adoption expected prior to April 2016.

Policies (Proposals) Map

1.12 The Policies Map (previously known as the proposals map) is a geographical expression of the council's planning policies, and a statutory document within the Local Plan.

1.13 Changes to spatial policies as a result of the adoption of the Joint Core Strategy; Site Allocations DPD and Development Management DPD; OSRT Growth Triangle AAP; and Minerals and Waste Core Strategy (produced by Norfolk County Council) will require revisions to the Policies Map.

1.14 The Policies Map will be updated as new council planning policies are adopted.

Community Infrastructure Levy (CIL)

1.1 The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on most built development.

1.2 The purpose of CIL is to fund infrastructure needed to support development in the area. The Local Investment Plan and Programme (LIPP) is the document that sets out key investment packages and projects including infrastructure for Broadland, Norwich and South Norfolk.

1.3 Following the consultation on a Preliminary Draft Charging Schedule in late 2011, the GNDP published draft Charging Schedules for Broadland, Norwich and South Norfolk in early 2012, followed by the Statements of Modifications in Autumn 2012. In autumn 2012 an examination for CIL took place. The Examiners Report was published in March 2013.

1.4 Broadland District Council resolved to adopt CIL at its meeting on 9 May 2013 with implementation on 1 July 2013.

1.5 The Town and Country Planning Regulations 2012 state that reports produced in relation to regulation 62 of The Community Infrastructure Levy Regulations 2010, will need to be incorporated into the Local authorities Annual Monitoring Report.

Neighbourhood Plans

1.6 There are currently seven Neighbourhood Plan projects progressing in Broadland, two of which were originally designated as ‘Front Runners’ under DCLG’s scheme which was launched in 2011. The seven projects are in Aylsham, Blofield, Brundall, Drayton, Old Catton, Rackheath and Salhouse.

1.7 The District Council is supporting each of these projects in a number of ways, including provision of day-to-day advice and guidance, technical assistance, funding, meetings etc. Some of the parish councils have also appointed external consultants to assist them in the process.

1.8 All seven of the projects have had their Neighbourhood Areas adopted. In each case, the Neighbourhood Area proposed or designated has followed the parish boundary.

There are currently four Neighbourhood Plans that have been adopted within Broadland District and which therefore now make up part of the Local Plan. These plans (and the dates on which they were adopted) are:

- Acle - adopted 17th February 2015
- Great & Little Plumstead - adopted 16th July 2015

- Sprowston - adopted 8th May 2014
- Strumpshaw - adopted 10th July 2014

1.9 The Acle and Strumpshaw Neighbourhood Plans have also been adopted by the Broads Authority.

1.10 Broadland District Council is currently talking to a number of other parish councils regarding the potential for producing a Neighbourhood Plan in their parish.

2 MAJOR DEVELOPMENTS UPDATE

Broadland Gate/Postwick Hub Interchange

2.1 A joint planning application between Norfolk County Council as Highways Authority and Ifields Estates Ltd was submitted in early 2009. This application comprised a road improvement scheme to the Postwick Hub Interchange and commercial development. The hybrid application (full for a road scheme and outline for the business park) was approved in October 2011.

2.2 Improvements to the Postwick Interchange are essential to enable wider developments in the northeast of Norwich. In addition, this junction improvement has been designed to accommodate the potential delivery of the Northern Distributor Road (NDR).

2.3 Work on the Postwick Hub junction improvements started in May 2014 and continue to progress well. The completed scheme is expected to be completed in autumn 2015.

Northern Distributor Road

2.4 The NDR is key to the Norwich Area Transport Strategy, allowing the development of a modern, sustainable transport system for Norwich, including Bus Rapid Transit and facilities for cyclists and pedestrians. Government support for the road is conditional upon progress being made on these elements of the Strategy.

2.5 The NDR will bring much needed traffic relief for communities to the north and east of Norwich and the city centre, and deliver rapid and sustained economic benefits for Norwich and a large part of North Norfolk. For existing businesses, the benefits of easy and reliable access to the national trunk road network and the Airport are considerable. The road also unlocks the potential for new businesses and jobs.

2.6 In December 2012 Norfolk County Council decided it was appropriate to follow the Nationally Significant Infrastructure Project (NSIP) route to gain all the necessary approvals for the NDR. Such approvals include planning permission, side road orders and compulsory purchase orders. This secured greater certainty in the timetable and a more efficient overall approach to deliver the NDR.

2.7 The NDR scheme was submitted to the NSIP process in January 2014 and has now completed the statutory processes following an examination in public during 2014 and the subsequent approval of the necessary Development Consent Order (DCO) by the Secretary of State in June 2015. The examination was conducted by three Inspectors appointed by the Planning Inspectorate on behalf of the Secretary of State for Transport.

2.8 Work is expected to start on the NDR before the end of 2015 and it is forecast to be complete around the end of 2017.

Home Farm, Sprowston

2.9 In November 1997 Outline Planning Permission was granted for 13.4 hectares of Residential, Office, Retail, Community Facilities and Petrol Filling Station Development with Associated Highways, Drainage and Landscaping

2.10 In December 2007, Reserved Matters Approval was granted for the first 120 total dwellings and open space areas. Norfolk Homes began construction on this site in December 2007. As of 31 March 2015 all 120 units had been confirmed as being completed.

2.11 In February 2014 for 89 units that replaced the previous permission from June 2011 for 81 units. Works have now begun on the site.

White House Farm, Sprowston

2.12 Outline approval was granted for 1,233 dwellings, a link road, recreation areas, primary school, open space and other associated works in May 2011. The reserved matters applications containing the details of the first phase of 448 homes were approved in May and August 2013. Development has now commenced on site with the first completion expected before 31 March 2015.

North Sprowston & Old Catton

2.13 In September 2013 Broadland District Council resolved to grant planning permission for an Outline Planning Application of Up To 3,520 Dwellings; Up To 16,800 Square Metres of Employment Space; Up To 8,800 Square Metres of Space For Shops, Services, Cafes, Restaurants and Drinking Establishments; Up To 1,000 Square Metres of Hotel Accommodation; Two Primary Schools; Up To 2,000 Square Metres of Community Space Including A Health Centre, Library and Community Halls; An Energy Centre; Cycle and Vehicle Parking For Residents, Visitors and Staff; Landscaping and Public Open Space for Amenity, Recreation and Food-Growing; Ecological Mitigation and Enhancement; Utilities and Sustainable Urban Drainage Infrastructure; And Pedestrian, Cycle and Vehicular Accesses

2.14 In March 2015, the planning application was reconsidered by the Planning Committee in light of the amount of time that had elapsed since the original resolution to grant planning permission and the resolution to grant permission was reaffirmed. The outline permission is expected to be issued in due course.

Brook & Laurel Farm, Thorpe St Andrew

2.15 In June 2013 Broadland District Council approved an Outline Planning Application for the development of 600 dwellings, a link road, 14.6ha of employment (B1, B2 and B8 uses) a local centre (1,035 Square Metres of A1 use Retail / Community Hall), a site for a railway halt and open space. Details of the proposed link road are currently under consideration by Norfolk County Council and Broadland District Council.

Pinebanks, Thorpe St Andrew

2.16 In March 2013 Berliet Ltd submitted an outline planning application. For 231 dwellings, construction of two new vehicular accesses together with associated infrastructure, roads, open space and landscaping. Outline planning permission was granted in June 2013.

Griffin Lane, Thorpe St Andrew

2.17 In March 2013 Berliet Ltd submitted an outline planning application for 71 Dwellings & Community Building together with Associated Infrastructure, Open Space, Roads & Landscaping. Outline planning permission was granted in June 2013.

North Rackheath (Formerly Rackheath Eco-Community)

2.18 A large development site north of Rackheath village was promoted to the Council in the summer of 2008 and was subsequently identified by Government in July 2009 as one of only four sites in the country to be developed as an Eco-town. This site falls within the Old Catton, Sprowston, Rackheath, Thorpe St. Andrew Growth Triangle, identified as a location of major growth in the part JCS that was adopted in January 2014. Whilst the national planning policy on Eco-towns was cancelled in March 2015, major development north of Rackheath village remains a proposal of the emerging Growth Triangle Area Action Plan (AAP) that was subject to independent examination in July 2015. Broadland's current expectation is that an updated masterplan for the North Rackheath development will be produced with the engagement of the public and key stakeholders in 2016.

Land at Yarmouth Road, Blofield

2.19 In August 2011 an outline planning application was submitted for a Mixed Use Development comprising a maximum of 175 Residential Units. A maximum of 4000 sqm. Employment (Use Class B1) and Open Space. As of March 2015 this permission has lapsed.

Cucumber Lane, Brundall

2.20 In June 2013 full planning permission was granted for 150 Dwellings, Vehicular Access, Open Space and Associated Works on Land to west of Cucumber Lane, Brundall. The development has commenced and approximately 25% of the site has been completed.

St Michaels Hospital, Aylsham

2.21 In November 2007 reserved matters planning permission was granted for the Residential Conversion of Former Hospital Building and water tower, residential development, housing with care, care home, open space, landscaping and associated infrastructure works (Total 200 new residential units). Hopkin Homes began construction on this site in February 2008. As of March 2015 the site has been completed.

Woodgate Farm, Aylsham

2.22 In June 2012 full planning permission was granted for a Football Club and community facilities with outline planning permission for a residential development for 250 dwellings. The Reserved Matters application for the residential element was granted planning permission in October 2013. Works commenced on the construction of dwellings shortly after the monitoring year.

Land North of Sir Williams Lane, Aylsham

2.23 In February 2013 outline planning permission was granted for up to 300 Dwellings, Access, public open space, allotments and associated infrastructure and provision of a car park and enclosure of land for education and recreational purposes as part of the transfer of land to Aylsham High School. Reserved Matters approval was granted in May 2014

Land East of Cator Road, Drayton

2.24 In August 2014 outline planning permission was granted for up to 200 Homes, Allotments, Access, Public Open Space and Associated Infrastructure**.**

Land at Salhouse Road, Wroxham

2.25 In June 2014 full planning permission was granted for the erection of 100 Dwellings Including New Vehicular Access & Associated Works. As of March 2015 the site has commenced.

Northside, Thorpe St Andrews Business Park

2.26 In August 2014 outline planning permission was granted for the part Conversion and Redevelopment to Provide 12,750 sqm of B1 Office Space and Ancillary Accommodation Access and Car Parking.

Norwich Aeropark

2.27 In July 2013 full planning permission was granted for Development of the Northern Apron & Norwich Airport to include15,035sqm of Aviation Related B1(c), B2 and B8 Floorspace Including Associated Access to Holt Road, Security Hut, Storage Building and parking.

Taverham Nursery Centre

2.28 In June 2014 full planning permission was granted for the Construction of a Supermarket (Class A1) and Car Parking with Petrol Filling Station and Landscaping. Outline Planning Permission was also granted for Erection of a Class A3/A4 Public House/Restaurant.

Mill Lane, Horsford

2.29 In April 2014 full planning permission was granted for the Erection of 125 Dwellings, Associated Roads, Parking, Pumping Station, Open Space and Landscaping. As of March 2015 the site has commenced.

Land South of Salhouse Road, Sprowston

2.30 In April 2014 a EIA (Environmental Impact Assessment) Scoping Opinion for Residential Development of up to 1400 Dwellings was provided by Broadland District Council. The development is EIA development.

Land East of Buxton Road, Spixworth

2.31 In February 2014 a EIA (Environmental Impact Assessment) Scoping Opinion was given by Broadland District Council for outline planning permission to Erect 300 Dwellings with Access Roads and Associated Infrastructure; Create Green Infrastructure, Cycle Links, Link Road. The development is not EIA development.

Land off Blofield Corner Road, Blofield

2.32 In February 2015 outline planning permission was granted for the Erection of 36 dwellings with Associated Works to Highways, Infrastructure and Landscaping.

Land off Stratton Road, Hainford

2.33 In February 2015 full planning permission was granted for the Erection of 14 dwelling, comprising 6 dwellings at Market Value and 8 Affordable dwellings, and Associated Works. No works have commenced on the site.

The Dial House, Market Place, Reepham

2.34 In February 2015 full planning permission was granted for the Refurbishment of a Former Old Brewery House to provide Café and Retail on ground floor and Bed & Breakfast provision on First Floor. The Conversion of East & West Rear Wings to 6 Residential Units, and the demolition of The Maltings & Gym and the Erection of 10 dwellings (Part Retrospective). No works have commenced on the site.

3 TABLE TO SHOW PROGRESS AND ATTRIBUTES OF LOCAL PLAN ALLOCATIONS, AND LARGE SITES (10+ UNITS) WITH PLANNING PERMISSION

Parish	Allocation / Planning permission ref	Proposed land use	Approximate no. of dwellings	Site Area (ha)	Does site have a Development Brief?	Public transport (within 500m radius)	Local shop (within 1km radius	Health care (within 1km radius)	First/primary school (within a 1km radius)	Development commenced/completed	Current Status
Local Plan allocations											
Acle	ACL1	Housing	36	1.4		✔	✔	✔	✔		Site has reference PS01-04 in the Site Allocations DPD. Planning permission 20140787 secured shortly after the monitoring year.
Acle	ACL2	Employment	20	2.0		✔	✔	✔	✔		Site has reference PS01-02 in the Site Allocations DPD. Planning permission 20141392 secured shortly after the monitoring year.
Acle	ACL3	Employment		1 ha		✔	✔	✔	✔		No development –proposed employment. Site has reference PS01-03 in the Site Allocations DPD.
Alderford	ALD1	Employment		6.4							No development. To be de-allocated in Site Allocations DPD
Aylsham	AYL3	Employment		5.6		✔	✔	✔	✔		East site – No development. West Site - Planning permission granted for B1 (offices and light industry) and B8 (storage and distribution); currently not implemented. To be re-allocated has PS04-03 and PS04-04 in the Site Allocations DPD.
Aylsham	AYL9	Housing/Open Space	300	8		-	-	-	-		Part of this site is part of PS04-04 in the Site Allocations DPD for 300 dwellings. Site has reserved matters planning permission 20140298
Brundall	BRU1	Open space		5.6		-	-	-	-		Planning permission 20130591 granted for extension of time limit for implementation of playing field. Not yet implemented. To be re-allocated in Site Allocations DPD has PS13-03
Cawston	CAW1	Community facilities		0.2		-	-	-	-		Not implemented. Proposed extension to burial ground. To be re-allocated in Site Allocations DPD has PS17-01
Coltishall	COL1	Housing	37	1.8			✔	✔	✔		No development. Currently in use as a scrap yard. To be re-allocated in Site Allocations DPD has PS18-02.
Drayton	DRA1	Housing	40	1.8		✔	✔	✔	✔	✔	This site is partly developed. There are a series of planning permissions on this site.
Drayton	DRA2	Mixed use	20	1		✔	✔	✔	✔		The landowner has indicated that this site will be progressed in 2014/15 but likely with less residential. To be re-allocated in Site Allocations DPD as PS20-02.
Foulsham	FOU1	Employment		1.4		✔	✔		✔	✔	Site is for employment use. To be re-allocated in Site Allocations DPD has PS22-02

Foulsham	FOU2	Community facilities		0.5			✓	✓	✓	✓	Full Approval. Completed village hall.
Great Witchingham	GW11	Community facilities and Housing	27	0.4		-	-	-	-	✓	Full approval, planning permission 20120697. Site completed.
Hellesdon	HEL1	Housing	72	2.7		✓	✓	✓	✓		To be re-allocated in Site Allocations DPD has PS31-05. Site has outline approval 20141134 for 72 dwellings.
Hellesdon	HEL2	Open space		11.7		-	-	-	-		Not implemented. To be re-allocated in Site Allocations DPD has PS31-04.
Hevingham	HEV2	Open space		0.9		-	-	-	-		To be de-allocated
Horsford	HOR1	Housing	35	1.5		✓	✓	✓	✓	✓	Site is completed
Horsford	HOR3	Housing	63	2.6		✓	✓	✓	✓	✓	Planning application 20100774 approved – site has been completed as of March 2014. To be de-allocated.
Lenwade	LIA2	Employment		1.5			✓	✓	✓		To be de-allocated. Remains a strategic employment site.
Old Catton	CAT2	Open space		3.8			✓	✓	✓	✓	Full permission 20111703 granted for 40 dwellings and open space enabling development policies. Site completed.
Rackheath	RAC1	Employment		1.2			✓	✓	✓	✓	Site completed apart from southern end. Remains a strategic employment site
Reepham	REP1	Mixed use	20	2.8			✓	✓	✓		Outline approval for 22 new dwellings, offices, veterinary surgery, and care home has lapsed. To be re-allocated in Site Allocations DPD has PS48-02
Spixworth	SPI1	Open space	54	4.2		-	-	-	-	✓	Planning permission 20120850 for 54 dwellings including open space for the northern part is nearing completion. Southern part of site for supported retirement homes subject to approval of 20150991.
Sprowston	SPR4	Housing	75	2.4		✓	✓	✓	✓		Site in employment use. De-allocated from Site Allocations DPD but Sprowston NP allocates site for re-development.
Sprowston	SPR6	Housing	123 3	17.4	✓	✓	✓	✓	✓	✓	Outline approval granted May 2011 for 1233 dwellings, offices, veterinary surgery and care home. Reserved Matters for 1st phase granted in June 2013, and is still under construction
Sprowston	SPR10	Mixed use	200	12	✓	✓	✓	✓	✓	✓	First phase for 120 dwellings completed June 2014. Development has begun – part 1 and 3 remaining phases.
Sprowston	SPR11	Employment		3.1		✓	✓	✓	✓		No development. Full approval granted for B1c, B2 and B8 employment uses. To be de-allocated from Site Allocations DPD.
Sprowston	SPR14	Open space		2.5		-	-	-	-	✓	Community woodland implemented on site.
Sprowston	SPR15	Community facilities		2.4		-	-	-	-		Sprowston Parish Council has purchased the land and planning permission has been granted for an extension to the existing burial ground.
Strumpshaw	STW1	Open space		0.4		-	-	-	-		No development. To be de-allocated from Site Allocations DPD. Strumpshaw NP identifies key green features
Thorpe St Andrew	TSA1	Community facilities	-	1.2		-	-	-	-	✓	Primary school complete and occupied.

Thorpe St Andrew	TSA2	Employment and Housing	-	600		✓	✓	✓	✓	✓	Broadland Business Park, site being developed. St Andrews and Meridian Business Parks complete. Outline permission 20090886 for north side. To be re-allocated in Site Allocations DPD as PS60-01. Expansion to north under Growth Triangle Area Action Plan.
Weston Longville	WES1	Community facilities	-	0.1		-	-	-	-		Not implemented. Proposed extension to burial ground. To be de-allocated from Site Allocations DPD

Major sites (not allocated in Local plan)	Allocation / Planning permission ref	Proposed land use	Approximate no. of dwellings	Site Area (ha)	Does site have a Development Brief?	Public transport (within 500m radius)	Local shop (within 1km radius	Health care (within 1km radius)	First/primary school (within a 1km radius)	Development commenced/completed	Current Status
Acle	20141392	Mixed use	20	1.35		✓	✓	✓	✓		Outline permission secured shortly after monitoring year for 20 dwellings and mixed use employment
Acle	20141108	Housing	140	6.0		✓	✓	✓	✓		Resolution to grant Outline permission
Acle	20140787	Housing	36	1.3		✓	✓	✓	✓		Outline permission secured shortly after monitoring year.
Aylsham	20130715	Housing	22	0.8			✓	✓	✓		Outline permission received for demolition of former care home. Works have not commenced on site
Aylsham	20140298	Housing	300	19		✓	✓	✓	✓	✓	Reserved Matters. Development has commenced
Aylsham	20061912	Housing	200	9.4		✓	✓	✓	✓	✓	Site completed March 2015
Aylsham	20130680	Housing	250	20		✓	✓	✓	✓		Reserved Matters. Development commenced shortly after monitoring year.
Blofield	20111303	Housing	175	9.9		✓	✓	✓	✓		No development, planning permission lapsed. Permissions 20140757 & 20140758 for employment and supermarket are extant.
Blofield	20120910	Housing	22	1.2		✓	✓	✓	✓		Planning permission approved for residential development. No development has commenced on the site as of March 2015
Blofield	20130296	Housing	64	4.5		✓	✓	✓	✓	✓	Planning permission approved for residential development. Work commenced March 2015.
Blofield	20121587	Housing	75	2.5		✓	✓	✓	✓	✓	Outline planning permission 20121587 approved for residential development. Reserved Matters application 20150700 not yet determined. Outline planning permission 20140714 granted to expand site by 30 units.
Blofield	20140968	Housing	36	1.8		✓	✓	✓	✓		Outline permission granted. No works have commenced
Blofield	20131655	Housing	24	1.46		✓	✓		✓		Outline permission granted. No works have commenced
Brundall	20121638	Housing	150	5.8		✓	✓	✓	✓	✓	Development has commenced. 36 units have been completed.

Brundall	20141816	Housing	44	1.64		✓	✓	✓	✓		Reserved matters permission granted March 2015
Cantley	20100002	Employment		1.6					✓		Superseded by granted permission 20131369. No works have commenced.
Drayton	20130885	Housing	200	13.1		✓	✓	✓	✓		Outline permission granted. No works have commenced.
Drayton	20130539	Housing	10	0.3		✓	✓	✓	✓	✓	Full approval granted. Works commenced March 2015
Freethorpe	20041355	Housing	16	0.87			✓		✓	✓	Site completed Dec 2014
Great and Little Plumstead	20101213	Housing	75	2.5		✓	✓		✓	✓	Site completed March 2015
Great and Little Plumstead	20061280	Employment		2.49		✓	✓		✓	✓	Full approval granted. Site not completed
Great Witchingham	20120697	Housing	27	2.3		✓	✓	✓	✓	✓	Site completed March 2015
Hainford	20140329	Housing	14	0.99		✓	✓		✓		Full approval granted. No works have commenced.
Hellesdon	20121002	Housing	16	0.43		✓	✓	✓	✓	✓	Site completed March 2015
Horsford	20100774	Mixed use	63	2.5		✓	✓	✓	✓	✓	Site completed March 2014
Horsford	20120204	Housing	15	0.65		✓	✓	✓	✓	✓	Site completed Feb 2014.
Horsford	20130613	Housing	10	0.3		✓	✓	✓	✓	✓	Site completed Sept 2014.
Horsford	20130547	Housing	125	5.5		✓	✓	✓	✓		Full approval granted. Works commenced shortly after monitoring year.
Horsham St Faith	20130853	Housing	11	0.4		✓	✓	✓	✓		Site completed Aug 2014
Lingwood	20091000	Housing	20	0.77		✓	✓		✓	✓	Under construction, nearing completion.
Lingwood	20140241	Housing	39	3.2		✓	✓		✓	✓	Reserved Matters permission granted. Under construction.
Lingwood	20140979	Housing & Community Facilities	22	1.21		✓	✓		✓		Outline permission granted shortly after monitoring year for 22 dwellings and Nursery building.
Postwick with Witton	20081773	Mixed use	-	18		✓					Hybrid outline and full approval granted. Work not started
Rackheath	20130075	Housing	79	2.81		✓	✓	✓	✓		Outline permission granted. Work not started.
Rackheath	20130217	Housing	14	0.36		✓	✓	✓	✓	✓	Site completed Sept 2014
Reepham	20071797	Mixed use	22	2.2		✓	✓	✓	✓		Permission lapsed. (See REP 1 or PS48-02)
Reepham	20070127	Housing	26	0.88		✓	✓	✓	✓	✓	Site completed 2014
Reepham	20140858	Housing	16	0.5		✓	✓	✓	✓		Full approval granted. No works have commenced.
Salhouse	20121043	Housing	15	0.46		✓	✓		✓	✓	Site completed Sept 2014
Salhouse	20121044	Housing	19	1.0		✓	✓		✓		Permission superseded by approval 20141505 April 2015
Spixworth	20141725	Housing	225	8.0		✓	✓				Outline approval sort. Permission 20141725 secured shortly after monitoring year.
Strumpshaw	20120751	Housing	10	1.1		✓	✓	✓	✓		Full approval granted. Works have not started.
Thorpe St Andrew	20141359	Housing	17	0.43		✓	✓	✓	✓		Reserved Matters approval granted. Works not started.
Thorpe St Andrew	20130649	Housing	231	16.1		✓	✓	✓	✓		Outline permission granted. No works have commenced on the site.
Thorpe St Andrew	20130650	Housing	71	3.7		✓	✓	✓	✓		Outline permission granted. No works have commenced on the site.
Thorpe St Andrew	20111370	Housing	15	0.37		✓	✓	✓	✓	✓	Site completed June 2014

Thorpe St Andrew	20090886	Mixed use	600	56.5		✔	✔	✔	✔		Outline permission granted for 600 homes and 14.6ha B1, B2 or B8 employment use.
Wroxham	20130965	Housing	100	5.6		✔	✔	✔	✔		Full approval granted. Works commenced March 2015

4 GENERAL STRATEGY

Objective 1

4.1 *To maximise the re-use of previously developed land where their location contributes to sustainable development.*

Not less than 25% of new dwellings, including conversions and changes of use shall be on previously developed land.

4.2 Within the reporting year, there were a total of 405 net housing completions (including conversions and changes of use). Of this total, 162 units, or 40%, were completed on previously developed land.

4.3 The success in meeting this target can be attributed to the redevelopment of brownfield sites such as: Beighton Road, Acle; St Michael's Hospital, Aylsham; Little Plumstead Hospital, Little Plumstead; Land at Norwich Road, Lingwood; the redevelopment of light industrial site in Horsford for residential housing, and the former garage site at Salhouse.

Objective 2

4.4 *To apply the strategy outlined in the Norfolk County Structure Plan.*

Development to be commenced on all sites allocated in the Plan by the end of 2008 or by the mid point of any phasing period ending before 2011.

4.5 For an update of the progress of Local Plan allocations see Section 3.

Objective 3

4.6 *To encourage efficient us of finite resources and ensure that, so far as is practicable, development is undertaken in as sustainable a way as possible.*

No development, except where allocated to be permitted where it would result in a loss of:

- Land defined as a mineral consultation area, except where agreed with the mineral planning authority (Policy ENV2);
- An area of landscape value (Policy ENV8);
- Green spaces within or adjacent to the built up area (Policy ENV9);
- Commons or greens (Policy ENV11);
- Areas of public open space/recreation grounds (Policy RL8);
- Areas of nature conservation importance (Policy ENV6 and ENV7).

4.7 Within the reporting period, an appeal was allowed and permission granted for the erection of 3 detached dwellings and garages on land off Doctors Road, Blofield. The main body of the site is set well back from the road behind a smaller parcel of undeveloped land through which a new access driveway would be constructed to serve the proposed development. This smaller parcel forms part of a larger area of IGS designated under Policy ENV9. The Inspector conclude that the proposed development would not have a significantly adverse effect on the IGS so as to cause material harm to the character and appearance of the area, and would therefore not conflict with Policy ENV9 of the Local Plan.

Objective 4

4.8 *To promote equal access for all where it can be achieved through planning legislation.*

All major residential and employment allocations/permissions will be within 500m of a public transport access point offering half hourly or better weekday services with some evening and weekend services and within 1Km of a shop selling daily needs goods, primary health care facilities and a first/primary school. Both distances will be measured using a crossing facility where crossing a route shown as a main or local distributor in the Norfolk County Council's route hierarchy is involved.

4.9 The table in section 3 of this report shows accessibility between allocations and permissions to public transport access points; shops selling convenience goods; primary health care facilities and first/primary schools.

4.10 In assessing performance against this indicator, 34 Local Plan allocations and 48 large sites with planning permission were considered.

4.11 Following the assessment against this indicator, an employment allocation at Alderford did not meet any of the accessibility criteria. The site at Alderford is a sole occupier employment site; the occupier, Bernard Matthews, provides transport for some of its workers.

4.12 Five large sites with allocations/permissions for employment use (1+ ha) did not meet all of the accessibility criteria. These extant planning allocations/permissions relate to employment sites in rural locations. One of the extant planning permissions at Cantley, for a replacement grain store and planting building, relates to an established rural employment site in a rural location. Another at Great and Little Plumstead is for the conversion of agricultural barns to office buildings, the site does not meet the accessibility criteria for healthcare.

4.13 All residential schemes assessed met this indicator.

Objective 5

4.14 *To conserve and enhance the rural and built environment.*

No appeals to be allowed where the application was refused on the basis of a site specific environmental policy. Advertised departures from the Plan approved by the Council to be no more than 1% of decisions.

4.15 During the reporting year one appeal was allowed where the application was initially refused on the basis of a site specific environmental policy.

4.16 Full planning permission was granted on appeal for Erection of 3 No. Detached Dwellings with Garages at Land off Doctors Road, Blofield. The appeal was allowed on the grounds that the Inspector concluded that the proposed development would not have a significantly adverse effect on the IGS so as to cause material harm to the character and appearance of the area. There would therefore be no conflict with Policy ENV9 of the Local Plan.

4.17 A total of 17 schemes advertised as departures from the Local Plan were approved by the Council within the monitoring period. Of this total, fourteen of the proposals were for residential use, two schemes were for employment use, and one was for allotments. The number of advertised departures was more than 1% of decisions approved (1.52%); therefore the target was not met.

5 ENVIRONMENT

Objective 1

5.1 *To protect and enhance the character of the district.*

As 'General Strategy Objective 3' and 'General Strategy Objective 5'.

5.2 See 'General Strategy Objective 3' and 'General Strategy Objective 5'.

Objective 2

5.3 *To protect and enhance the natural assets and resources of the district, including its biodiversity.*

In each year, 10 projects involving planting will be supported through Conservation grants or the Council's Parish Tree Wardens.

5.4 In the reporting year, no planting projects were supported by conservation grants or the Council's Parish Tree Wardens. Source: Conservation Dept.

Objective 3

5.5 *To protect and enhance buildings and areas of historic, architectural and archaeological value*.

In each year, 10 projects to enhance the District's built environment will be supported through Conservation grants or other financial assistance.

5.6 In the reporting year 7 projects were supported through conservation grants or other financial assistance. Therefore, due to reduced budgets, the target for the plan period has not been met. Source: Conservation Dept.

6 POPULATION AND HOUSING

Objective 1

6.1 *To make provision for future housing needs while making the best use of land.*

Identify a minimum of five years supply of housing land in each policy area in Broadland based on Structure Plan provision. Ensure a two year supply of land remains immediately available within the Norwich Policy Area.

6.2 The adopted Joint Core Strategy sets out the current strategic policies for housing land. For detail of housing land supply, please see the Greater Norwich Development Partnership's *Five Year Land Supply Statement 2013/14.*

Objective 2

6.3 *To provide a choice in the range of location.*

In each policy area, at least 30% of land immediately available for development shall be outside the two parishes with the greatest commitment.

6.4 This target has been calculated on number of committed dwellings from sites with planning permission and remaining deliverable Local Plan allocations to provide greater accuracy.

6.5 Within the Norwich Policy Area (NPA), the two parishes with the greatest housing commitment from sites with planning permission and deliverable allocations are Sprowston and Thorpe St Andrew. The two parishes provide 71.9% of housing commitment within the NPA. The target of "30% of land immediately available for development … outside the two parishes with the greatest commitment" has not been met in the NPA.

6.6 Within the Rural Policy Area (RPA), the parishes of Aylsham and Wroxham provide the greatest housing commitment. The commitment within these parishes represents 75.7% of total commitment within the RPA. Therefore, the target has not been met in the RPA.

Objective 3

6.7 *To promote a variety of housing to meet the needs of all sections of society.*

- No development of 25 or more dwellings on a site greater than 1 Ha (or 10 dwellings or 0.4 Ha in parishes which have a population below 3000) shall be approved without the inclusion of affordable housing or commuted payments to comply with policy HOU4.
- 95% of affordable housing secured under policy HOU4 shall be implemented within 5 years of the grant of outline planning permission.
- On all allocated sites where a particular size or type of property is included in the policy or related SPD, the stated range shall be achieved +/-10%.
- The Council's Housing Capital Programme shall result in at least 75 new affordable houses pa.

6.8 Policy HOU4 is superseded by the Joint Core Strategy. Details of the delivery of affordable housing can be found in *Spatial Planning Objective 2*, of the *GNDP Annual Monitoring Report 2014/15.*

6.9 In the reporting year, two sites had full extant planning permission granted. The sites include Land at Sharps Hall Farm, Mill Lane, Horsford, and Land West of, Salhouse Road, Wroxham. A further two sites had outline permission; these were Land off, Blofield Corner Road, Blofield Heath, and Land Adj., Hall Lane, Drayton. Of these developments 31.9% of the units are for affordable housing, therefore not meeting the target.

6.10 The development off Blofield Corner Road, Blofield Heath will provide a mixture of general needs housing including affordable homes, and public open space. No works have commenced on this site in the monitoring year.

6.11 The housing developments at Sharps Hall Farm, Mill Lane, Horsford, Land West of, Salhouse Road, Wroxham and Land Adj., Hall Lane, Drayton are larger residential developments. These sites will provide a range of house types, affordable homes and public open space. Work commenced on the Salhouse Road site shortly after the monitoring year.

6.12 The relevant policies for each of the aforementioned allocated sites do not state a range for size or types of property. It is considered that each development meets the target by providing a range of house types and sizes.

6.13 In the monitoring year, 98 new affordable dwellings were completed via the Council's Housing Capital Programme. Source: Strategic Housing.

Objective 4

6.14 *To protect and improve housing amenity.*

No complaint covering Housing amenity either through the Council's complaints system or the Local Government Ombudsman shall be upheld.

6.15 No complaints received through the Council's complaints system or the Local Government Ombudsman covering housing amenity, were upheld during the monitoring period. Source: BDC Corporate Services.

7 EMPLOYMENT

Objective 1

7.1 *To promote the long term economic wellbeing of the district.*

Objective 2

7.2 *To increase and enhance the range and distribution of employment opportunities.*

- Maintain a minimum 5 year supply of unconstrained and generally available employment land in each Structure Plan Policy Area (based on take up rates over past 10 year period).
- In each policy area at least 20% of the 5 year supply of employment land shall be outside the parish with the greatest area committed (i.e. outstanding permissions and allocations).
- New or expanded tourist related development (e.g. camping and caravan sites, hotels, B&B, attractions, etc) to be implemented in at least five parishes within the Plan period.

7.3 A district employment land take up rates of 4.8 ha per annum was utilised. Source NCC.

7.4 Across the district there is a 19.6 year supply of available land for employment. This is based on the land available employment through granted planning permissions and through local plan allocations, divided by the annual take up rate of 4.8 ha per annum.

7.5 In the Norwich Policy Area, the parish with the greatest employment commitment is Spixworth/Horsham St Faith (Norwich Airport: Application Reference 20130363. 31.5% of available land for employment uses is *outside* the parish with greatest commitment, therefore, the target has been achieved.

7.6 In the Rural Policy Area, the parish with greatest commitment is Felthorpe. 83% of available employment land lies *outside* the parish with greatest commitment from sites with planning permission and Local Plan allocations. The target has been met.

7.7 The target for new tourist developments was achieved over the plan period with schemes granted permission.

7.8 Tourism related developments completed within the reporting period include:

- 9 units of holiday accommodation in Reepham provided by the conversion of former Old Brewery House to form Café and

Retail on ground floor, and Bed and Breakfast provision on first floor.

- Change of use from Agricultural Land to Campsite in Weston Longville will provide 5 Yurts with Communal Facilities, car parking space, and 5 Compost Toilets.
- Conversion of Existing Workshop into 2 units of Holiday Accommodation to be used in association of existing Bed and Breakfast business.

Objective 3

7.9 *To safeguard existing employment areas, resisting their loss to other uses unless there would be overriding environmental benefits.*

No non-employment development to be permitted on existing or allocated employment land except where in accordance with specific policies in the Local Plan.

7.10 Within the reporting period, there was no non-employment development applications permitted on existing or allocated employment land. Source: M3 Planning.

Objective 4

7.11 *To encourage employment development which is environmentally sustainable.*

At least 50% of all changes of use of buildings outside settlement limits to be mainly or entirely for employment use (including tourism).

7.12 Of the applications granted approval in the reporting period for the change of use of buildings outside settlement limits, 85.7% were mainly or entirely for employment uses (including tourism), therefore the target has been met. Source: M3 report.

7.13 The remaining granted approvals in the reporting period for the change of use of buildings outside of settlement limits, 14.3% were for residential use. Source: M3 report.

8 RETAIL

Objective 1

8.1 *To protect and enhance the role of the Norwich area as a regional shopping centre, providing for a full range of modern retail outlets in appropriate locations.*

No major retail proposal (in excess of 1000 m^2 net floor space) permitted contrary to the Local Plan.

8.2 Within the monitoring year, 2 major retail proposals have been permitted.

8.3 Full approval (20140758) was granted for a mixed use development comprising a retail supermarket and restaurant/pub on Land North of Yarmouth Road, Blofield. The proposal includes 2445sqm of retail space for A1 and A3 use which will meet the needs of the growing area.

8.4 A hybrid proposal was accepted for a development in Taverham comprising of a supermarket with petrol filling station and car parking space, a pub/restaurant and a lifestyle leisure unit. Planning permission 20131175 granted full approval for the construction of a supermarket (Class A1) and car parking with petrol station covering 6295sqm. The permission also granted outline approval for 2402sqm of A3/A4 pub/restaurant space.

Objective 2

8.5 *To secure and promote local retail facilities in appropriate locations.*

In designated retail/commercial areas the amount of frontage in use classes A1, A2, A3, A4, A5 and B1 shall not decline and at least 50% will be in class A1 use.

8.6 Information on the amount of frontage in classes A1, A2, A3, A4, A5 & B1 in designated retail/commercial areas is not available for the monitoring year. However, within the reporting year, three applications were granted planning permission which resulted in a loss of retail or commercial use in designated retail/commercial areas.

8.7 The approved schemes included the change of use of A1 retail outlet to a Community Hub (Class D2) at 61 Spinney Road, Thorpe St Andrew; the conversion of a B1 workshop to a holiday let (Class C2) at Cotenham Barn, South Walsham Road, Panxworth; and a change of use of a A3 ground floor restaurant to provide 2 bed and breakfast guest rooms at Brook Cottage Restaurant, Norwich Road, Horsham St Faiths.

Objective 3

8.8 *To encourage retail development which is environmentally sustainable.*

Objective 4

8.9 *To protect the vitality of the designated retail areas in the market towns, large villages and the local centres of the Norwich Policy Area.*

No major retail development (as defined in Government Development Control Returns) permitted more than 500m from a regular public transport route providing a regular weekday service or outside a defined shopping area unless it is allocated in the Local Plan.

8.10 2 major retail developments had been permitted within this reporting year (2014/15).

8.11 Full approval (20140758) was granted for a mixed use development comprising a retail supermarket and restaurant/pub on Land North of Yarmouth Road, Blofield. The proposal includes 2445sqm of retail space for A1 and A3 use which will meet the needs of the growing area. This proposal lies within 500m of 2 existing and regular services between Yarmouth Road and Norwich City Centre.

8.12 A hybrid proposal was accepted for a development in Taverham comprising of a supermarket with petrol filling station and car parking space, a pub/restaurant and a lifestyle leisure unit. Planning permission 20131175 granted full approval for the construction of a supermarket (Class A1) and car parking with petrol station covering 6295sqm. The permission also granted outline approval for 2402sqm of A3/A4 pub/restaurant space. This proposal lies within 200m of 2 existing and frequent services between Taverham/Thorpe Marriott and Norwich City Centre.

9 TRANSPORT

Objective 1

9.1 *To promote an efficient and safe transport network and to assist in the implementation of a comprehensive transport strategy for Broadland.*

Objective 2

9.2 *To locate major development where it is highly accessible for pedestrians and cyclists and has a good level of public transport service provision.*

As General Strategy Objective 4.

9.3 See General Strategy Objective 4, and table of Local Plan Allocations and Major Development sites in section 3.

Objective 3

9.4 *To promote improved provision for non-motorised users.*

Objective 4

9.5 *To minimise the adverse effects of traffic on people and the environment.*

All allocations involving built development (and Housing development under other policies of more than 50 dwellings) to have a Development Brief (as Supplementary Planning Guidance) which indicates how the development relates to the Norwich Area Transportation Strategy or which requires the development to include transport infrastructure improvements as agreed with the transport authority, including measures to encourage benign modes.

9.6 Paragraph 153 of the NPPF states that "additional development plan documents should only be used where clearly justified" The achievement of objective 4 is no longer considered to require the adoption of an SPD

No air quality management area to be designated in Broadland as a consequence of traffic emissions. No recorded breaches of the Airport Noise Management Strategy as governed by the letter of agreement between Norwich International Airport, Norwich City Council and Broadland District Council.

9.7 For an update of AQMAs, see Spatial Planning Objective 9, of the GNDP Annual Monitoring Report 2014/15.

10 RECREATION AND LEISURE

Objective 1

10.1 *To make provision for a variety of recreational and leisure uses.*

> To work towards a minimum standard of 2.4 Ha of playing space per 1000 population, with a target of not less than 85% of that level in each parish, or in a nearby parish where applicable, by 2011.

10.2 Current accessibility to recreation and leisure facilities can be found in *Spatial Planning Objective 11* of the GNDP Annual Monitoring Report 2014/15.

Total playing space per 1,000 population

Location	Nos	Parish	Population est. 2008	Formal Open Space (Ha per 1,000 pop)	Play Areas (Ha per 1,000 children)	Allotments per 1,000 pop	Other Incl. Pitches, Bowls, Rugby, etc	Total	Min Target 2.24 ha Target met (Y/N)	Target of no less than 85% of that figure. (2.04) ha/ 1000 pop (Y/N)
Acle Area	1	Acle	2,770	1.77	0.73	0.17		2.67	Y	Y
	2	Beighton	421				2.78	2.78	Y	Y
	3	Cantley	692	0.53	2.62			3.15	Y	Y
	4	Freethorpe	929	2.72	0.78			3.5	Y	Y
	5	Frettenham	707			0.45	2.46	2.91	Y	Y
	6	Halvergate	576	3.82			0.19	4.18	Y	Y
	7	Lingwood and Burlingham	2,580	2.11		0.19		2.30	Y	Y
	8	Reedham	1,047	2.95		1.3		3.25	Y	Y
	9	Salhouse	1,476	1.83				1.83	N	N
	10	South Walsham	806	4.05				4.05	Y	Y
	11	Upton with Fishley	707	3.68				3.68	Y	Y
	12	Woodbastwick	383				0.29	0.29	N	N
	13	Wroxham	1,520		.82		1.09	1.91	N	N
Aylsham Area	14	Aylsham	5,858	0.80	1.62	.19		2.61	N	N
	15	Brampton	226			11.1		11.1	Y	Y
	16	Buxton with Lammas	1,692	2.71				2.71	Y	Y
	17	Cawston	1,570	1.02		0.08	0.13	1.23	N	N
	18	Coltishall	1,426	2.57		1.45		4.02	Y	Y
	19	Hainford	988		0.34			.34	N	N
	20	Hevingham	1,253	1.47	1.25	0.29		3.01	Y	Y
	21	Horstead with Stanninghall	1,047		4.1	0.43	0.12	4.65	Y	Y

	22	**Marsham**	**738**		**0.24**	**0.88**		**1.1**	**N**	**N**
	23	**Oulton**	**207**		**10.29**			**10.29**	**Y**	**Y**
Norwich Fringe	24	**Drayton**	**5,417**	**1.43**	**0.32**			**1.75**	**N**	**N**
	25	**Hellesdon**	**10,993**	**0.49**	**0.38**	**0.27**	**.22**	**1.36**	**N**	**N**
	26	**Old Catton**	**6,163**	**1.19**	**0.49**	**0.22**		**1.9**	**N**	**N**
	27	**Sprowston**	**14,442**	**0.68**	**0.72**	**0.15**	**.92**	**2.47**	**N**	**N**
	28	**Taverham**	**10,365**	**0.62**	**0.08**		**0.32**	**1.02**	**N**	**N**
	29	**Thorpe St Andrew**	**14,483**	**0.92**	**0.24**	**0.26**	**0.08**	**1.5**	**N**	**N**
	31	**Felthorpe**	**748**	**2.4**	**0.13**		**1.27**	**3.8**	**Y**	**Y**
	32	**Foulsham**	**938**	**1.66**				**1.66**	**N**	**N**
	33	**Great Witchingham**	**529**				**2.66**	**2.66**	**Y**	**Y**
	34	**Honingham**	**384**	**0.83**				**0.83**	**N**	**N**
	35	**Reepham**	**2,561**	**2.06**	**0.8**	**0.08**	**0.05**	**2.99**	**N**	**N**
	36	**Salle**	**80**				**13.75**	**13.75**	**Y**	**Y**
	37	**Swannington**	**309**		**9.31**			**9.31**	**Y**	**Y**
		Wood Dalling	**199**		**31.21**				**Y**	**Y**
	38	**Weston Longville**	**363**	**5.62**		**0.49**		**6.11**	**Y**	**Y**
Remainder of Norwich Policy Area	39	**Blofield**	**3,305**	**1.09**		**.26**	**1.24**	**2.59**	**N**	**N**
	40	**Brundall**	**3,895**	**0.16**	**0.13**	**.51**	**0.25**	**1.05**	**N**	**N**
	41	**Great and Little Plumstead**	**3,072**	**0.81**	**0.70**	**0.16**		**1.67**	**N**	**N**
	42	**Hemblington**	**365**		**1.83**			**1.83**	**Y**	**Y**
	43	**Horsford**	**4,236**	**.63**	**.17**	**0.25**	**1.02**	**2.07**	**N**	**N**
	44	**Horsham & Newton St Faith**	**1,684**		**4.41**	**1.10**	**1.15**	**6.66**	**Y**	**Y**
	45	**Postwick with Witton**	**367**	**3.57**			**4.71**	**8.28**	**Y**	**Y**
	46	**Rackheath**	**1,956**	**1.56**	**0.14**			**1.7**	**N**	**N**
	47	**Spixworth**	**3,788**	**0.77**	**0.3**			**1.07**	**N**	**N**

Source: PPG17 Open Space Indoor Sports and Community Recreation Assessment 2007 (2011/12 Update)

Objective 2

10.3 *To improve public access to the countryside and leisure facilities*

> For at least 10 new or improved leisure or recreation developments to be implemented in the plan period. No major indoor facilities to be approved outside established built up areas.

10.4 Within the monitoring year, 2 new or improved leisure or recreation developments were implemented. Together with previous provision the target for the plan period has been exceeded. These developments include:

- 2 play areas at: Felthorpe, Lingwood

10.5 No major indoor facilities were approved outside established built up areas.

Objective 3

10.6 *To ensure that leisure development is sympathetic to its surroundings.*

Planning permission for any leisure, recreational or sporting use granted in an area covered by policies ENV6 to ENV17 to not result in the removal of the sites designation under that policy and shall be subject to conditions or obligations seeking positively to enhance the environmental qualities of the site and its surroundings.

10.7 Ten schemes for leisure, recreation or sporting use were approved in areas defined by policies ENV6 to ENV17, within the reporting period. Schemes included the installation of second a second Astroturf hockey pitch and a ‘BMX’ track in Taverham, equestrian uses and private swimming pools.

10.8 No approved schemes resulted in a loss of designation under policies ENV6 to ENV17.

Objective 4

10.9 *To ensure that housing developments make provision for resident’s recreational needs.*

All new housing developments of more than five dwellings to comply with approved open space policy where applicable.

10.10 There were nine schemes of five or more dwellings approved within the reporting period. All of the schemes met the open space policy through making contributions through s106 agreement or through a unilateral undertaking agreement for off-site provision.

11 COMMUNITY SERVICES AND UTILITIES

Objective 1

11.1 *To ensure that development can be properly serviced.*

Objective 2

11.2 *To enable the co-ordinated investment of public and private monies in service provision.*

A Development Brief to be produced for all allocations involving major built development, with the Brief outlining service and utility requirements.

11.3 For details of Local Plan allocations with development briefs, see table in section 3. See comments on 8.6

Objective 3

11.4 *To promote an environment that minimises danger and nuisance.*

No development approved which is contrary to policies CS9-14.

11.5 Broadland District Local Plan (replacement) 2006 Policy CS9, *Flood Risk,* has been superseded by the Joint Core Strategy.

11.6 For numbers of planning permissions granted contrary to Environment Agency advice on flood grounds, see GNDP Annual Monitoring Report 2014/15: *Spatial Planning Objective 1*.

Objective 4

11.7 *To identify land required for the provision of community facilities and to facilitate the provision of public utility services.*

All allocations for community facilities to be implemented within the Local plan period.

11.8 For progress of Local Plan allocations, see the update and table in section 3: *Progress of Local Plans.*

Objective 5

As ‘Recreation and Leisure’, objective 3.

11.10 See *Recreation and Leisure: Objective 3*

12 CORE OUTPUT INDICATORS

12.1 The Core Output Indicators formally used for Regional Planning (Update 2/2008) have largely been incorporated into the monitoring framework for the Joint Core Strategy. In most cases, the Broadland LPA results can be found within the *GNDP Annual Monitoring Report 2014/15*, or *GNDP Five Year Land Supply Statement 2013.*

Business Development and Town Centre

COI BD1 - Total amount of additional employment floorspace - by type

12.2 See *GNDP Annual Monitoring Report 2014-15; Spatial Planning Objective 3.*

COI BD2 - Total amount of employment floorspace on previously developed land - by type

12.3 See "Economic indicators" in the *Update of Sustainability Appraisal baseline* in *GNDP Annual Monitoring Report 2014/15.*

COI BD3 - Employment land available - by type

12.4 At 1 April 2015, available employment land totalled 228.30ha for B1, B2 and B8 uses. This figure includes undeveloped employment allocations and land with planning permission for employment uses, as at base date. Source: CDP

COI BD4 - Total amount of floor space for 'town centres uses'

12.5 The table (below) shows total net completions within the reporting period of "town centre uses" within the Local Planning Authority area and within designated town centres.

	A1 Shops	A2 Financial & professional services	B1	D2 Assembly and leisure
Net completions within LPA area (sqm)	0	0	266	0
Net completions within designated town centres (sqm)	0	0	266	0
% completions within town centres	0%	0%	100%	0%

Housing

COI H1: Plan period and housing target

12.6 See *GNDP Annual Monitoring Report 2014-15; Five year housing land supply statement.*

COI H2(a): Net Additional dwellings - in previous years

12.7 See *GNDP Annual Monitoring Report 2014-15; Five year housing land supply statement.*

COI H2(b): Net additional dwellings - for the reporting year

12.8 See *GNDP Annual Monitoring Report 2014-15; Five year housing land supply statement.*

COI H2(c): Net additional dwellings - in the future years

12.9 See *GNDP Annual Monitoring Report 2014-15; Five year housing land supply statement.*

COI H2(d): Managed delivery target

12.10 See *GNDP Annual Monitoring Report 2014-15; Five year housing land supply statement.*

COI H3: New and converted dwellings on previously developed land

12.11 See *GNDP Annual Monitoring Report 2014-15; Spatial Planning Objective 9.*

COI H4: Additional pitches (Gypsy and Traveller)

12.12 See *GNDP Annual Monitoring Report 2014-15; Spatial Planning Objective 2.*

COI H5: H5: Gross affordable housing completions

12.13 See *GNDP Annual Monitoring Report 2014-15; Spatial Planning Objective 2.*

COI H6: Housing Quality - Building for Life Assessment

12.14 See *GNDP Annual Monitoring Report 2014-15; Spatial Planning Objective 2.*

Environmental Quality

COI E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

12.15 See *GNDP Annual Monitoring Report 2014-15; Spatial Planning Objective 1.*

COI E2: Change in areas of biodiversity importance

12.16 See *GNDP Annual Monitoring Report 2014-15; Spatial Planning Objective 9.*

COI E3: Renewable Energy Generation

12.17 See *GNDP Annual Monitoring Report 2014-15; Spatial Planning Objective 1.*

13 MINERALS AND WASTE

For information regarding minerals and waste, enquiries should be directed to Norfolk County Council as the Minerals and Waste Planning Authority in Norfolk.

14 SUSTAINABILITY APPRAISAL SCOPING REPORT

For an update of the baseline of the Sustainability Appraisal, see *GNDP Annual Monitoring Report: Update on Sustainability Appraisal Baseline.*

15 MAJOR SITES TRAJECTORY

Projected delivery on large housing sites and outstanding Local Plan allocations can be found in *Five year land supply statement,* appended to the *GNDP Annual Monitoring Report.*

16 CONCLUSIONS

16.1 The following table summarises each of the objectives from the Broadland District Local Plan (Replacement) 2006, stating which have been met, are on target/partially met, or have not been met.

16.2 Of the targets monitored for the reporting period, 14 were met, 8 were considered on target or partially met and 9 targets were not met.

16.3 Some objectives have been considered to be o*n target / partially met,* where an objective has more than one indicator, but each has not been fulfilled in the reporting year, or where the results conflict, such as where the target is met in one policy area, but not in another.

Summary of Local Plan targets

Local Plan Targets Monitoring

	Target	Met	On target / partially met	Not met
1	General Strategy Objective 1	✔		
2	General Strategy Objective 2			✔
3	General Strategy Objective 3			✔
4	General Strategy Objective 4		✔	
5	General Strategy Objective 5			✔
6	Environment Objective 1		✔	
7	Environment Objective 2			✔
8	Environment Objective 3			✔
9	Population and Housing 1	*See Five Year Land Supply Statement*		
10	Population and Housing 2			✔
11	Population and Housing 3		✔	
12	Population and Housing 4	✔		
13	Employment Objective 1	✔		
14	Employment Objective 2	✔		
15	Employment Objective 3	✔		
16	Employment Objective 4	✔		
17	Retail Objective 1	✔		
18	Retail Objective 2		✔	
19	Retail Objective 3	✔		
20	Retail Objective 4	✔		
21	Transport Objective 1	✔		
22	Transport Objective 2		✔	
23	Transport Objective 3			✔
24	Transport Objective 4		✔	
25	Recreation and Leisure Objective 1		✔	
26	Recreation and Leisure Objective 2	✔		
27	Recreation and Leisure Objective 3	✔		
28	Recreation and Leisure Objective 4	✔		
29	Community Services and Utilities 1			✔
30	Community Services and Utilities 2			✔
31	Community Services and Utilities 3	*See GNDP AMR 14-15: Spatial Planning Objective 1*		
32	Community Services and Utilities 4		✔	
33	Community Services and Utilities 5	✔		
	Total	**14**	**8**	**9**
	Overall Performance (%)	**45**	**26**	**29**

GLOSSARY OF TERMS AND ACRONYMS

Term	Description
Accessible	Easy to travel to and enter by whatever means of movement is appropriate (including public transport, cycle, on foot or (for buildings) in a wheelchair or with limited mobility).
Adopt	Formally approve. Assume responsibility for future maintenance.
Affordable Housing	Housing provided for sale, rent or shared equity at prices permanently below the current market rate, which people in housing need are able to afford. It is usually provided to meet a specific housing need which cannot be met by the housing available on the open market.
Allocated	Land which has been identified on the Local Plan Policies Map (previously known as the Proposals Map or Inset Map) for a specific form of development.
Amenity	Those qualities of life enjoyed by people which can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes for example a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
AMR	Annual Monitoring Report: Part of the Local Plan (previously known as the Local Development Framework (LDF)). Local authorities are required to produce an AMR with a base date of the previous year showing progress towards the implementation of the local development scheme and the extent to which policies in local development documents are being achieved.
Area Action Plan	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
Biodiversity	The variety of life on earth or any given part of it.
Brownfield Land, Brownfield Site	See Previously Developed Land
Built Environment	Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.
Business (B1) Use	Use for light industry, offices (where the office does not provide a service directly to the visiting public) and research and development (as defined in the Use Classes Order). Light industry is industry which is capable of being carried out in a residential area without causing nuisance, including as a result of traffic movement.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on all built development except affordable housing; and residential and non-residential institutions. It is a means of making sure that development contributes towards the infrastructure needed to support growth in an area.
Commercial Centre	The centre of larger market towns and collages where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.
Community	(As used in this context) All of those living and working in Broadland. This includes the general public, parish and town councils, businesses, community groups, voluntary organisations, developers, statutory agencies etc.
Community Facilities	Services available to residents in the immediate area to meet the day-to-day needs of the community. Includes village halls, post offices, doctor's and dentists' surgeries, recycling facilities, libraries and places of worship.
Core Strategy	This strategy sets out the key elements of the planning framework for the area. It should comprise of a spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long term spatial vision for the area. A development plan document, and one with which all other development plan documents must conform.
Development	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development).
Development Brief	See Supplementary Planning Guidance
Development Plan	The primary consideration for the Council in determining planning applications. Comprises of the Regional Spatial Strategy and Development Plan Documents (including Minerals and Waste DPD's produced by Norfolk County Council).
District Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
DPD	Development Plan Documents: These are planning documents forming part of the Local Plan (previously known as the Local Development Framework (LDF)) and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map (Proposals Map) which will be varied as successive DPDs are adopted.
EEDA	East of England Development Agency: Government agency created in April 1999 to help further economic regeneration and prosperity in Eastern England (Norfolk, Suffolk, Cambridgeshire, Hertfordshire, Bedfordshire and Essex). EEDA administers a wide range of funding programmes including the Market Town Initiative.

EEP	The East of England Plan: Regional Spatial Strategy for the East of England setting out the broad planning strategy to guide Local Plan (previously known as the Local Development Frameworks (LDF)) in the region, including Broadland. See also RSS.
EERA	The East of England Regional Assembly was a partnership of elected representatives from the 54 local authorities in the East of England region and appointed representatives from the community. Its purpose was to promote the economic, environmental and social well-being of the region. EERA was responsible for producing the Regional Spatial Strategy. The "GO Network" ceased in Spring 2011 following the Comprehensive Spending Review 2010.
Employment Area	Industrial estate or other area which is used primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order, and/or where such development is proposed.
Employment Use	Use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. In the context of the local plan employment use specifically excludes retail, financial or professional services, food and drink, waste disposal or mineral extraction.
Greenfield Land (or Site)	Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). This includes private residential garden land.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.
Institution	Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.
LBC	Listed Building Consent
LDD	Local Development Document: Planning documents which collectively make up the Local Plan (previously known as the Local Development Framework (LDF)). These can either be a DPD, SPD or the SCI.
LDD Bodies	At the 'Issues & Options' stage of producing a Local Development Document, the Council will identify from its Local Plan (previously known as the Local Development Framework (LDF)) database, which bodies it feels will have an interest in the particular document being produced. These bodies will then specifically be invited to engage in the production of that policy document. (N.B. All other bodies on the database will receive notification of the opportunity to get involved).
LDF	Local Development Framework: A 'portfolio' of Local Development Documents which collectively delivers the spatial planning strategy for the LPA area. This is now referred to as the Local Plan as defined in the NPPF.
LDO	Local Development Order: LPAs will be able to introduce LDOs at their discretion. They give permitted development rights to developers who bring forward proposals in line with a policy in a DPD.
LDS	Local Development Scheme: Sets out the programme for preparing LDDs. This document is available to view on the Council's website (www.broadland.gov.uk).
Listed Building	A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings published by the Department of Culture, Media and Sport. Alteration, demolition or extension of such a Listed Building requires special consent.
LNR	Local Nature Reserve: Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.
Localism Act	The Localism Act devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. It will provide for neighbourhood development orders to allow communities to approve development without requiring normal planning consent and amend the Community Infrastructure Levy, which allows councils to charge developers to pay for infrastructure as well as abolishing Regional Spatial Strategies.
Local Shopping Centre	A group of shops or services forming a centre of purely local significance. See District Shopping Centre and Commercial Area.
LPA	Local Planning Authority: Responsible for producing the Local Plan (previously known as the Local Development Framework (LDF).
Monitoring	Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.
NATS	Norwich Area Transportation Strategy: Statement of strategic transportation policy for Norwich and surrounding area, most recently adopted in 1997, which was prepared jointly by Norwich City and Norfolk County Councils in discussion with Broadland and South Norfolk Councils.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Norwich Fringe	Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. For Broadland this includes the continuously built up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.

Norwich Policy Area	Part of the County which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 16 parishes, compromising the fringe and first ring of villages around the city of Norwich.
National Planning Policy Framework (NPPF)	The National Planning Policy (NPPF) published in March 2012, sets out the Government's planning policies and requirements for the English Planning System. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
OPP	Outline Planning Permission: This gives an outline of the proposed development, such as the Permission size and height of a building, for example. Full details of the building must be provided and approved before building work can start. Detailed planning permission must be applied for within three years.
Permitted Development	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
Preferred Options	Produced as part of the preparation of Development Plan Documents. It sets out the Council's preferred options relating to the LDD and is made available to the public in order that representations can be made.
Previously Developed Land (PDL)	Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. This excludes land in built-up areas such as private residential gardens. Often called Brownfield land.
Policies (Proposals) Map	The adopted Polices (Proposals) Map illustrates all the proposals contained in development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions Policies (Proposals) Map showing the changes which would be required upon adoption of the document.
Renewable Energy	In its widest definition, energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
Reserved Matters	These relate to design, external appearance, siting, means of access and landscaping where outline planning permission has already been granted. Conditions attached to the permission may require other details to be approved (e.g. materials).
Residential Institution	Residential establishment, (which may also provide medical care or other support) in which residents live communally with catering and housekeeping services provided centrally. Includes nursing homes, residential homes and also includes hostels where a significant element of care is involved but excludes sheltered and supported housing schemes where the dwelling units are self-contained. Also excludes hotels. See also Institution.
Route Hierarchy	The County Council has categorised the roads in Norfolk according to their purpose and suitability ability for their purpose and has defined a network serving small parts of Norfolk (cells). The following categories are included in the plan: principal routes (routes of national importance) and main distributor routes (which provide essential cross county links).
RSS or EEP	Regional Spatial Strategy or East of England Plan (2001-2021): This will replace Regional Planning Guidance and will be the responsibility of the East of England Regional Assembly. It also forms part of the Development Plan. The regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act.
S106	Section 106 Obligation.
SA	Sustainability Appraisal: Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Saved Plans or Policies	Under transitional arrangements as the new style planning system is introduced, the current adopted local plan is automatically saved and retains development plan status for a period of 3 years or until superseded by development plan documents. In the case of Broadland, because the local plan replacement was so far advanced, once adopted the local plan replacement will supersede the local plan adopted in 2000 and will itself be saved for a period of 3 years from the date of adoption.
SCI	Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. SCI is not a DPD, but is subject to independent examination.
SEA	Strategic Environmental Assessment: The term used to describe environmental assessment applied to policies, plans and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practice SA and SEA are often combined.
Settlement Limit	This plan defines settlement limits for some areas. These are areas (which could be subject to variations through the adoption of supplementary planning guidance) where development appropriate to the settlement in question will usually be permitted.
SSSI	Site of Special Scientific Interest: Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by English Nature and have protected status under the Wildlife and Countryside Act 1981.
Site Specific Allocations	Allocations of sites for specific or mixed uses or development. Policies in DPDs will identify any specific requirements for individual sites.

Site Specific Policies	Where land is allocated for specific uses (including mixed uses), this should be highlighted in one or more DPDs. The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses.
SPD	Supplementary Planning Document: An LDD which expands on policies set out in a DPD or provides additional detail. For example: design guides, area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
Stakeholder	(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of Broadland District.
Structure Plan	The part of the development plan which sets out the broad framework for development in Norfolk. The current structure plan prepared by Norfolk County was adopted in October 1999. This local plan must be in general conformity with the structure plan.
SPG	Supplementary Planning Guidance: Guidance published by the District Council to provide further detailed information on how Local Plan policies are to be applied or interpreted. SPG may also be prepared by Norfolk County Council to interpret Structure Plan policy or jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPG may be concerned with a particular issue, or it may give more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief.
Sustainable Drainage System	Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
Travel Assessment	An assessment which may be required in connection with major development proposals which looks at how people are likely to access the development and its effects on travel patterns. It will also look at how any undesirable consequences can be mitigated. It should consider how access on foot, by cycle or public transport can be promoted and how the demand for car parking can be minimised.
UCO	Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which groups land uses into different categories (called Use Classes). Change of within a use class and some changes between classes do not require planning permission. Some uses (known as sui generis) do not fall within any use class.
Windfall Site	Site where planning permission for housing development is granted during the Local Plan period but which is not identified in the Plan for housing development.

Appendix F – Norwich City Council Report against policies in the adopted Norwich development management policies local plan

Introduction

1. This appendix monitors the policies in the Norwich *Development management policies local plan (*the DM policies plan*)* for the period from 1st April 2014 to 31st March 2015, excluding those covered in the main JCS AMR. Although the DM Policies Plan was adopted part way through the monitoring period (in December 2014), by the start of the monitoring year its policies were at a very advanced stage and had been considered at public examination hearings, consequently the majority of them were already in day to day use for development management. Therefore, as indicated in the previous AMR, this appendix does not monitor against the now superseded policies of *the* City of Norwich Replacement Local Plan 2004.

2. Previous AMRs set out progress on other local development documents being produced for the Local Plan for Norwich (LP) in the updated Local Development Scheme (LDS) by providing a new timetable for the completion of these documents. The LDS was last updated in July 2014 and can be found on the City Council's website at the following link:
   http://www.norwich.gov.uk/Planning/PlanningPolicy/Pages/DocumentsSupportingTheLocalPlan.aspx
   The LDS is expected to be next updated in early 2016.

Summary of Main Findings

3. The AMR gives an overview of progress against the adopted policies of the Norwich Development Management Policies Local Plan (the DM Plan), with reference to the Monitoring Framework contained in Appendix 9 of that plan and also reproduced as Appendix 3 of the Site allocations plan.

4. Monitoring of delivery of allocated sites in the Site allocations local plan is incorporated in Appendix A of the AMR as part of the assessment of five year housing land supply.

5. The AMR's main findings are:

Issue	Findings
Housing	• **249** dwellings were **built** at sites including Geoffrey Watling Way (adjoining the Football Club), Rosary Road, Cadge Road, Westlegate House and Wilberforce Road; • **4162** homes have planning permission in Norwich (an increase of 3.9% over 2013-14); • Of these **530** dwellings were granted **planning permission in 2014/15,** a big increase on the previous year (209) • Half of these homes will be from **office conversions** which do not provide affordable housing or have to meet space standards; • Local minimum **space standards** on permitted schemes have encouraged well designed schemes; • New houses at Sleaford Green were the first **council homes** to be built for many years; • New **student** accommodation was completed at the university and under construction by the bus station during the year. In addition, a planning application for a 915-bed student accommodation development at the university was submitted during the monitoring period and approved in May 2015; • Due to an increase in the proportion of development in suburban areas, average **densities** have fallen in recent years in comparison with the early years of the plan period when significant numbers of city centre flats were built.
Heritage	• The only **listed buildings lost** were nineteenth century outbuildings at All Saints Green. Development of the student flats at the site included restoration of the most significant listed building which had been vacant and deteriorating for many years; • The number of buildings on the **at risk register** (30 Listed Buildings and two Scheduled Ancient Monuments) is unchanged from 2013/14.

Environment	• A range of **green design** and wildlife friendly features were negotiated in schemes across the city, including green roofs and bat and bird boxes in smaller schemes and wider green infrastructure initiatives in larger developments; • No applications were approved contrary to the advice of the Environment Agency on **flood risk** and **water quality** grounds; • 93% of Norwich's **County Wildlife Sites** are in positive conservation management and there were no losses of nature conservation sites to development; • CIL funding has been used for **natural environmental improvements** at Danby Wood, Marston Marshes and Earlham Millennium Green in the Yare valley and the Oasis site at Fishergate in the city centre; • Air quality monitoring shows that levels of nitrogen dioxide have fallen marginally since last year but levels of airborne particulates have slightly increased. Air pollution levels have remained broadly stable over the last five years.
Trees and Landscape	• Some land in **Yare Valley Character Area** adjoining the Sainsbury Centre at the UEA was approved for use as a car park and land at the Bartram Mowers site, Bluebell Road was removed from the character area and re-designated for housing development for the over 55s at the request of the Local Plan Inspector; • There was **no** net **loss of trees** or hedgerows from development and financial contributions were committed or received from developers to provide 10 new street trees (compared to 26 in the previous year).
Open Space	• **No** designated **open space** was **lost** in Norwich to development; • While no new areas of open space were brought into use, developments currently under construction will provide new open space shortly e.g. at Brazen Gate/Southwell Road.
Employment	• There has been a **small reduction** in the amount of **employment floorspace** on **industrial estates**; • Changes to **government policy** allowing offices to convert to residential uses without the need for planning permission have contributed to a potential **overall loss of office space** in the city centre of just over 5% since 2008 if all permissions are implemented. However, the office space involved has mainly been poorer quality stock dating from the 1960s and 70s, while the best quality office buildings are continuing to attract commercial office tenants and office rental values are rising.
Retailing	• Retail vacancies in the **city centre** remain relatively low (see Retail monitor report); • The hospitality sector is still expanding in the city centre, confirming national trends. This was especially apparent in the London Street area, Upper St Giles Street, St Benedicts,

	Magdalen Street, Anglia Square and St Augustines which all showed an increase in the proportion of cafes and restaurants compared to shops. In St Stephens/Westlegate and Timberhill/Red Lion Street there was a small increase in the proportion of shops, following the completion of new and refurbished retail units in the Westlegate House development; • Changes in government policy have reduced the ability of local planning policies to directly influence the balance of uses in shopping areas; • Despite an increase in both vacancy rates and the proportion of non-retail uses compared with shops in the last year, overall, the **district and local centres** continue to be relatively robust and to offer an appropriate range of local services and facilities, with small food stores being most important to their success; • The majority of permissions granted for main town centre uses were in the city centre and defined centres, with relatively few instances of such development being approved in other locations; • 2014-15 saw work well underway on the **Hall Road District centre**. The development, anchored by an ASDA foodstore, will also include smaller shops, leisure and community facilities and business units and will significantly improve the range of convenience shopping to serve day to day and wider needs in the south of the city. It implements a longstanding proposal for district centre development included in both the current and previous local plans; • Permission was granted to create two new units for the Wickes DIY warehouse in Drayton Road, one of which is intended to be let to Aldi as a foodstore; • During the year it was announced that IKEA was to pioneer its new retail concept in Norwich by opening its first new “order and collection point” store at Sweet Briar Retail Park.
Community Facilities	• 18 new community facilities were approved in the 2014-15 monitoring period. Proposals ranged from relatively small-scale schemes such as a youth drop in centre in the former Vauxhall Street post office to a new auditorium and performance space on the site of the Assembly House Chapel, providing a new visitor facility for the whole of Norwich; • New healthcare facilities were permitted at Rouen Road and Oak Street, whilst new indoor sports facilities were accepted at Ber Street, Gilchrist Close and Guardian Road; • A new school (the Jane Austen College) was granted prior approval as permitted development in April 2014 and came into use the following September. Norwich University of the Arts (NUA) was granted permissions for new classrooms at Redwell Street and St Andrews Street, including gallery space provided in former shops at Bridewell Alley which has recently been

	completed. New trade training facilities were approved at Morgan Way, Bowthorpe; • The only significant community facilities to have been displaced by approved development in the monitoring period were a dental surgery at Recreation Road (converted to housing) and the former St John's Catholic Infants School at Heigham Road (under development for a care home). Both facilities have been relocated to new premises in the locality; • No historic and community pubs protected under local plan policy were permanently lost, however The Marlpit, Hellesdon Road and The Provision Stores, Dereham Road closed down. There are current community led proposals to return the Marlpit to use as a pub following its registration as an Asset of Community Value (ACV); • Eleven applications to list pubs as ACVs have been received since April 2015 of which three have so far been registered; • The Wensum Sports Centre, King Street was also listed as an ACV in 2014-15.
Leisure, catering, Evening and Late Night Economy	• There was significant growth in the **catering and hospitality** uses in the city centre. This included new cafes and restaurants in Castle Mall, Castle Meadow, Gentleman's Walk, King Street, London Street, Orford Place, Rose Lane, St Stephens Street and Upper King Street; • New **takeaways** were approved at Orford, Prince of Wales Road and Sprowston Road. Two takeaway applications were refused at Dereham Road and Bishop Bridge Road both on the grounds of unacceptable amenity impact on neighbours and overrepresentation of takeaways in the centres concerned; • Schemes were approved for **leisure uses** at the Assembly House, a new gym and an extension of an existing health and fitness centre, both in Ber Street; and a new permission extending the use of the Memorial Gardens undercroft for exhibitions and performances; • No new **late night uses** were approved.
University of East Anglia (UEA)	• Phase 1 of the Enterprise Centre adjoining Earlham Hall to was completed in July 2015; • A planning application for a 915-bed student accommodation development at the former Blackdale School site was submitted during the monitoring period and approved in May 2015. Construction of phase 1 has begun.
Transport	• Developments at Brazengate, Sleaford Green and Carrow Quay provided new cycle routes; • Monitoring showed that cycling levels increased overall in Norwich between September 2013 and October 2014, with

	variations in different parts of the city. Measurements at the inner and outer ring roads on one day in each year showed a 12% overall increase in cycling levels between 2013 and 2014; • Year round measurements taken of all cyclists using the Marriott's Way (+24%) and the Lakenham Way (+26%) show a significant increase in use between 2013 and 2014; • Implementation of parts of the £5.7 million pink pedalways project took place during and after the monitoring period. These included works in the city centre (Magdalen Street/Cowgate contraflow and Tombland/Palace Street junction redesign) and outside the centre at the Avenues, Park Lane/Vauxhall Street/Bethel Street (incorporating a new crossing at Chapelfield Road); Heathgate, Mousehold, Heartsease and Bowthorpe Three Score; • Over £8.4m of additional government funding was secured to enhance the yellow and blue pedalways; • Through traffic was removed from St. Stephens and Theatre Streets to improve access for buses, taxis and cycles and a bus lane was provided on Grapes Hill; • Plans for a new multi-storey car park at the corner of Rose Lane and Mountergate were progressed and approved during the monitoring period. The number of parking spaces in the city centre will remain well below the 10,000 space local plan cap; • Plans to extend the 20 mph zone to cover virtually the whole of the city centre and Heartsease were consulted on and approved.

6. The full overview of policy performance against each of the monitoring indicators is given in the table at the end of this appendix. The main part of the appendix following summarises and comments on the results of monitoring against each of the indicators for individual policies.

Policy DM1 – Achieving and delivering sustainable development

7. Policy **DM1** is an overarching policy to ensure that sustainable development is delivered in Norwich through development management decisions. Because of its generic nature it does not lend itself to detailed monitoring.

Policy DM2 – Ensuring satisfactory living and working conditions

8. Policy **DM2** seeks to ensure that new development will not have unacceptable impacts on the amenity or outlook of existing or future occupiers and helps to promote a good living and working environment. Monitoring indicators for this policy are:

    a) Refusals of permission on the grounds of loss of light or outlook;
    b) Refusals of permission on the grounds of schemes falling below minimum indicative residential space standards specified in the supporting text to the policy. The target is **no refusals** on these grounds in the monitoring year.

    - In 2014-15 there were **11 refusals** involving loss of light or outlook;
    - The monitoring target in relation to space standards is **not met**. 2014-15 saw **five refusals** which included reasons related to inadequate internal space standards or inadequate external amenity space;
    - **Six additional applications** were refused for reasons of overdevelopment, cramped layout or design generally inappropriate to the character of a surrounding residential area.

9. It should be noted that the indicative minimum local residential space standards in policy DM2 are superseded with effect from 1 October 2015 by a new nationally described space standard. From that date, planning judgements involving residential space standards will be informed by and monitored against the new common standard. Like the indicative local standards, the national standard sets out minimum gross internal area for each dwelling type. These are broadly similar to those used in policy DM2, having been informed by the same recommendations. However the new national standard covers a greater range of property types and incorporates more detailed standards for internal storage space and minimum room widths/heights.

10. The intention of this policy is that the highest practicable standards of internal space and layout should be achieved in housing schemes, where possible through negotiation. Zero refusals on grounds of inadequate living space is a particularly challenging target which has not been achieved for 2014-15, albeit that there were a relatively small number of cases where an acceptable scheme could not be negotiated. The introduction of minimum national technical standards for internal residential living space should ensure that there are fewer clearly substandard schemes submitted in future. The inclusion of indicative local space standards in the plan has helped to encourage well designed and laid out schemes from the outset.

Policy DM3 – Delivering high quality design

11. Policy **DM3** sets out a number of detailed criteria with the aim of securing high quality and inclusive design in all new development. Monitoring indicators for this policy are:

    a) The percentage of schemes meeting relevant *Building for Life 12* criteria (target of no "reds" on approved schemes).
    b) The percentage of completed dwellings where the development achieved or exceeded the required minimum residential density set out in policy DM12 (40 dwellings per hectare net)
    c) Reporting on schemes incorporating green design and wildlife friendly features as recommended by clause (i) of the policy.

    - Regrettably it has not been possible to undertake a Building for Life assessment in Norwich this year due to staff resource constraints, so no results against this indicator can be reported. Objective Building for Life assessments of recently completed development in Norwich by Building for Life-accredited urban design and conservation staff have been a useful means of monitoring urban design quality in general and the effectiveness of JCS policy 2 and local plan policy DM3 (and its predecessor policies) in particular.
    - Due to an increase in the proportion of development in suburban areas, average densities have fallen in recent years in comparison with the early years of the plan period when significant numbers of city centre flats were built. However, **92.9%** of all completed dwellings in the reporting period achieved the minimum density of 40dph set to ensure effective use of development land in 2014-15. This is a significant increase over 2013-14 and is the highest rate recorded since 2011/12. The average density of completed housing schemes was 51.9 dwellings per hectare.

12. The percentage of all completed development in 2013-14 exceeding the 40 dwelling per hectare policy threshold has been recalculated at **83.2%** rather than the 72.3% reported in the previous AMR. The average density of housing built in 2013-14 is likely to have been closer to 50 dwellings per hectare than the 44.6 dwellings per hectare reported for that year: consequently the average density figure of 51.9 dph for 2014-15 is only a modest increase.

13. The following table sets out the comparative performance of completed residential development schemes against AMR and local plan density monitoring indicators from 2008/09 to date.

		% of total dwellings completed			Local Plan
Year	**Average Density**	**<30 dph**	**30-50 dph**	**>50 dph**	**>40 dph**
2008/09	102	1.9	18.5	79.6	90
2009/10	83	2.7	16.7	80.4	90
2010/11	97.6	0.6	16.3	83.1	90.1
2011/12	78	4	13	83	95
2012/13	39.8	14.2	8.8	77	82
2013/14*	44.6	2.8	15.2	82	72.3 (see above)
2014/15	51.9	4.0	15.3	80.7	92.9
Source: Housing Land Availability Spreadsheet					

*As published; uncorrected.

14. With a broad range of housing currently under construction in Norwich, including an increasing number of higher density schemes underway in the city centre, the proportion of completed housing development achieving the 40dph minimum and the average density of housing development as a whole can both be expected to rise further in 2015-16.

15. A range of **green design and wildlife friendly features** were negotiated in schemes across the city, including green roofs and bat and bird boxes in smaller schemes and wider green infrastructure initiatives in larger development. For future reports officers are considering how this indicator can be measured more systematically.

Policy DM4 – Providing for renewable and low carbon energy

16. Policy **DM4** sets out criteria for the consideration of new renewable energy schemes. Approved renewable energy capacity is monitored within the main JCS AMR.

- **No new renewable energy schemes** were approved in the monitoring period. However, 2015/16 saw the submission of planning applications for two significant schemes in Norwich: a solar farm on the former private playing field serving Briar Chemicals (Hellesdon Road) and the major Generation Park scheme on the Utilities Site at Cremorne Lane. Details are in the table at the end of this Appendix.

Policy DM5 – Planning effectively for flood resilience

17. Policy **DM5** aims to ensure that all new development in Norwich is designed and located to minimise and mitigate against flood risk from all sources.
The monitoring indicator for Policy DM5 is the number of applications approved contrary to the advice of the Environment Agency on flood risk and water quality grounds – the target being **no approvals** granted contrary to EA advice in the reporting period.

- The monitoring target is **met**. In 2014-15 no schemes were approved contrary to the advice of the Environment Agency in relation to either flood protection or water quality.

18. Policy DM5 also requires all new development in defined Critical Drainage Catchments in Norwich to incorporate suitable measures, so far as practicable, to mitigate against the elevated risk of surface water flooding in the most vulnerable parts of those areas arising from new development. During 2014-15 Norfolk County Council as lead local flood authority introduced new consultation procedures for advising and commenting on submitted planning applications, with respect to local flood risk and suitable sustainable drainage measures to ensure flood resilient design. Additional indicators may be introduced in future against policy DM5 to monitor the effectiveness of this regime.

Policy DM6 –Protecting and enhancing the natural environment

19. Policy **DM6** protects nationally and locally designated and locally identified natural environmental assets and habitats from inappropriate development. The monitoring indicators for policy DM6 are:

a) Development resulting in the loss or reduction in area of:
   - *Sites of special scientific interest* (SSSI);
   - Designated *County Wildlife Sites* (CWS); and
   - Designated *County Geodiversity Sites* (CGS);

b) Development resulting in the loss or reduction in area of the *Yare Valley Character Area* (YVCA) defined in the local plan. In particular the policy seeks to safeguard against incremental losses of the landscape integrity of the valley through the combined impact of small scale developments within areas which are already partially built up.

The target is **no loss of area** across all indicators. Minor extensions and alterations as well as other low impact development are however accepted in the Yare Valley Character Area under the terms of the policy.

- In relation to national and local sites **the target is met**. No loss was recorded in the area of any SSSI or County Wildlife Site within the city as a consequence of development. There are currently no designated County Geodiversity Sites within Norwich.
- In relation to the YVCA **the target is not met**. A total of 2045 sq.m (0.2 hectares) of development was approved resulting in the loss of parts of the area, as detailed in the table at the end of this Appendix. In two cases minor extensions were approved to domestic dwellings already located within the YVCA (this is accepted under the policy). 0.18 hectare of land immediately adjoining the Sainsbury Centre at the UEA was approved for use as a temporary surface car park, although it is intended to make this a permanent facility. The design of the car park should ensure that it is

effectively screened and integrated into the river valley landscape. In addition, significant new drainage and water infrastructure was approved within the river valley in association with the Bowthorpe Three Score development, whilst an underground data and telecommunications duct was approved to link the UEA with the Norfolk and Norwich University Hospital across the Yare valley. Both of these can be regarded as uses appropriate to the purposes of the policy.

20. The table at the end of this Appendix details a number of initiatives where CIL funding has been used to fund natural environmental improvements in Norwich, both during the monitoring period 2014/15 and in the current financial year. These include enhancement projects at **Danby Wood**, **Marston Marshes** and **Earlham Millennium Green** in the Yare valley and the **Oasis** site at Fishergate adjoining the river Wensum by Fye Bridge in the city centre.

21. **93%** of Norwich's County Wildlife Sites are in positive conservation management (as reported in the main AMR); this includes all the city council's sites and most of the privately-owned ones. One privately owned site is not in positive management however – the fen meadow owned by Waitrose at Eaton adjoining the river Yare and the store car park. Little progress has been made to date in engaging the site owners to secure positive conservation management of this area.

22. It should be noted that 5.5 hectares of land at the **Bartram Mowers site, Bluebell Road** was removed from the Yare Valley Character Area and re-designated for housing development for the over 55s at the request of the Local Plan Inspector following his examination of the Site Allocations Local Plan in 2014. The majority of the site remains in the character area and the site specific policy for Bartram Mowers (R42) will ensure environmental enhancements, positive management of the adjacent wetland and improved public access to the river valley are delivered as part of the development.

Policy DM7 – Trees and development

23. Policy **DM7** safeguards against the loss of trees protected by TPOs and other significant trees and hedgerows as a result of development. It requires equivalent replacement when tree loss in unavoidable and requires new street trees to be developer-funded when significant new development adjoins a highway. The monitoring indicators for policy DM7 are:

a) The number of protected trees/hedgerows lost as a result of development– the target being **no loss** of such trees without equivalent replacement;
b) The number of street trees delivered through development.

- In relation to protected trees **the target is met**. No net loss of trees or hedgerows in Norwich was recorded directly as a result of development in the reporting period.

- Financial contributions were received from developers or committed through section 106 agreements finalised in 2014-15 sufficient to provide **10 new street trees** in future in association with development at Aylsham Road, Bethel Street, Duke Street and Wellesley Avenue. This is a fall compared with the position in 2013-14 when 26 new street trees were committed through this route.

Policy DM8 – Planning effectively for open space and recreation

24. Policy **DM8** acts to protect designated open space identified on the local plan policies map against inappropriate development and prevent the unjustified loss of open space and recreational facilities without replacement or appropriate mitigation. New open space and playspace are required to be provided, preferably on site, to serve all significant new housing schemes.

25. The policy is now supported by the *Open Space and Play Supplementary Planning Document*, adopted in October 2015 after the end of the monitoring period.

The monitoring indicators for policy DM8 are:

a) Development resulting in a net loss of open space (contrary to policy) – the target being **no loss** of open space;
b) Area of new open space and/or playspace delivered through development.

- In relation to open space loss **the target is met**. No designated open space was lost in Norwich as a result of development in the reporting period;
- Regrettably 2014-15 saw no new areas of open space provided in association with new development actually brought into use, although a number of approved schemes which are currently under construction are expected to deliver new open space for community use in 2015/16, for example at Brazen Gate/Southwell Road.

Policy DM9 – Safeguarding Norwich's heritage

26. Policy **DM9** requires new development to protect and enhance the historic environment, ensuring that development will not harm the significance of designated and locally identified heritage assets and so far as practicable safeguarding against the loss of those assets without justification or appropriate mitigation. The monitoring indicators for policy DM9 are:

a) The number of listed buildings lost/demolished in the reporting period – the target being **no loss or demolition** of listed buildings;
b) The number of buildings on the Buildings at Risk Register and change in the number at risk. The target is to achieve **year on year reductions** from 2012/13.

- In relation to listed buildings the target of no loss is **not met**, albeit that the single instance of demolition of a listed building – nineteenth century outbuildings in the curtilage of 52-54 All Saints Green – was justified by the substantial conservation and regeneration benefits delivered by the student accommodation development on this site and land adjoining. This development has secured the restoration and beneficial reuse for community purposes of the most significant listed building in the group which had been vacant and deteriorating for many years, as well as providing an improved setting to better reveal its significance;
- In 2014/15 there were a total of **32 buildings** on the at risk register: 30 Listed Buildings and two Scheduled Ancient Monuments. This figure is unchanged from 2013/14. The city council is currently working with property owners and Historic England to address the most serious problems of deterioration and long term neglect within five priority buildings on the register. The full list of buildings in Norwich on the heritage at risk register is available here.

Policy DM10 – Supporting the delivery of communications infrastructure

27. Policy **DM10** sets out criteria for the assessment of proposals for telecommunications installations and other communications infrastructure which need planning permission. It also seeks to safeguard such infrastructure from potential interference likely to result from new development. The monitoring indicators for policy DM10 are:

    a) The number of planning permissions and prior approvals granted for communications installations in **conservation areas and other protected areas** in the reporting period;
    b) The number of instances where a refusal of permission for these installations has been **subsequently allowed on appeal**. The target is for no appeals to be lost.

- One significant permission was granted for an underground communications duct under the Yare Valley between the UEA and the Norfolk and Norwich University Hospital – also noted in commentary against policy DM6. Three further installations for phone masts and broadband cabinets were approved elsewhere in the city outside sensitive areas.
- There have been no refusals of permission and no prior approvals withheld for communications infrastructure in the reporting period. It should be noted that recent extensions of national permitted development rights have removed the need for planning permission for a wider range of installations, in particular to expedite the delivery of superfast broadband.

Policy DM11 – Protecting against environmental hazards

28. Policy **DM11** seeks to ensure that development is designed and located to protect existing and future occupiers against risks from notifiable hazardous installations, subsidence, land contamination, air and water pollution and noise.

The monitoring indicators for policy DM11 are:

a) Number of hazardous substance consents granted in the monitoring period;
b) Impact of development on air quality, reporting the findings on air pollution levels from the annual Local Air Quality Management Progress Report (prepared by the council's environmental protection service). The annual reports are available on the city council's website here.

- **No hazardous substance consents** were granted (nor revoked) in the 2014-15 reporting period. One consent has since been revoked, previously applying to the National Grid gasholder on the Utilities site at Cremorne Lane, which has recently been decommissioned and removed.
- Air quality monitoring shows that levels of nitrogen dioxide (NO_2) have **fallen** marginally since last year but levels of airborne particulates (PM10) have **slightly increased**. Air pollution levels have remained broadly stable over the last five years.

Policy DM12 – Ensuring well-planned housing development

29. Policy **DM12** sets out criteria for the consideration of proposals for new housing on sites which are not already identified in the local plan. It strongly supports the delivery of new housing on all suitable sites in the city to address identified housing needs, except in limited circumstances where housing development would compromise other important local plan objectives or harm the amenity and living conditions of residents. The monitoring indicators for policy DM12 are:

a) The number of new dwellings in Norwich **permitted**[50] in the monitoring period;
b) The **number of unbuilt dwellings with outstanding planning permission** at the end of the monitoring period (the housing commitment). This is a

[50] *Permitted* includes all dwellings newly approved, excluding detailed permissions or approval of reserved matters for schemes previously approved in outline or where a new permission granted in 2014-15 replaced or superseded a similar existing one. Also included are schemes granted prior approval as permitted development, involving the change of use of offices and certain other types of commercial floorspace to housing. Office to residential conversions no longer need planning permission if the residential use is begun on or before 30 May 2016. The government has recently announced that this time limit is to be removed and schemes with existing prior approval in place will have a further three years after May 2016 to be implemented. Permitted development rights will also be extended to cover residential conversion of industrial and warehouse premises and the demolition and redevelopment of office premises for housing.

new indicator for 2014-15 which supplements the annual permissions figure. The size of the overall housing commitment from year to year is a useful indicator of development activity and the immediate housing development pipeline;

c) The number of new dwellings **completed** in the monitoring period;
d) The current position in relation to the five year housing land supply.

30. The figures do not include communal development such as student accommodation, residential institutions or nursing homes.

- **530** dwellings were permitted in Norwich in 2014-15 over and above previous commitments. This figure includes schemes granted prior approval for change of use from offices to housing as permitted development – 373 dwellings fell into this category although some office to residential approvals related to office buildings on which there had been a previous approval for a different conversion scheme. The vast majority were in the city centre. This is a substantial increase over 2013-14 when only 209 new homes were approved.
- Well over half the new dwellings approved in 2014-15 would be provided through the conversion of offices under prior approval. Because such schemes fall outside planning control, the city council has no influence over the quality of housing or the standard of layout, amenity and living conditions offered to residents, nor are these developments required to deliver affordable housing or other planning benefits that would normally be required from schemes subject to the normal planning application process. Not all such schemes will be liable for CIL. The effect of this trend on the city's office floorspace stock and related policy implications are discussed in the commentary to policy DM16.
- Outstanding planning permissions at 1 April 2015 could deliver **4162** new dwellings. This is an increase of 3.9% over the comparable figure in April 2014 (4007). There were a further 276 units approved in communal accommodation and residential institutions, including the recently completed student accommodation at the Bus Station and the supported care housing at Bowthorpe Three Score.
- A total of **249 dwellings** were built in Norwich in 2014-15. **50 dwellings** were affordable homes, compared with 123 in 2013/14. Significant developments were at **Geoffrey Watling Way** (adjoining the Football Club), **Rosary Road (Chalk Hill Works); Cadge Road; Pointers Field (Sleaford Green** – these were the first direct build council homes to be completed for many years); **Westlegate House** and **Wilberforce Road.** Additionally, new student accommodation was completed at the University **(Crome Court)** although as institutional development this cannot currently be counted against Norwich's overall housing requirement.

31. The recorded completion rate of 249 dwellings is a modest increase over the comparable figure in 2013-14 (210) but still well short of the average annual

housebuilding rate required for Norwich over the period 2008-2026 in the JCS (477). Allowing for extra housebuilding to make up the shortfall from under-delivery in previous years, the average housebuilding rate now needed to meet Norwich's district wide plan target for the remainder of the JCS period is 561 dwellings per year. Given the very significant upturn in housebuilding starts over the past year, we anticipate for the purposes of the housing land supply that up to 602 homes may be deliverable in Norwich in 2015-16 and a total of 3597 deliverable over the next five years – see Appendix A.

32. It should be noted that although anticipated housing delivery over the next five years would be more than sufficient to meet a calculated five year housing supply requirement for Norwich city only, the relevant area for calculating the housing land supply is the Norwich Policy Area (NPA). Further discussion of the land supply position in the NPA as a whole is in the main report and Appendix A.

Policy DM13 – Communal development and multiple occupation

33. Policy **DM13** sets out criteria for the consideration of proposals for flats, larger houses in multiple occupation and residential institutions including student accommodation. It seeks to ensure that these forms of development are well located and provide a good standard of design and layout. The monitoring indicators for policy DM13 are:
    a) Number of HMO licenses at the end of the reporting period and year on year change;
    b) Institutional development permitted on local plan housing allocations[51], the target being no loss of land subject to general needs housing allocations;
    c) Number of student bedrooms permitted;
    d) Number of residential institution bedrooms permitted.

    - There were 164 HMO licenses in place in Norwich as at 2 October 2015. This is an increase over the comparable position in October 2014, when there were 150 licenses.

34. It should be noted that policy DM13 relates only to proposals for larger HMOs of seven bedrooms and over. The establishment of smaller two to six bed HMOs

[51] The local plan inspector has agreed that policy DM13 should not accept residential institutions such as care homes or student accommodation on allocated housing sites where it would compromise a five year supply of housing land. This is because housing allocations in the plan only address identified land supply requirements for general needs and affordable housing, and opportunities for allocated sites to meet that need would be lost if other forms of housing were accepted. The evidence of housing need on which the local plan allocation level was based did not quantify the need for care homes or student accommodation in detail nor take account of the extent to which new communal development would take pressure off the existing housing stock. Until such evidence is available (from the emerging Strategic Housing Market Assessment) institutional development cannot be included as part of the housing supply or counted against the overall housing requirement.

(planning use class C4) through the conversion of single dwellings (use class C3) does not currently fall under planning control - this change can be made under permitted development rights without planning permission, unless there are specific local directions (Article 4 directions) in place removing those rights. In late 2014 the city council carried out a consultation on a number of policy options for addressing issues and perceived problems arising from the increase in numbers of smaller HMOs. These included the potential introduction of Article 4 directions city wide and/or focused planning controls and limitations in certain areas of the city. Following consultation it was resolved to monitor the position to assess the impact of a voluntary registration and accreditation scheme for HMO landlords implemented under housing powers and to reassess the position in two years' time. Development of new student accommodation would continue to be strongly promoted on suitable sites.

- In relation to institutional development on allocated housing land **the target is met.** No residential institutional development was permitted on allocated housing sites in 2014/15. 92 dementia care supported flats and 87 housing with care apartments previously approved on allocated land at **Bowthorpe Three Score** are under construction as part of the ongoing care village development, due to complete Easter 2016.
- **40 student bedrooms** were approved in 2014/15, through the conversion of former office space at Emmanuel House, Convent Road. 232 student bedrooms previously approved were completed on the UEA campus at Crome Court, with a further 915 bedrooms approved after the end of the monitoring period on a site adjoining Bluebell Road. A major private development of 282 student bedrooms for NUA students at Winnals Yard, All Saints Green approved in September 2013 commenced on site during 2014/15 and was completed for occupation in September.
- A **60 bed nursing home** at the former St John's Catholic Infant School site on Heigham Road was approved and commenced in the monitoring period. Development of a **70 bed residential care home** at Ivy Road (Ivy Court) approved in November 2013 was under development during the monitoring period and completed in July 2015. Neither of these were allocated as housing sites.

35. There was a significant upturn this year in the amount of residential institutional development approved and developed, both for students and the elderly, including the ongoing care development at Bowthorpe. This will help to meet identified needs for increased nursing care in Norwich identified through JCS policy 7 and to support a growing student population. The availability of purpose built student residences both on campus and elsewhere should help to relieve some of the immediate pressure on the general housing stock.

Policy DM14 – Meeting the needs of Gypsies, travellers and travelling showpeople

36. Policy **DM14** supports the development of additional sites to meet the identified need for Gypsy and traveller accommodation over the plan period. Monitoring indicators for Policy DM14 are:
    a) Number of Gypsy and traveller pitches permitted, contributing to target of 21 pitches by 2026 of which at least eight should be provided by 2016;
    b) Number of pitches lost.

- No new pitches were approved during the monitoring period, however, significant progress has been made toward delivery. The city council has secured funding for 13 new pitches from the HCA, has submitted a bid for a further pitch and is looking to bring forward a scheme provide these on an identified site by March 2018;
- No pitches have been lost.

Policy DM15 – Safeguarding the city's housing stock

37. Policy **DM15** aims to protect the existing housing stock and identified housing land from demolition or change of use, except where there are overriding regeneration benefits or a net improvement in the quality of housing through refurbishment or comprehensive redevelopment.

Monitoring indicators for policy DM15 are:

a) Number of dwellings lost to other uses;
b) Area of allocated housing land lost to development for other purposes.

- **No dwellings were demolished** in the monitoring period with no provision made for their replacement, although there were two instances where houses previously subdivided into flats were re-converted back to single dwellings. Permission was refused for conversion to non-residential uses on two separate sites (respectively bed and breakfast accommodation and a childcare nursery) as there was insufficient justification for the loss of the housing in both cases.
- **No land allocated for housing was developed for other purposes in the monitoring period**.

38. During 2014/15 it was announced that a site adjoining 37 Bishop Bridge Road had been acquired by Lidl with a view to taking forward a proposal to build a local foodstore and car park. The proposal site takes in the whole of one housing allocation (R15) and part of the adjacent one (R14) which had a previous

planning permission for residential apartments. A planning application was submitted on behalf of Lidl in June 2015 and is currently under consideration.

Policy DM16 – Supporting the needs of business

39. Policy **DM16** supports development for business use and other economic development purposes, seeking to safeguard land identified primarily for those uses on the local plan Policies Map and requiring justification for the release of employment land for other purposes, in accordance with JCS policy 5.

Monitoring indicators for policy DM16 are:

a) The amount of **B1 business floorspace** [offices, research/development and light industry; respectively planning use classes B1(a), B1(b) and B1(c)] approved in the monitoring period. This indicator gauges progress against the JCS policy requirement for an additional 100,000 sq.m of office floorspace to be delivered in the city centre by 2026 and an increase in B class uses across the city. It is also reported in the main AMR in conjunction with development in the adjoining districts.
b) The amount of **employment floorspace** (that is, B1 business uses as itemised above, plus general industry [use class B2] and warehousing [use class B8] permitted on i) designated employment land and ii) other sites in Norwich.

40. Permissions for new business floorspace were compared with permissions that would result in the loss of business space to produce a figure for net potential floorspace change across all types of B1 use in 2014-15. Similarly the figures for B class floorspace permitted on employment land and elsewhere factors in permitted changes from business to other uses and demolition of business premises as well as new floorspace permitted. The following table summarises the changes resulting from permissions granted in 2014-15.

a) B1 floorspace change

B1a floorspace - offices	-**31062.6 sq.m** net loss
B1b floorspace – research and development	-**121.7 sq.m** net loss
B1c floorspace – light industry	-**3940.15** sq.m net loss

b) Employment floorspace gains/losses approved

Within designated employment areas	Gains **1634** sq.m Losses -**3775.36** sq.m
Elsewhere in Norwich	Gains **4494.65** sq.m Losses **-39108.8** sq.m

- In 2013-14 the approval in outline of a significant development at the Airport (the Aviation Park proposal) contributed to an encouraging upturn in the amount of new floorspace in the pipeline on designated employment land – 83,045 sq.m in total. In 2014-15, by contrast, monitoring has shown a small but significant net *loss* of floorspace on designated employment land and a much more significant potential depletion of business space – especially B1 office space, elsewhere. Permissions and prior approval granted in 2014-15 would result in the potential loss of up to 35,000 sq.m of floorspace in B1 business use in total. For the first time in the JCS period, permitted loss of floorspace exceeded gains across all B class uses in Norwich.

41. 2132 sq.m of new office floorspace was permitted, all in the city centre, but consents and prior approvals would lead to the loss of 33,194 sq.m of office space to housing, and in one case a state funded free school, as permitted development.

42. Consented schemes for office to residential conversion and other uses under prior approval in 2014-15 – which lie almost wholly outside planning control - have had the most obvious impact on the stock of employment floorspace[52], although employment premises have also been lost to other uses such as indoor leisure, ancillary retail, transport-related operations and various sui generis uses. Although these are not B class uses, they are not necessarily inappropriate in terms of policy DM16 as they are either justified exceptionally or represent compatible economic development uses contributing to job creation.

43. Recent announcements by central government confirm that the scope of national permitted development rights will be extended in future to allow the demolition and redevelopment of B1(a) office buildings for housing (not just change of use), and the conversion of industrial and warehouse premises to housing without the need for planning permission. Although recent national research[53] suggests that many local authorities' evidence of employment land requirements may be outdated and allocation levels excessive, such a move would make it increasingly difficult to safeguard sites to support committed employment growth and to successfully defend against the loss of designated employment land under this policy (and the JCS) until more up to date evidence of land and premises requirements is available.

Policy DM17 – Supporting small businesses

44. Policy **DM17** supports proposals for small business development and seeks to safeguard premises suitable for small and medium sized businesses from demolition or change of use without justification. Monitoring indicators for Policy DM17 are:
    a) Loss of small offices and other business premises under 1500 sq.m: approved schemes resulting in the loss of business floorspace recorded;

[52] See commentary more particularly under policy DM19.
[53] *The Land that Time Forgot: Planning for Employment Land*. Turley, November 2015

b) New small business floorspace approved in the reporting period.

- 10,396 sq.m of floorspace in small office premises would be lost as a result of permissions granted in 2014-15: more than three times the equivalent figure recorded in 2013/14. Around a quarter of this space would be lost as a result of prior approvals for residential conversion. Loss of small business space is included in the overall totals quoted under DM16 above. Other uses approved in former small office space included a writers centre, further education uses and student accommodation. Small business units at the Fishmarket, Mountergate were demolished in advance of work on the new Rose Lane Car Park which will include new commercial units;
- Just 515 sq.m of new small business space for office use was approved in 2014-15 within two small city centre schemes. An additional 952 sq.m of light industrial (B1c) space was permitted through change of use of small premises within, and close to, Norwich Airport.

45. Monitoring shows that relatively little space is being brought forward specifically for traditional small business purposes but the city council is encouraging a variety of other uses in redundant commercial buildings particularly to support the expansion of further and higher education in the city centre. The loss of office space to housing under permitted development rights remains of some concern although (as noted in the commentary to Policy DM19) the majority of premises may be dated and unsuitable for continued business use.

Policy DM18 – Promoting and supporting centres

46. Policy **DM18** implements the strategic approach of the JCS to ensure that new commercial development is planned and located sustainably and accessibly. It prioritises new development for retail and other *main town centre uses* (as defined in national policy) in the city centre and other defined retail centres, in accordance with the "town centres first" sequential approach and the hierarchy of centres set out in the JCS. Monitoring indicators for policy DM18 are:

a) Floorspace permitted for **main town centre uses** within defined centres and elsewhere;
b) Net change in **retail floorspace** (gains and losses) permitted in the city centre and in district and local centres in Norwich as defined in the local plan. (It should be noted that current and proposed permitted development rights may allow loss of retail floorspace in many cases without the need for planning permission);
c) Development approved contrary to the guidelines in appendix 4 to secure an **appropriate scale** of development in district and local centres: this seeks to ensure that new retail development in particular should not be clearly out of scale with the centre that it would be serving.
d) Number of new **hotel bedrooms** permitted in the monitoring period.

- In 2014-15 a total of 8510 sq.m of floorspace was approved for a wide range of main town centre uses throughout Norwich delivered through new development and change of use. 7732 sq.m (90.8%) of this space was approved in defined centres and 9.2% outside them. There were a number of significant developments in the city centre for cultural facilities (e.g. new auditorium and performance space at the Assembly House) , healthcare services (relocation of the Timberhill Medical centre) and visitor accommodation.
- There were relatively few instances where main town centre uses were approved in out of centre locations: exceptions included a new gymnasium in industrial premises at Bessemer Road, justified through long-term vacancy, relative proximity to the proposed Hall Road district centre and lack of demand for employment use.
- Just 144 sq.m of retail floorspace was approved in the city centre, but permissions were granted that would result in the loss of 2304 sq.m of shopping floorspace, mainly for cafés and restaurants: the net change being a loss of 2160 sq.m. Commentary on new retail development completed in the monitoring period and retail vacancy are detailed under policy DM20.
- Foodstore development for Morrisons (3179 sq.m gross) was approved on a site at 293 Aylsham Road adjoining the existing district centre. The principle of expanding the district centre through new complementary foodstore development in this accessible and sustainable location has been accepted for many years and development at this scale has been agreed through the Site allocations plan (policy R21).
- A new local foodstore development for Sainsbury's was allowed on appeal at 195-197 Sprowston Road, replacing an existing lighting shop: consequently there was relatively little net change in retail floorspace. Redevelopment of shop premises in Unthank Road for retail, café and residential use was agreed: this scheme results in a small loss of retail floorspace overall but secures the beneficial redevelopment of a long term vacant building.
- No development has been approved contrary to local plan guidelines on scale.
- A total of 29 new hotel bedrooms were approved in 2014-15 including an extension to the Airport Premier Inn and new city centre bed and breakfast accommodation at the Assembly House and 38 St Giles Street – the latter a retrospective permission for a successful B and B which has been operating here for a number of years.

Policy DM19 – Encouraging and promoting major office growth

47. Policy DM19 is intended to safeguard high quality office space from demolition or change of use for other purposes and requires all new development in the city centre *office development priority area* to include a proportion of offices. It implements the requirement in JCS policy 11 for 100,000 sq.m of office

floorspace to be delivered in the city centre by 2026. The monitoring indicators for policy DM19 are:

a) **New office floorspace** [planning use class B1(a)] approved in the monitoring period, recording schemes in the office development priority area, elsewhere in the city centre, in defined employment areas and in other locations in Norwich;
b) **Office floorspace losses** permitted in the monitoring period.

- The only substantive new office floorspace to have been approved in 2014-15 was in three relatively modest new build and conversion schemes in the city centre. These comprised only 2132 sq.m in total but included the first new purpose built office development to be approved for many years (St. Martins House, Bedding Lane/Palace Street; 1617 sq.m pre-let to Howes Percival Solicitors). No office development was approved outside the city centre.

- As noted, permissions granted and prior approvals issued for the re-use of redundant office space for other purposes in the monitoring period would result in a further significant net loss of office floorspace, after discounting the very modest amount of new office space approved last year. A total of **31,062 sq.m** of office floorspace – equating to 8.6% of the floorspace stock in 2008 - would be lost if all permissions granted were taken up. **Over 90% of this related to premises in the city centre.** This compares with only 2,032 sq.m net office floorspace loss in 2013-14, a figure kept low because of a relatively large number of new office permissions granted in that year which could be offset against permitted losses. The great majority of floorspace losses accepted last year were accounted for by office to residential conversions granted prior approval as permitted development. Development actually completed last year which involved the loss of office space included the Jane Austen College at 48 Colegate and the new development of 13 residential apartments at Westlegate House, 14-18 Westlegate.

48. The table on the following page shows the year on year change in office floorspace since the base date of the JCS. As at April 2015 it was apparent that the net effect of approved developments involving gains and losses of office floorspace over seven years is now a sustained *reduction* in floorspace rather than the substantial increase promoted by the JCS. Significantly more office space is now being depleted from the stock than new floorspace gained – an overall reduction in the Norwich office stock in comparison with 2008 by 20,121 sq.m or 5.6%. This compares with the aspiration in the JCS to substantially *increase* the amount of office floorspace in the city centre by 100,000 sq.m, or about a third. This now looks increasingly unachievable.

B1(a) office floorspace change, 2008-2015

362,000 sq.m Norwich office stock estimated as at April 2008

2008/09	**13,205 sq.m net gain**
2009/10	**657 sq.m net gain**

2010/11	**2,404 sq.m net gain**
2011/12	**-115 sq.m net loss**
2012/13	**-3,187 sq.m net loss**
2013/14	**-2,023 sq.m net loss**
2014/15	**-31,062 sq.m net loss**
Total actual/potential office floorspace change Norwich April 2008-March 2015:	**-20,121 sq. m net loss (-5.6%)**

49. A national permitted development regime allowing conversion from offices to housing, state funded schools and certain other uses without planning permission is continuing to have a significant impact but has not yet resulted in the kind of wholesale office floorspace losses reported in London. To date in Norwich these schemes have been approved and are being taken forward almost exclusively for dated and obsolescent office buildings from the 1960s and 1970s, which cannot be regarded as high quality office space and which policy DM19 would not necessarily seek to protect if permission were needed. Some market commentators suggest that there is a significant over-supply of such poor quality second hand space in Norwich which is not fit for purpose and has no realistic prospect of re-occupation for office use, so an upturn in office to residential conversions would have a beneficial effect on the market by clearing some of this unlettable surplus and stimulating new office development when rental values reach levels that would support new build schemes. Encouragingly, the best quality office buildings are continuing to attract commercial office tenants and office rental values are rising.

50. The recently announced extension of already wide-ranging national permitted development rights to allow the reuse (and potentially redevelopment) of office buildings for housing without planning permission may have unpredictable effects both on the office market and the housing market. In particular the ability of this policy to either facilitate the delivery of new office floorspace in the city centre or to safeguard the best quality offices might be further reduced. More up to date evidence of employment trends and business floorspace requirements will be essential in order to formulate an effective policy response to the rapidly changing policy context in this area.

Policy DM20 – Protecting and supporting city centre shopping

51. Policy **DM20** helps to manage and support city centre shopping, implementing policy 11 of the JCS. It seeks to protect retail function in the centre by maintaining a generally high proportion of shopping at ground floor level within the most important defined retail frontages, while promoting flexibility and a beneficial mix of supporting uses and services in other areas. The policy is supported by the *Main Town Centre Uses and Retail Frontages Supplementary Planning Document* adopted in December 2014 which sets advisory minimum

thresholds for the proportion of shopping it is appropriate to maintain in selected frontages and advises on the diversity and mix of uses the city council will encourage in other areas. Monitoring indicators for policy DM20 are:

a) The **percentage of measured ground floor frontage** in A1 retail use in each defined retail frontage zone in the centre (primary and secondary areas and large district centres);
b) Areas where the percentage of A1 retail use recorded is generally **below** the indicative minimum specified in supplementary planning guidance – that is, areas which are perceived to be underperforming in terms of shopping function and the policy target;
c) Non-retail uses **accepted exceptionally** in otherwise underperforming retail areas for reasons of supporting the evening economy or contributing to vitality and viability.

52. Monitoring information for policy DM20 is extracted from the separate published annual retail monitor for the city centre and district and local centres, for this year reporting on the survey undertaken in September 2015. These reports can be found on the Council's website at the following link: http://www.norwich.gov.uk/Planning/PlanningPolicy/Pages/AnnualMonitoringReport.aspx The report also comments on retail vacancy rates, overall representation of retail floorspace and changes in the composition and mix of shopping in each area. More details of the headline indicators from the retail survey are given in that report.

- The survey showed that all the city centre retail frontage zones defined under this policy where retail thresholds apply retain a high proportion of shopping and **none** are currently below the indicative thresholds set by SPD. Two zones in the primary area (Back of the Inns and The Lanes East); two secondary areas (Upper St Giles Street and St Benedicts) and the large district centre of Magdalen Street, Anglia Square and St Augustines all showed a small but not significant fall in the proportion of shops compared with other uses: this was largely due to the further expansion of supporting services and complementary uses, especially cafes and restaurants, within these areas. Two zones in the primary area (St Stephens/Westlegate and Timberhill/Red Lion Street) showed a marginal increase in the proportion of shops: both as a consequence of new retail development associated with the recently completed Westlegate House scheme which has frontages in both areas.

- Since no shopping frontages were recorded as underperforming in terms of their retail function (i.e. below the monitoring target for the proportion of shops, where one applies) there have been no instances where other uses have been approved exceptionally that would otherwise be contrary to this policy.

53. It should be noted that the effectiveness of this policy (and DM21) in preventing the loss of shops and essential services from Norwich's shopping areas and

managing the use of premises within them is now fairly limited. Recent extensions of national permitted development (PD) rights now allow the kind of flexibility of use which has been promoted through local plan policies and the retail frontages SPD in Norwich for a number of years. Already wide ranging PD rights allowing a wide variety of temporary and permanent changes of use of shops to be made without planning permission were further extended in 2014. Shops (planning use class A1) can now change freely to financial and professional services uses such as banks and building societies (A2) without planning permission in most circumstances. This means for example that the ongoing conversion of a large retail unit in Gentleman's Walk to bank premises for NatWest now falls outside planning control when it would have been contrary to the predecessor policy to DM20 under the 2004 local plan. A number of other changes were introduced in 2015 to apply additional planning restrictions to betting shops and payday loan stores and to require planning permission for the change of use of pubs and bars (A4) when they are registered as Assets of Community Value. The city council will continue to apply a flexible approach to changes of use in the city centre so far as is practicable.

Policy DM21 – Protecting and supporting district and local centres

54. Policy **DM21** helps to manage and support local shopping areas by requiring a minimum proportion of retail uses to be maintained in defined local and district centres and protecting local foodstores against change of use or loss.

Monitoring indicators for policy DM21 are:

a) The **percentage of premises** in A1 retail use in local and district centres.
b) **Loss of retail floorspace** (if any) within anchor foodstores serving those centres.
c) **Proportion of community uses** within district and local centres, which are encouraged specifically by the policy. This indicator has not been monitored for 2014-15 because there are relatively few such uses in suburban centres, although significant new permissions for community uses are monitored under policy DM22.

- Five of 10 defined **district centres** exceed the threshold for non-retail uses in policy DM21 (that is, less than **60%** of premises in those centres were in retail use)
  DC01 – Bowthorpe
  DC03 – Eaton centre
  DC04 – Plumstead Road
  DC07 – The Larkman
  DC10 - Sprowston Road/Shipfield

  In comparison with 2014, the proportion of shops fell in three out of the ten centres, remained unchanged in six and increased in one.

- Five of 28 defined **local centres** exceed the threshold for non-retail uses in policy DM21 (that is, less than **50%** of premises in those centres were in retail use).
  LC06 – Unthank Road
  LC07 – St Augustine's Gate
  LC26 – UEA
  LC29 – Aylsham Road/Copenhagen Way, and;
  LC30 – St Stephens Road

55. A further three local centres had exactly half of their premises in retail use and are regarded as being within the 50% threshold for the purposes of policy DM21. In comparison with 2014, the proportion of shops fell in eight out of the 28 centres and remained unchanged in the other 20. No centres showed an increase in the number of shops. It should be noted that 2015 figures for Dereham Road/Distillery Square district centre and St Stephens Road local centre are not directly comparable year on year because of omissions in the 2014 data which have since been corrected.

56. The following table shows average vacancy rates and levels of non retail uses across all district and local centres. The boundaries and status of some centres changed pending the adoption of the DM policies local plan in December 2014 and the new boundaries were used in both the 2014 and the 2015 analysis.

	Vacancies		Non-Retail units	
Year	**District Centres**	**Local Centres**	**District Centres**	**Local Centres**
Sept 15	**6.8%**	**7.2%**	**42.10%**	**44.70%**
June 14	4.4%	6.11%	41.60%	39.44%
Aug 13	6.3%	9.72%	40.94%	40.44%
April 11	6.60%	8.20%	43.70%	43.50%
April 10	12.09%	8.60%	40.00%	39.00%
April 09	3.50%	8.90%	36.90%	38.30%
Sept 08	3.10%	7.40%	36.50%	39.10%
Sept 07	3.10%	5.80%	39.20%	35.70%
Sept 06	2.30%	4.80%	38.50%	34.60%
Source: Retail Monitor December 2015				

57. Overall, the district and local centres continue to be relatively robust and continue to offer an appropriate range of local services and facilities, with small food stores, where present, being most important to their success.

58. In 2014/15 district and local centres showed a year on year increase on average in both vacancy rates and the proportion of non-retail uses compared with shops. However, only a handful of centres appear to be performing significantly worse than they were in 2014. The small size of many centres and a generally rapid turnover of premises in them means that the picture may change quickly: so only one or two additional (possibly short term) vacancies may make the difference between whether a centre is perceived to be performing well or underperforming. As noted under policy DM20, the ongoing changes in national planning rules extending permitted development rights to encourage flexibility also limit the extent to which this policy can now directly manage changes of use from shops to other commercial or residential uses or prevent the loss of retail floorspace.

59. A small proportion of retail shops within a district or local centre is not necessarily an indication that it is failing, particularly where centres offer a wide range of supporting services and facilities and/or are supported by a local foodstore which may itself offer a variety of supporting ancillary services within the building, for example Waitrose at the Eaton district centre.

60. 2014-15 saw work well underway on the Hall Road District centre. The development, anchored by an ASDA foodstore, will also include smaller shops, leisure and community facilities and business units and will significantly improve the range of convenience shopping to serve day to day and wider needs in the south of the city. It implements a longstanding proposal for district centre development included in both the current and previous local plans.

Policy DM22 – Planning for and safeguarding community facilities

61. Policy **DM22** sets criteria for the development of new community facilities, directing them where appropriate and practicable to the city centre and defined centres in accordance with the JCS hierarchy of centres. It also encourages beneficial new development and improvement of schools and other educational establishments (where permission is needed) consistent with other policies. It requires detailed evidence to justify loss of any existing community facilities including the historic and community pubs listed in Appendix 5 of the plan. Monitoring indicators for policy DM22 are:

    a) **New community facilities** approved in the monitoring period – permissions reported are for uses generally either in planning use class D1 (non-residential institutions such as surgeries, clinics and healthcare services, nurseries, libraries, places of worship) or use class D2 (assembly and leisure: cinemas, concert halls, exhibition spaces, indoor sport);
    b) **New education and training facilities** approved in the monitoring period – these are usually also in planning use class D1;
    c) Loss of **historic and community pubs** identified in the plan;
    d) New **Assets of Community Value** registrations.

- **18 new community facilities** – other than education-related - were approved in the 2014-15 monitoring period. These comprised 7,288 sq.m of floorspace in total. This is a similar rate of permissions to the previous year. Proposals ranged from relatively small-scale schemes such as a youth drop in centre in the former Vauxhall Street post office (an example of a beneficial non-retail use accepted in a local centre under policy DM21) to a new **auditorium and performance space** on the site of the Assembly House Chapel, providing a new visitor facility for the whole of Norwich. A major refurbishment and extension of Gladstone House, St Giles Street to house a new **National Writers Centre** was approved in May 2014 but will not now proceed: the centre having chosen a new base at Dragon Hall, King Street, involving few substantive works to the building. New **healthcare facilities** were permitted at Rouen Road (to replace the former Timberhill Medical Centre) and Oak Street, whilst new **indoor sports facilities** were accepted at Ber Street, Gilchrist Close and Guardian Road.
- 8,852.1 sq.m of floorspace was approved for new education and training facilities. A new city centre state funded school (the **Jane Austen College, 48 Colegate**) was granted prior approval as permitted development in April 2014 and came into use the following September. The creation of the school has involved conversion of 6452 sq.m of office floorspace whose loss could not be prevented under policy DM19. Elsewhere in the city centre, the ongoing expansion of the **Norwich University of the Arts (NUA)** involved permissions for new classrooms at Redwell Street and St Andrews Street, including gallery space provided in former shops at Bridewell Alley which has recently been completed. New **trade training facilities** were approved at Morgan Way, Bowthorpe.

- The only significant community facilities to have been displaced by approved development in the monitoring period were a dental surgery at **Recreation Road** (converted to housing) and the former St John's Catholic Infants School at **Heigham Road** (under development for a care home, see DM13). Both facilities have been relocated to new premises in the locality.
- No historic and community pubs protected under this policy were permanently lost, however **The Marlpit, Hellesdon Road** and **The Provision Stores, Dereham Road** closed down. There are current community led proposals to return the Marlpit to use as a pub following its registration as an Asset of Community Value (ACV).
- The Marlpit and the **Wensum Sports Centre, King Street** were both listed as ACVs in 2014-15. Following the April 2015 change in national planning rules protecting ACV-registered public houses against demolition or change of use without planning permission[54], there has been a significant upturn in applications to register local pubs as community assets since the end of the monitoring period. Eleven applications to list pubs have been received since April 2015 of which three have so far been registered.

Policy DM23 – Supporting and managing the evening and late night economy

62. Policy **DM23** promotes and encourages leisure and hospitality uses in all appropriate city centre locations to support the evening economy, although proposals for new late night uses such as nightclubs, late-opening bars and late night takeaways are accepted only within a defined Late Night Activity Zone. Monitoring indicators for Policy DM23 are:

a) Permissions granted in the monitoring period for (i) new **evening economy uses** and (ii) new **leisure uses** – approved floorspace in planning use classes A3, A4 and A5 is assessed for its contribution to the JCS target of an additional 3000 sq.m of cafes, restaurants and bars to be provided in the city centre from 2008-2016;
b) Development of new **late night uses**: (i) in the Late Night Activity Zone (ii) elsewhere. The policy requires that no new late night uses that need planning permission should be approved outside the Late Night Activity Zone.

- Nine schemes were approved for city centre evening economy uses which totalled 3290 sq.m of floorspace – this is more new floorspace in a single year that the entire JCS target for the first eight years of the plan period, showing the significant growth in the importance of catering and hospitality uses in

[54] In December 2014 the city council submitted a formal proposal to government under the Sustainable Communities Act requesting a change in planning regulations to remove the permitted development rights that then allowed wide ranging changes of use and demolition of pubs without planning permission. The April 2015 rule change can be regarded as a partial success: it does remove those rights but *only* where pubs are registered as Assets of Community Value. Importantly, applications for ACV registration must be initiated and submitted directly by the community and user groups: they cannot be made by the city council.

the city centre over that time. This included new cafes and restaurants in Castle Mall (conversion of the entire Timberhill level to a catering terrace), Castle Meadow, Gentleman's Walk, King Street, London Street, Orford Place, Rose Lane, St Stephens Street and Upper King Street.

- Four schemes were approved for leisure uses: the new auditorium and performance space at the Assembly House, a new gym and an extension of an existing health and fitness centre, both in Ber Street; and a new permission extending the use of the Memorial Gardens undercroft to allow for both exhibitions and performances and associated leisure uses.
- No new late night uses were approved in the monitoring period: one nightclub extension was refused at Prince of Wales Road/Rose Lane.

63. Restaurants/cafés (use class A3) drinking establishments (use class A4) and hot food takeaways (use class A5) may either be regarded as "evening economy" uses or "late night" uses for the purposes of this indicator. The distinction will depend on opening hours imposed by condition - for example the cafe bar permitted at 5 Upper King Street - outside the Late Night Activity Zone - was conditioned to prevent opening after midnight in accordance with this policy. Nightclubs in most circumstances will be regarded as late night uses by definition.

64. During the monitoring period the city council consulted on a new special cumulative impact policy (CIP) for licensing, the effect of which would be to limit the grant of new late night licenses in a defined area of the city centre where there is evidence of an increased risk of crime and disorder or threat to public safety. The policy came into effect on 1 August 2015. It should work in conjunction with policy DM23 to more effectively manage the impacts of late night uses.

Policy DM24 – Managing the impacts of hot food takeaways

65. Policy **DM24** seeks to manage the impacts of takeaways primarily in relation to their potentially harmful effects on residential amenity and on highway and pedestrian safety. Since they are not classed as main town centre uses there is no policy requirement to locate takeaways in centres, although the supporting text to policy DM24 states that locations within district and local centres will be preferred over out of centre locations for reasons of accessibility. Monitoring indicators for Policy DM24 are:

    a) hot food takeaways **approved** in (i) district centres; (ii) local centres; (iii) other locations;
    b) **Refusals** of hot food takeaways on the grounds of residential amenity or impact on the retail function of centres.

- **Three new takeaways** were approved in the monitoring period (total 352.5 sq.m), at Orford Place (primary retail area); Prince of Wales Road (Late Night

Activity Zone) and Sprowston Road (accessible location outside a defined centre).

- **Two takeaway applications were refused** (total 63.7 sq.m) at Dereham Road (district centre) and Bishop Bridge Road (local centre) both on the grounds of unacceptable amenity impact on neighbours and overrepresentation of takeaways in the centres concerned.

66. Monitoring of policy DM24 shows that it is being applied consistently to prevent potentially harmful proliferation of takeaway food outlets and manage their scale and location. Although takeaways cannot be refused explicitly on public health grounds under this policy, the national planning agenda is placing significantly more importance on planning for health. The city council is working closely with health professionals to inform the direction of future strategic policies in this area.

Policy DM25 – Retail Warehousing

67. Policy **DM25** is used when assessing proposals to remove or vary “bulky goods only” conditions or other usage conditions on retail outlets, primarily to prevent out of centre retail parks becoming all-purpose car based retail destinations to the detriment of the city centre and district and local centres. Policy DM25 (in conjunction with policy DM18) implements the “town centres first” sequential approach of national planning policy and the helps to manage development in accordance with the defined hierarchy of centres set out in the JCS.

Monitoring for policy DM25 records the number of approvals and refusals in the monitoring period to vary restrictive conditions on retail units.

- In 2014-15 there was only permission of this kind: to remove a bulky goods condition on a small area of the Homebase premises at Hall Road to allow operation of a customer service point for Argos. The floorspace involved was conditioned to use by a catalogue retailer only.

68. Permission was granted for internal and external works to the Wickes DIY warehouse in Drayton Road to create two new units, one of which is intended to be let to Aldi as a foodstore. Planning case law has determined that when permission is granted for retail premises to be subdivided, any planning conditions controlling the goods to be sold from the original premises should be reapplied to the new units in order to remain valid. Because an earlier subdivision of the Wickes premises pre-dated that ruling, no restrictive conditions existed so that Policy DM25 could not be applied in this instance. The recent opening of an M&S Simply Food store at the Sweet Briar Retail Park (approved in 2013) fell outside the scope of the policy for similar reasons.

69. During the year it was announced that IKEA was to pioneer its new retail concept in Norwich by opening its first new “order and collection point” store at Sweet Briar Retail Park. The store opened in November 2015.

Policy DM26 – Development at the University of East Anglia
Policy DM27 – Development at Norwich Airport

70. Policies **DM26** and **DM27** are overarching, site specific development management policies applying respectively to the UEA and those parts of Norwich International Airport falling within the city boundary. Both policies emphasise the importance of master planning to set the detailed parameters to guide future development at these locations. For the UEA, the agreed 2010 Development Framework Strategy (DFS) has this masterplanning role, alongside more detailed planning and design guidance which may be prepared in future for individual sites within the campus.

71. In relation to the Airport, Policy DM27 limits development to Airport operational uses and other ancillary purposes, restricting alternative forms of development pending the completion of a masterplan by the airport operators and its endorsement by Norwich city and Broadland district councils.

    Monitoring of these policies records progress on the implementation of the respective masterplans for the two areas and comments generally on notable development over the past year.

    <u>UEA</u>

- The UEA Development Framework Strategy, (the DFS) identifies Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road for development to accommodate expansion of the university. Each of these has been allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41. Earlham Hall falls outside the campus area subject to policy DM26. Work continued during the monitoring period phase 1 of the Enterprise Centre adjoining Earlham Hall to provide 3,700 sq.m of business, research and educational uses. The building was completed in July 2015. Discussions are yet to take place on phase 2, 6,500 sq.m of development within the walled gardens.
- A planning application for a 915-bed student accommodation development at the former Blackdale School site was submitted during the monitoring period and approved in May 2015. Construction of phase 1 has begun.
- No further progress has been made concerning the allocated land between Suffolk Walk and Bluebell Road.
- The DFS also makes a commitment to delivering those sites with planning permissions already granted e.g. academic buildings in the west of the site and the multi-storey car park. Pre-application discussions are currently taking place on alternative options for 8500 sq.m of additional research and educational uses on Chancellors Drive.

    <u>Airport</u>

- Although no substantive progress was made in the monitoring period, discussions are continuing with the airport operators with the intention of taking forward a masterplan for the airport from early 2016.

- No new developments were approved in 2014-15 aside from the use of a relatively small part of the Park and Ride building (62 sq.m) as office space. Other approvals were details and discharge of planning conditions relating to the aircraft engine testing facility approved in May 2013. Permission to vary a condition to extend the timescale for implementation of an engine testing scheme was refused on the grounds that further delaying this would have a harmful impact on the amenities of neighbouring residents through noise nuisance.

Policy DM28 – Encouraging sustainable travel

72. Policy **DM28** requires sustainable transport measures to be integrated into the planning and design of all new development. It puts particular emphasis on providing new and enhancing existing opportunities for walking and cycling, maximising accessibility by means other than the car, managing the impact of motorised vehicles, encouraging car clubs and ensuring that significant new commercial developments include travel plans.

Monitoring indicators for policy DM28 are:

a) Site specific obligations which have delivered transport improvements through s106 agreements in the monitoring period.
b) Changes in walking and cycling levels (monitored at cordons on the inner and outer ring roads) over the monitoring period.
c) Enhancements to the strategic cycle network.
d) CIL spending committed toward sustainable transport improvements;
e) Progress made on the implementation of the Bus Rapid Transit (BRT) scheme.

- Site specific obligations delivered the following improvements from development in the monitoring period:

  1) The **Brazen Plain** housing scheme (Charles Church Homes) provides a new pedestrian/cycle link between Southwell Road and Brazengate adjoining the entrance to Lakenham Way. The scheme is close to completion.
  2) Completed housing development at **Sleaford Green** provides a new cycle access to the Pointers Field green space.
  3) The latest phase of the riverside cycle route to Whitlingham has been provided at **Carrow Quay** as part of ongoing development by Taylor Wimpey and Broadland Housing. This will be extended in future to connect to the adjacent Laurence Scott site and beyond to the Deal Ground and Whitlingham Country Park.

- No transportation contributions or developer funded improvements have been secured through new s106 agreements raised in the monitoring period. Although this appears disappointing, it may be simply be a natural consequence of the greatly increased role of CIL in delivering these improvements directly compared with previous years when improvements were funded by s106 on an individual, site-specific basis.

- Monitoring showed that cycling levels increased overall in Norwich between September 2013 and October 2014, with variations in different parts of the city. Measurements at the inner and outer ring roads on one day in each year showed a **12%** overall **increase** in cycling levels between 2013 and 2014. Year round measurements taken of all cyclists using the **Marriott's Way (+24%)** and the **Lakenham Way (+26%)** show a significant increase in use between 2013 and 2014. As part of the investment in the cycle network, new automatic cycle equipment is being installed which will provide more comprehensive data for next year's AMR.

- Strategic cycle improvements continued through the Norwich Push the Pedalways project with implementation of parts of the £5.7 million **pink pedalway** route (Norwich Research Park to Heartsease) during and after the monitoring period. These included works in the city centre (Magdalen Street/Cowgate contraflow and Tombland/Palace Street junction redesign) and outside the centre at the Avenues, Park Lane/Vauxhall Street/Bethel Street (incorporating a new crossing at Chapelfield Road); Heathgate, Mousehold, Heartsease and Bowthorpe Three Score.

- Over **£8.4m of additional government funding** has been secured to contribute to a £15.4m four year programme to enhance the **yellow pedalway** (Lakenham to Norwich Airport) and **blue pedalway** (Wymondham to Sprowston).

- As part of ongoing **Bus Rapid Transit** improvements, a £1.45m traffic management plan for the **St Stephens and Chapelfield North** area, part of the Transport for Norwich Strategy, was implemented during the monitoring period. This removed through traffic from St. Stephens and Theatre Streets to improve access for buses, taxis and cycles and sits at the heart of the BRT network. In addition the uphill **Grapes Hill** bus lane, using Better Bus Area Funding from the Department for Transport, was implemented during the monitoring period. Further enhancements to the network are planned for the next three years using money from the Local Growth Fund provided by the Local Enterprise Partnership (LEP).

Policy DM29 – Managing parking demand in the city centre

73. Policy **DM29** promotes improvements in the efficiency and quality, balance and distribution of off street public parking in the city centre, including maintaining a 10,000 space "cap" on the total number of parking spaces, such that public parking provision is held at or below 1995 levels.

Monitoring of policy DM29 records the total number of off street parking spaces and the number lost and gained.

- No more recent data is available to update the figure quoted in the 2013-14 AMR, which estimated 8,597 spaces in the city centre as at May 2014. This remains well below the 10,000 space cap applied by policy DM29.
- Plans for a new multi-storey car park **at the corner of Rose Lane and Mountergate** were progressed and approved during the monitoring period. The car park, now under construction, will provide 600 spaces, though at the same time surface car parking elsewhere in Mountergate will close.

Policy DM30 – Access and highway safety

74. Policy **DM30** sets local planning criteria for the consideration of proposals involving the creation of new vehicular accesses. It requires measures to be included in new development which improve highway safety by removing unnecessary access points onto main traffic routes, designing to limit traffic speeds to 20mph, ensuring pedestrian safety and adequate circulation within the site and allowing for any alterations to on street parking arrangements necessary as a result of the development. Proposals for new accesses that would prevent the implementation of the Bus Rapid Transit scheme are resisted.

75. The monitoring indicator for policy DM30 records progress on the implementation of 20mph traffic zones within the city. Although not delivered directly through individual development the 20mph traffic zone initiative makes use of funding from CIL and other sources and will support the implementation of this policy and sustainable transport policy at a strategic level.

- All development proposals continue to be designed to achieve 20mph traffic zones.
- A £1.45m traffic management plan for the St Stephens and Chapelfield North area, part of the Transport for Norwich Strategy, was implemented during the monitoring period. This **extended the city centre 20mph zone** and improved sustainable travel in the city centre.
- Approval was gained for parts of the £5.7 million **pink pedalway** project during the monitoring period, as noted against DM28 above. These will create and enhance 20 mph zones. Implementation is progressing. Projects include works between **Earlham Road and North Park Avenue** (including **the Avenues**), **Park Lane/Vauxhall Street**, **Tombland**, **Heathgate** and **Heartsease**. In addition, plans to extend the 20 mph zone to cover virtually the whole of the city centre and Heartsease were consulted on during the monitoring period. These were approved by the Norwich Highways Agency in summer 2015. Implementation is scheduled to be complete by March 2016. Subsequent to the monitoring period pedestrianisation of Westlegate was consulted on and approved. Implementation is scheduled for 2016.

76. As a result of this investment in the Transport for Norwich Strategy, the city is likely to benefit from higher levels of retail spend, higher pedestrian numbers, reduced accidents, better air quality and a more pedestrian and shopper friendly city centre.

Policy DM31 – Car parking and servicing

77. Policy **DM31** requires car and cycle parking and servicing arrangements in new development to be provided in accordance with the adopted city council standards set out in Appendix 3 of the DM plan, reducing car parking below the indicated maximum levels where possible, making provision for at least the minimum level of cycle parking, and (where applicable) electric vehicle charging points and car club vehicles. Monitoring of policy DM31 records the number of applications refused in the monitoring period on:

a) Car parking grounds;
b) Servicing grounds;
c) Cycle parking grounds.

78. In any one year a number of applications might be refused primarily for reasons of inadequate car and cycle parking and servicing under this policy, but in many cases, proposals so refused will fail to provide adequate standards of provision on all of these aspects (and others) rather than one only, and there will be other reasons for refusal. Consequently there will be some overlap between indicators and applications may be counted more than once. Similarly, the same proposal may also be refused on the grounds of poor amenity or outlook (Policy DM2), or poor design generally (DM3) and will be counted within the respective indicators for those policies.

- **Two applications were refused on the grounds of inadequate car parking provision**. Both proposals were for the conversion of comparatively new dwellings to houses in multiple occupation for more than six residents, one (a retrospective application) for an eight-bed HMO at Edward Jodrell Plain on the former Norfolk and Norwich Hospital site, one a seven-bed HMO at Copenhagen Way off Aylsham Road. In both cases the conversion would provide insufficient car parking for residents: the Copenhagen Way case involved the conversion of an existing domestic garage to living accommodation;
- **Three applications were refused on the grounds of inadequate servicing.** The two refused HMO applications above would also fail to provide sufficient refuse storage space for proposed occupiers and this was also listed in the reasons for refusal. A further proposal for a single attached dwelling on a small backland site off Magdalen Street was refused for similar reasons; also because it would result in a cramped form of development and an unacceptable reduction in outdoor amenity space, outlook and daylighting for the neighbouring flats;
- **One application was refused on cycle parking grounds:** the Magdalen Street proposal referred to above would result in the loss of existing cycle storage space for the adjoining flats. The refusal is subject to a current appeal.

79. The provision of on street car club spaces in the city continues to expand. In November 2014 the Norfolk Car Club was announced as the Department for

Transport's national demonstration project for expansion of an existing car club. £100,000 of funding was awarded to enable a 50% increase in the number of car club vehicles and the designation of 20 new car club bays in Norwich as well as the launch of the car club in new locations across Greater Norwich, including Cringleford, Costessey and Wymondham. There are now 38 operational car club spaces in Norwich with associated vehicles (up from 17 in 2014) with a further seven bays recently designated for future car club use.

Policy DM32 – Encouraging car free and low car housing

80. Policy **DM32** promotes the development of car free housing and low car housing (that is housing whose on site car parking provision is significantly reduced from normally required standards). It requires new housing development to be car free within the primary retail area in the city centre and on sites specifically allocated for car free development in the plan, also encouraging car free and low car housing in defined centres and other accessible locations.

    Monitoring of policy DM32 records the number of schemes approved in the monitoring period that deliver (i) car free housing and (ii) and low car housing.

81. Because of logistical difficulties in capturing data on the car parking levels negotiated for the many schemes approved and comparing this systematically against provision normally required, policy DM32 has not been monitored comprehensively for this year. It has only been possible to record a small number of representative cases. In future a more systematic approach to monitoring this policy will be developed.

    - Car free housing approved in 2014-15 included conversions of commercial premises to residential flats at Orford Hill (within the Bell Hotel) and St Giles Street (part of the YMCA premises) in the city centre and a new dwelling at Ella Road in Thorpe Hamlet;
    - A number of schemes granted prior approval for the residential conversion of office premises to flats as permitted development provide car parking at reduced levels compared with maximum standards specified in Policy DM31: this included Eastgate House at 122 Thorpe Road.

Policy DM33 – Planning obligations and development viability

82. Policy **DM33** is a general policy covering issues of development viability and the scope of planning obligations that may be agreed through s106 agreements to secure financial contributions or other planning gain from development. In accordance with national planning advice the policy allows for planning obligations – for example a requirement for affordable housing - and other policy requirements to be reduced in circumstances where an objective viability assessment shows that (individually or collectively) such obligations would render a scheme unviable. With planning obligations secured by means of a site-specific s106 agreement now replaced in most cases by pooled funding direct

from CIL, the scope of planning obligations is much reduced compared with previous years, with the great majority of negotiations on viability now concerned solely with affordable housing provision.

Monitoring indicators for Policy DM33 are:

- On site planning obligations secured in the monitoring period;
- Applications where scheme viability has been considered in negotiation;
- Applications where the level of financial contributions or other obligations has been reduced in respect of (i) affordable housing on or off site or (ii) other matters.

83. Amendments to national planning practice guidance introduced during the monitoring period affected the extent to which affordable housing could be delivered in development schemes, by introducing a minimum site size threshold of 10 dwellings at or below which affordable housing could not be sought (effectively overriding any adopted local plan policies requiring affordable housing in schemes smaller than this, as is the case in Norwich). Introduced at the same time was the “vacant building credit”, the effect of which was to reduce the level of affordable housing contributions that could be sought from developers by an amount commensurate with the area of vacant floorspace brought into use for housing through conversion or redevelopment, irrespective of the previous use of the building.

84. A judicial review of both the minimum site size threshold for affordable housing and the vacant building credit resulted in both measures being quashed as unlawful in the High Court in July 2015 and deleted from national guidance, although the government has been granted leave to appeal this decision. Because of the rapidly changing national policy context in relation to planning obligations in general and affordable housing in particular, frequent renegotiation of emerging section 106 agreements on already submitted applications has often been necessary; accordingly, monitoring of this indicator has inevitably had to be selective this period. More systematic monitoring will be undertaken for 2015/16.

Northern City Centre Area Action Plan

85. The Northern City Centre area action plan will reach its end date in March 2016 (that is, the end of the current monitoring year, 2015/16). After this date the sites currently identified in the northern city centre area which are not yet developed will no longer have the status of local plan allocations and unless site-specific planning guidance is taken forward for each site, development proposals will need to be considered against the adopted policies of the JCS, the DM plan and national policy. The city council will shortly commence an appraisal of options for reviewing or replacing the plan.

86. During 2014/15 **Anglia Square** was sold**.** Discussions have commenced between the city council and agents for the new owners of, Threadneedle Investments, to develop a revised scheme for the regeneration of Anglia Square and adjoining land, based on a master planning approach involving wide consultation with local residents and stakeholders. A planning application is expected in early 2016. The outline and detailed planning permissions for a three phase mixed use development to include up to 318 dwellings are now not likely to be pursued.

87. Within the area 8 dwellings were completed. These were all on 1 site at Hunter Squash Club. No affordable homes were delivered as the permission was granted before the JCS affordable housing policy was adopted.

88. Sites elsewhere in the area have planning permission for 170 homes, of which 48 are under construction and 57 are likely to start being built shortly. These include:

Site	Homes permitted	Notes
Beckham Place	14 plus offices	Legal start made
Hi Tech House site Blackfriars Street (Blackfriars Gate)	14 plus offices	• 9 private, five affordable • Under construction, complete in 2015-16
Hunters Squash Club	16	• Flats under construction • No affordables
1a Gildencroft	1	Under construction
Doughtys Hospital Golden Dog Lane	4	• Under construction • Net gain of 2
Rear 23 Magdalen Street	17	Not started
150-152 Magdalen Street	10	• 8 houses and 2 flats • Under construction
Muspole Street	57	Commencing 2016
33 St Augustines Street	3	Under construction

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89. In addition, a new planning permission was granted for housing on land to the rear at 161 Oak Street shortly after the end of the monitoring period.

Norwich local plan policies (adopted December 2014: summary of monitoring indicators and results for each policy.

Policy	Title	SA Objective	Indicator	Source	Target	2014/15	Comments
DM1	Achieving and delivering sustainable development.	ENV1, ENV3, ENV5, ENV6, ENV9. SOC8. EC1, EC3, EC4.			Target inappropriate	N/a	Too general to monitor.
DM2	Ensuring satisfactory living and working conditions.	ENV1, ENV3. SOC1, SOC2, SOC4, SOC7. EC4.	Refusals on the grounds of loss of light/outlook	DM	Target inappropriate	11 applications (involving a total of 30 new dwellings) were refused where the reasons for refusal included loss of light and outlook to neighbours, overshadowing or an overbearing form of development. Two of these refusals have been appealed.	In addition to the cases noted, six further applications citing policy DM2, involving a total of 7 dwellings, were refused on the grounds of overdevelopment , cramped layout or being of a design generally inappropriate to the residential character of the surrounding area.
			Refusals on grounds of schemes falling below minimum indicative space standards	DM	No refusals in monitoring year	5 applications (involving a total of 9 new dwellings) were refused where the reasons for refusal included either inadequate internal space standards or inadequate external amenity space. Two of these were applications for conversion to large HMOs.	Five of these applications were for development of single dwellings in residential gardens, one for the development of 2 detached dwellings on communal informal open space. One of the applications for garden development was subsequently allowed on appeal, two more are subject to current appeals at the time of writing,
DM3	Delivering high quality design.	ENV1, ENV3, ENV4, ENV5, ENV6, ENV9. SOC1, SOC2, SOC4, SOC5, SOC7, SOC8. EC1, EC2, EC3, EC4.	% of schemes meeting relevant Building for Life 12 Criteria	DM	No reds on approved schemes	Not monitored for this period	Building for Life is normally assessed every two years. Schemes were last assessed in 2012/13 so figures were due to be reported in the 2014/15 AMR. Unfortunately it was not possible to undertake the BfL exercise this year due to staff resource constraints.
			% dwellings on schemes achieving minimum residential density (40dph)	DM	Target inappropriate	92.9% of all completed dwellings in the reporting period 2014-15 achieved the minimum density of 40dph. This is a significant increase over 2013-14 (83.3%)*.	*It should be noted that the figure originally reported under this indicator for 2013-14 (72.3%) has since been revised upwards to 83.3%.
			"Green" design features on approved development	DM	Target inappropriate	Examples of recent development with negotiated green design/wildlife friendly features include: 13/02091/D - Three Score site, Bowthorpe: discharge of conditions including Condition 18: details of bat and bird boxes in phase 1; Condition 20: Reptile Mitigation Strategy providing for the trapping and relocation of reptiles prior to development;	Examples only are given for this monitoring period. it has not been possible to capture this information comprehensively within available resources. A means of monitoring this indicator systematically by capturing green design details at recommendation or decision stage will be investigated for the 2015-16 monitor.

						15/00245/O - 161 Oak Street: redevelopment for 27 dwellings. Negotiated to include naturalised section of riverside walk delivering substantial biodiversity benefits; negotiated reduction in residential parking from 1:1 maximum (this was negotiated within but approved after the monitoring period). 15/00449/F - 76 Earlham Road (Red Balloon charity) - extension. Revised design negotiated to incorporate flat green roof (sedum) with skylights in preference to conventional hipped tiled roof as submitted. Delivers biodiversity and flood mitigation benefits (this was negotiated within but approved after the monitoring period). 14/01757/F Land north of 2 Primrose Road – 3 bed house. Bat box included. 14/00911/F – Assembly House Chapel: four storey 80-114 seat auditorium and performance venue – includes integral bird boxes: details submitted under 15/01349/D	
DM4	Providing for renewable and low carbon energy.	ENV6, ENV9.	N/A - monitored under the JCS AMR			No additional capacity was approved during the monitoring year. After the end of the monitoring period, the following applications were submitted for renewable energy development: 15/01091/F - A Solar farm at the former Briar Chemicals recreation ground, Hellesdon Road. This application is for 6080 solar panels, providing 1.9 MW power output / 1750 MWh per year power production. A 49.9 MW biomass power station and district heating system at the Utilities site, Cremorne Lane. The site has been allocated for renewable energy development since 2004.	
DM5	Planning effectively for flood resilience.	ENV6, ENV7, ENV8. EC2.	No. of schemes approved contrary to Environment Agency advice: • Flood protection; • Water Quality	EA website	No approvals contrary to EA advice	No schemes have been approved contrary to the advice of the Environment Agency regarding either flood protection or water quality.	

DM6	Protecting and enhancing the natural environment.	ENV2, ENV4, ENV5. SOC2, SOC4, SOC7.	Development resulting in a loss or reduction in area of: • SSSI; • County Wildlife Sites; • County Geodiversity Sites;	Natural England/ Norfolk Wildlife Trust	No loss for all	In relation to national and local sites **the target is met**. No loss was recorded in the area of any SSSI or County Wildlife Site within the city as a consequence of development. There are currently no designated County Geodiversity Sites within Norwich. CIL funds from 2014/15 were used to make environmental enhancements, with two projects implemented during and after the monitoring period: Danby Wood was enhanced for site users and wildlife. This included 500 metres of hard surfacing on a strategic route to and through the County Wildlife Site and Local Nature Reserve which links existing housing areas and open space at Eaton Rise with the Yare Valley and riverside walk at Marston Marsh. In addition, woodland management measures were undertaken included coppicing and replanting of trees. At Marston Marsh County Wildlife Site and Local Nature Reserve improvements were made to existing poor quality footpaths, These were: • Two 100 metre sections of plastic boardwalk close to the railway; • A 200 metre section of timber based footpath with hoggin covering a wet area on a footpath running parallel and linking with Marston Lane in the north of Marston Marsh. Work began on two further projects using 2014/15 CIL funding. These projects will be completed in 2015/16: • Work began at Earlham Millennium Green to improve paths to help it cope with the extra use which will be created once more homes are built at Three Score. • Funding secured for riverside walk enhancement at the Oasis site adjoining Fye Bridge.	

			Development resulting in a loss or reduction in area within the Yare Valley Character Area	DM	No loss	**2045.14 sq.m** of development was approved involving development within the Yare Valley Character Area: 13/02057/F - 65 Church Lane, Eaton - additions and alterations to existing dwelling **23.2 sq.m** new floor area created 14/01375/F - 89 Church Lane, Eaton - rear extension at ground/lower ground floor levels -**172.44** sq.m net new floor area created 15/00125/F - UEA Sainsbury Centre (temporary 60 space car park - **1839 sq.m** of new parking area created) 13/01431/F and 14/0681/D - Installation of an underground IT duct with 6 No. manhole covers at ground level to link across the Yare valley - **10.5 sq.m** of hard surface area created <u>The following approved applications involved drainage infrastructure within the Yare valley which did not include any significant surface structures</u> 14/00850/F - Three Score Bowthorpe (construction of lagoon outfall) 14/00874/RM - Three Score Bowthorpe (details of water drainage infrastructure) 5.5 hectares of the Bartram Mowers site, Bluebell Road (formerly in the Yare Valley Character Area in the emerging local plan) was re-designated for housing development for the over 55s at the request of the Local Plan Inspector in December 2014. 17.5 hectares of the site remain in the character area and are protected as open space. The adopted site allocations plan policy R42 requires environmental enhancements and improved public access to this open space.	The Yare Valley Character Area includes public and private open land and existing developed areas, including private houses and residential gardens, in and on the fringe of the river valley. These may not have the status of formal open space or be protected by any other national or local landscape designation. Policy DM6 seeks to manage the spread of development into this area, in particular incremental smaller scale development, while accepting that some development will be appropriate and necessary. The majority of approved applications this reporting period involved relatively small scale extensions to houses in the area, with more substantive development approved for a temporary car park immediately adjoining the Sainsbury Centre at the Grade II listed UEA. In this instance the Inspector did not accept the council's proposed local plan modification to incorporate the area to be occupied by the car park into the surrounding area of protected open space, although it remains within the Yare Valley Character Area and is designed to minimise impact on the valley setting. Additionally, essential drainage infrastructure associated with the Bowthorpe Three Score development was approved within the character area, as was a new cross-valley underground IT duct linking the UEA with the Norfolk and Norwich University Hospital in South Norfolk.
DM7	Trees and development.	ENV4, ENV5. EC2.	No. of protected trees/hedgerows lost as a result of development	Tree Officer/ DM	Target inappropriate	No protected trees or hedgerows were lost.	In addition, no trees on which there is a TPO have been lost as a result of development in this monitoring period.

			No. of new street trees delivered through development	S106/CIL Officer	Target inappropriate	10 S106s completed in the monitoring period make provision for £6,973.74 to provide 6 street trees in future years These agreements were for: • Land And Buildings rear of and Including 293 - 293A Aylsham Road - the proposed Morrisons foodstore site, (13/01928/F - two trees); • Former Eastern Electricity Board Site, Duke Street, Norwich (14/01103/F - four trees). £4,147 was paid in S106 contributions in the reporting period to pay for 4 new street trees These agreements were for: • Lionwood Junior School site, Wellesley Avenue (12/01016/F - one tree); • Fire Station site, now Sir Isaac Newton Sixth Form, Bethel Street (13/00113/F - three trees).	Because the relatively small sums of money involved in one-off developer contributions for street trees may not justify the cost and complexity of a site specific legal agreement, the city council is investigating more cost-effective procedure for delivering street trees to implement the requirements of policy DM7.
DM8	Planning effectively for open space and recreation.	ENV9. SOC 1, SOC2, SOC4, SOC7. EC2, EC4.	Development resulting in a net loss of open space (contrary to policy)	DM	No loss of open space (contrary to policy)	None	Regrettably 2014-15 saw no new areas of open space provided in association with new development actually brought into use, although a number of approved schemes which are currently under construction are expected to deliver new open space for community use in 2015/16, for example at Brazen Gate/Southwell Road.
			Areas of new open space and/or playspace delivered through development	Planning obligations officer/ DM	No target – year on year change reported	None	
DM9	Safeguarding Norwich's heritage.	ENV5.	No. of Listed Buildings lost/demolished	DM/ Historic England	No listed buildings lost / demolished	1 - Outbuildings at one listed building (52 to 54 All Saints Green) have been demolished in the monitoring period. The demolished outbuildings and a private yard at 52-54 All Saints Green have been converted into a garden area. This was justified as part of the wider redevelopment for student accommodation as it better reveals the significance of the main Grade II listed building. As of 2015, No 50 is under refurbishment for community uses (a gallery) as part of this development, securing its future use.	
			No. of buildings on Buildings At Risk Register	Historic England	Reduction from 2012 baseline (32 buildings at risk)	32 buildings are on the Buildings at Risk register (30 listed buildings and 2 Scheduled Ancient Monuments).	The full list of heritage buildings at risk is available here.

DM10	Supporting the delivery of communications infrastructure.	ENV5. SOC6, SOC8. EC1, EC2, EC3.	Number of permitted installations/prior approval notifications within; • Conservation Areas; • Other protected areas; (where planning permission is required)	DM	Number for both	Conservation areas: None Other areas: 1 application approved: 13/01431/F and 14/0681/D - Installation of an underground IT duct with 6 No. manhole covers at ground level to link across the Yare valley between UEA and Norfolk and Norwich University Hospital.	Three other applications for telecommunications equipment (masts and/or cabinets) were approved in the reporting period. None of these were situated in conservation areas or other protected areas. Two applications were made in conservation areas: an application for a telemetry pillar at Wherry Road (within the St Matthews conservation area), subsequently cancelled and an application for a telemetry kiosk at Esdelle Street (within the City centre conservation area), subsequently withdrawn.
			No. of appeals lost where officer recommendations are overturned	DM/ PINS website	No appeals lost	None	
DM11	Protecting against environmental hazards.	ENV1, ENV2, ENV3. SOC1, SOC2, SOC4, SOC7. EC2, EC4.	Number of Hazardous Substance consents	DM	Target inappropriate	No hazardous substance consent applications have been received in the monitoring period. After the end of the monitoring period, hazardous substance consent at the Cremorne Lane gasholder was revoked.	
			Impact of development on air quality indicators: • NO_2 (nitrogen dioxide) (µg/m^3). • PM10 (airborne particulates)(µg/m^3).	Environmental Health	Target inappropriate	NO_2 - **14** µg/m^3 (down from 15 µg/m^3 in 2013) PM10 - **14** µg/m^3 (down from 15 µg/m^3 in 2013)	Baseline at March 2014, 2013 calendar year average used as a proxy. Measurements are taken at Lakenfields AURN station (a government owned urban background site). Levels have been very stable for the last 5 years. In the city centre AQMA there are circa 25 measurement locations, some of which exceed objective levels and others do not. It is therefore not possible to give an overall figure for the area.
DM12	Ensuring well-planned housing development.	ENV1, ENV2, ENV3, ENV4, ENV5, ENV8, ENV9. SOC1, SOC2, SOC4, SOC7, SOC8.	Housing land supply (5years plus 5% or 20% where a record of persistent under delivery [PUD] is demonstrated)	DM	To be able to show a 5yr Housing Land Supply[55]	See JCS AMR Appendix A and supporting annexes	
			Number of homes permitted	DM	Number permitted	Planning permission or prior approval was granted for **530** new homes (net*) in 2014-15, a significant increase over 2013-14 when only 209 new homes were permitted. This excludes residential institutions and communal development such as student accommodation, which would contribute a further 100 units to the 2014-15 figure. ** The total number of permitted homes was 554. The net figure of 530 allows for dwellings that would be lost through permitted redevelopment or conversion of flats and bedsits, etc. to single dwellings or to a smaller number of units.*	The number of units contributed by residential institutional bedrooms and student bedrooms is currently calculated at a ratio of 1 dwelling per 5 bedrooms or 1 dwelling per cluster unit as appropriate.

[55] For a five year supply to exist there must be an identified supply of dwellings on available and deliverable sites sufficient to provide 5 years worth of housebuilding, calculated against the JCS plan housing target, plus a 5% or 20% buffer
Supply data is collated for 3 districts and calculated for the Norwich Policy area, not the city.

			Annual change in total number of dwellings with outstanding planning permission but unbuilt	DM	Target inappropriate	At 1 April 2015 the total number of dwellings with outstanding planning permission (under construction and not started) stood at **4162**. This represents an increase of 3.9% over the comparable figure in April 2014 (**4007**). These figures exclude the contribution of permitted student accommodation and residential institutions which would increase the outstanding commitment to 4438 (up from 4094 in April 2014). At present these forms of housing cannot be counted toward the five year land supply although the emerging Central Norfolk Strategic Housing Market Assessment (SHMA) will enable communal housing to be counted against the objectively assessed housing requirement in future years.	This is a new indicator – it gives a more complete picture of the size of the housing pipeline than the number of homes permitted in one year, since it also factors in the reduction in housing commitment year on year as new dwellings are completed and unimplemented permissions expire.
			Number of housing completions	On site surveys/ Building Control + Council Tax records (for verific-ation purposes		249 new homes were completed in 2014-15.	This is low in comparison to previous years but represents an increase over 2013/14. Market signals and starts on site indicate that this figure will increase in 2015/16.
DM13	Communal development and multiple occupation	ENV1, ENV3, ENV5. SOC1, SOC4, SOC7, SOC8.	Number of HMO licences issued	Private Sector Housing	Target inappropriate	164 (150 baseline)	Baseline as at 04.11.2014 2015 figure 02/10/15 – (not possible to obtain April 2015 figure)
			Institutional development permitted on housing sites (area of land lost)	DM	Target inappropriate	No institutional development was permitted on allocated housing land in 2014/15. 92 dementia care supported flats and 87 housing with care apartments are under construction at Bowthorpe Three Score as part of the ongoing care village development, due to complete Easter 2016 (13/02031/RM). Around two thirds of these can be counted within the housing land supply, the remainder are institutional accommodation.	Development started for a 70 bed Residential Care Home at Ivy Road (Ivy Court) and was completed after monitoring period. Development of a 60 bed home at the former St Johns Catholic Infant School site started on Heigham Road. Neither of these were allocated as housing sites.

			No. of student accommodation bedrooms permitted	DM	Target inappropriate	40 student bedrooms were permitted at Convent Road through the conversion of Emmanuel House to student accommodation. Construction of a 228 bedroom student accommodation development at All Saints Green/ Queens Road progressed during the monitoring period and was completed in September 2015. In addition after the monitoring period (May 2015) permission was granted for a 915 bed student accommodation development on the UEA campus adjacent to Bluebell Road and construction of an accommodation block with 232 bedrooms was completed on the campus during the monitoring period.	
DM14	Meeting the needs of Gypsies, travellers and travelling showpeople.	ENV1, ENV3, ENV4, ENV5. SOC1, SOC4, SOC5, SOC7.	No. of new pitches permitted	SH/DM	Target inappropriate	None.	No new pitches have been provided in the monitoring period. However, working with Orwell Housing Association, the city council has already secured funding from the Homes and Communities Agency's Affordable Homes Programme 2015-18 for 13 additional pitches for the city, and has recently submitted a bid for funding for a further pitch. If successful, this will bring the number of new pitches funded via the HCA programme to 14. According to the terms of the grant, the pitches must be completed by 31st March 2018.
			Loss of existing pitches	DM	No overall loss of pitches	No existing pitches have been lost.	
DM15	Safeguarding the City's housing stock.	SOC4.	No. of dwellings lost to other uses (where planning permission is required)	DM	Target inappropriate	None. While no housing was lost to other uses, 2 dwellings were lost as the result of the conversion of 2 flats to 1 house in both Bracondale and Ranson Road.	Notable refusals during the reporting period: 14/01400/U - Earlham Road. Change of use of dwelling to bed and breakfast accommodation refused as contrary to DM15 - loss of residential unit with no provision for replacement. 14/01800/U - St Williams Way. Change of use of dwelling to childcare nursery refused on highway grounds and lack of community benefit.
			Loss of housing land to other uses (area lost)	DM	Target inappropriate	No land was lost.	

DM16	Employment and business development.	SOC6, SOC8. EC2, EC3.	Use Class B1 (a), (b) and (c) development permitted (sqm) net change	DM	Contribute to JCS target (100,000sqm increase by 2026)	B1a (offices) - minus 31,062.6 sq.m B1b (research and development) - minus 784.6 sq.m B1c (industrial uses suitable in residential areas)- minus 3940.15 sq.m	2132 sq.m of new office floorspace was permitted, all in the city centre, including, at Bedding Lane, the first new build offices to be approved for several years. This was significantly outweighed by 14 separate consents that would collectively result in the loss of 33,194 sq.m of office space. The great majority of these were also in the city centre and were grants of prior approval for conversion of offices to residential and (in one case) a state funded school, as permitted development. Consented schemes for office to residential conversion and other uses under prior approval in 2014-15 have had the most obvious impact on the stock of employment floorspace, although premises within traditional employment areas have also been lost to other uses such as indoor leisure, ancillary retail, transport-related operations and various sui generis uses. Although these are not B class uses, they are not inappropriate in terms of policy DM16 as they are either justified exceptionally or represent compatible economic development uses contributing to job creation. For the first time in the JCS period, permitted loss of floorspace exceeded gains across all B class uses in Norwich.
			Employment uses permitted: • Within employment areas; • Elsewhere	DM	Contribute to JCS target for both	Within employment areas Permissions for **new** employment floorspace (gains) 1634 sqm Permissions resulting in the **loss** of employment floorspace- - 4438.36 sq.m Elsewhere Permissions for **new** employment floorspace (gains) 4494.65 sq.m Permissions resulting in the **loss** of employment floorspace 39108.8 sq.m	

DM17	Supporting small business.	EC2, EC3.	Loss of B1a use class office space under 1500sqm	DM	No loss	-10,396 sq.m of small business B1a floorspace potentially lost (included within the 31,062.6 sq.m total recorded under DM16 above)	Permissions and prior approvals granted in 2014/15 affecting B1a premises under 1,500 sq.m would result in the loss of **10,395.7 sq.m** of office floorspace potentially suitable for small businesses. This is more than three times the equivalent figure recorded in 2013/14 (3,110.66 sq.m). Almost a quarter of this potential loss was accounted for by seven office premises granted prior approval for residential conversion as permitted development. A full list of prior approval applications affecting offices appears below (DM19 indicator). Aside from the potential loss of B1a office space to housing under prior approval, notable permissions resulting in the loss of business space included the conversion of Gladstone House, 28 St Giles Street to a writers' centre; conversion of office space in a former convent (Emmanuel House, Convent Road) to student accommodation and conversion of Boardman House, Princes Street (office space in a former church and Sunday school) for educational use as part of the expansion of Norwich University of the Arts (NUA). The first two of these proposals will not now proceed. In addition, 1200 sq.m of business space at 69-75 Rose Lane and the Fishmarket was approved for demolition as part of the Mountergate multi storey car park development, which includes some replacement commercial floorspace.
			New small/medium business space permitted/developed (up to 1500sqm)	DM	Contribute to JCS target	515 sq.m of additional B1a floorspace was granted permission in 2014-15.	Just 515 sq.m of additional floorspace was approved, all through change of use of small city centre commercial premises. This is a significant fall against the comparable figure in 2013-14 (3,221 sq.m approved). In addition, **952.21** sq.m of light industrial (B1c) space was permitted through change of use of small premises within, and close to, Norwich Airport (two at Vulcan Road, one at Buck Courtenay Crescent). As noted in the commentary to both DM16 and DM17, this was substantially outweighed by permitted losses of office space and other floorspace in class B.

DM18	Promoting and supporting centres.	ENV1, ENV3, ENV5. SOC7. EC2, EC3.	Development of main town centre uses: • Within defined centres; • Elsewhere	DM	Target inappropriate for both	Notable permissions granted in 2014-15 for main town centre uses included: <u>In the city centre</u> 14/00242/F – 26 Bridewell Alley and 26-30 St Andrews Street: conversion of shops and offices to gallery in association with classroom accommodation for the Norwich University of the Arts. 13/01296/F – 28 St Giles Street: Conversion of offices to the National Centre for Writing. 14/00552/F – 135-137 King Street: Change of use of music studio to cafe and bicycle workshop at ground floor and 1 dwelling at first and second floor 14/00527/F – Castle Mall. Change of use from retail units, restaurants, healthcare facility, cinema and mall walkway to restaurants (Class A3) mall area seating and mall walkway at Level 4 (including areas of Levels 3 and 5). 14/0911/F – Chapel rear of Theatre Royal, Chantry Road: Demolition and erection of four storey 80-114 seat auditorium and performance venue with education and skills training centre for the theatre with ancillary workshop storage. 14/01521/F – 69-75 Mountergate and Fishmarket: Demolition of buildings on site and erection of 595 space multi-storey car park with 320sqm floorspace for financial and professional services (Class A2)/restaurant and cafe (Class A3)/business (Class B1) uses. <u>In district and local centres</u> 13/01928/F - Land and buildings rear of and including 293-293a Aylsham Road: Demolition of existing buildings and redevelopment of site to construct a new foodstore with associated landscaping and car parking. 13/00637/F - 195-197 Sprowston Road: Demolition of existing property and erection of convenience store and 2 residential flats. 14/00388/F - 137 Unthank Road: Demolition of the existing shop outbuildings , retention of the former workshop building and erection of a new building containing a shop (A1) and café (A3) on the ground floor and 1 dwelling above. The proposal also includes an external sales area to the rear and front forecourt. <u>In out of centre locations</u> 14/01124/U - 108-112 Ber Street: Change of use from vehicle workshop and showroom (Class B1/B8) to gymnasium and fitness studio (Class D2). [This is within the city centre but outside of the defined city centre Leisure Area in the local plan]. 14/01216/F - Porcelanosa, Amsterdam Way: Change of use of part of ground floor from storage (class B8) to a retail unit (class A1) and formation of 16 additional parking spaces	Main town centre uses encompass a broad range of development. Permissions granted in 2014-15 covered a wide range of uses and activities. The majority of permissions granted for main town centre uses were in the city centre and defined centres, with relatively few instances of such development being approved in other locations. City centre development approved included the second stage of refurbishment of Castle Mall providing for additional floorspace on the Timberhill level to provide a dedicated area for restaurants, cafés and other supporting uses. Foodstore development was also approved at 295-297 Aylsham Road, adjoining the existing Aylsham Road district centre (intended for Morrisons) and a new Sainsbury Local foodstore within a local centre at Sprowston Road, replacing the previous lighting shop on the site. This proposal was initially refused by the city council in 2013 and allowed on appeal. Redevelopment of the vacant former Burrells Ironmongers store at 137 Unthank Road for retail, café and residential use was approved in June 2014. Two developments involving intensification of retail uses were approved on out of centre sites. At 36-50 Drayton Road, refurbishment and reconfiguration of an existing DIY retail unit which would allow part of it to be used by Aldi fell outside planning control, because a previous subdivision of the unit was not conditioned to bulky goods only. Variation of a condition allowing use of a small area of the Hall Road Homebase store by Argos was allowed because of its relatively small scale. 2014 also saw the approval of the new multi storey car park at Mountergate with supporting commercial office uses, which forms the first stage of development of this key city centre regeneration site. A small number of main town centre uses were approved exceptionally in out of centre locations, including health and fitness uses at Ber Street and Gilchrist Close. In the first case the use was approved as it comprised an expansion to an established business and accepted as a sustainable and accessible city centre use although technically outside the defined city centre leisure area. In the second case the proposed location in former industrial premises within an employment area was justified by evidence that there was no suitable and

						14/01406/F - 9 Gilchrist Close, Bessemer Road: Change of use from industrial unit (Class B1/B2/B8) to gymnasium (class D2). 14/01677/U - Airport Park & Ride, Buck Courtney Crescent: Change of use from part of existing park and ride building to office (Class B1) and storage (Class B8). 14/01841/F - 36 - 50 Drayton Road: Internal reconfiguration to provide a 1696 sq.m open A1 food retail unit (class A1) and 1620sqm bulky goods retail unit (class A1), erection of extension to north elevation to form loading bay dock and plant room, external alterations to building facade and layout of car park. 14/01849/VC- Unit 4 Hall Road Retail Park Hall Road (Homebase): Variation of Condition 10 of permission 4/1995/0774/F to allow non-food retail (Class A1) use from up to 185 square metres of the existing sales area.	available site for the gym within or close to defined centres (notwithstanding the emerging proposals for a very similar use in the allocated Hall Road District Centre adjoining). Other uses approved in out of centre locations were of a generally small scale or were ancillary to established uses already on the site – for example the approved additional office space for the Airport Park and Ride.
			New retail floorspace in: • City centre • District Centres • Local centres	DM	Contribute to JCS target No loss No loss	New retail infill development (152 sq.m net) previously approved at 27-29 Timberhill as part of the Westlegate House development was completed in the reporting period and has since been occupied. A small overall decrease in retail floorspace was nevertheless recorded in the city centre (859 sq.m or 0.4%) following the resurvey of September 2015. Permissions granted in the reporting period would result in the net loss of 2160 sq.m of A1 retail floorspace through change of use variously to cafés, restaurants, takeaways, office and other business uses and housing. A number of these permissions, chiefly involving changes of use from shops to cafés or restaurants, had already been implemented by the time of the September survey. Other changes, such as the conversion of the former HMV store (21 Gentlemans Walk, 951 sq.m) to bank premises for NatWest are now permitted development under national rule changes introduced in April 2015.	Diversification of the retail offer in the city centre is supported by policy 11 of the Joint core strategy, particularly extension of hospitality uses throughout the centre to support the evening economy. This is also encouraged by the city council's Main Town Centre Uses and Retail Frontages SPD, adopted in December 2014.
			Development approved contrary to gross internal floor space requirement in Appendix 4	DM	Target inappropriate	No applications refused on these grounds	Emerging proposals for development of a 2443 sq.m Lidl foodstore on land adjoining 37 Bishop Bridge Road (opposite the Bishop Bridge Road local centre) were advertised for public consultation by the applicant during the monitoring period. The proposal was subsequently taken forward as a planning application (15/00756/F) in June 2015.
			Improvements to public realm as a result of development in centres.	DM	Target inappropriate	12/00276/F, Completion of the Westlegate House development providing public realm improvements and a pedestrian route through from Timberhill to Westlegate.	

			Number of new hotel bedrooms provided	DM	Target inappropriate	29 new bedrooms approved 13/00600/F – Assembly House, Theatre Street: Demolition of outbuildings and part of east elevation conversion works and redevelopment and extensions to St Mary's House and East Wing of The Assembly House into [11 room] bed and breakfast accommodation (Use Class C1) with associated landscape works. 14/00522/F – Premier Inn Norwich Airport, Delft Way: Extension of existing hotel to provide an additional 16 No. bedrooms with associated alterations to car parking and landscaping. Approved 19/6/14. 15/00062/U – 38 St Giles Street: retrospective application for change of use of two additional rooms from dwelling (Class C3) to hotel (Class C1). Approved 25/2/15.	Two bedrooms were approved at 38 St Giles Street forming an expansion to a B and B with five existing guest bedrooms – the existing use was unauthorised but subsequently regularised following separate retrospective application 15/00414/F for change of use of the whole building, approved in June 2015 after the end of the AMR monitoring period.
DM19	Encouraging and promoting major office growth.	ENV1, ENV3, ENV5. SOC7. EC2, EC3.	Use Class B1(a) Office floorspace permitted; • In defined office priority area • In city centre • In Employment areas • Elsewhere	DM/ commercial data	Contribute to JCS target for all	<u>Office floorspace approved</u> Within the defined ODPA* None Elsewhere in the city centre 2132 sq.m In defined employment areas None Elsewhere in Norwich None (*ODPA – Office development priority area)	

			Loss of office floorspace (where planning permission is required)	DM/ commercial data	Target inappropriate	Permissions and prior approvals granted in 2014-15 would result in a net loss of **31,062.6 sq.m** of office floorspace. Of this **29,122 sq.m** would be lost in the city centre, **28,807 sq.m** of the potential loss in the centre has prior approval for change of use without planning permission, as permitted development. This loss would constitute almost 10% of the total office space in the city centre recorded in 2008.	Permissions affecting premises over 200sqm are listed below: 14/00250/U 12 The Close (residential, -346 sq.m) 13/01296/F Gladstone House, 28 St Giles Street (Writers' centre, -1003 sq.m) 14/00366/F Boardman House, Redwell Street (educational use, -944.1 sq.m) 14/00552/F 135-137 King Street (café and bicycle workshop, -215 sq.m) 14/01151/U Ground floor, 11 Prince of Wales Road (assessment centre, -386 sq.m) 14/01108/U Rouen House, Rouen Road (medical centre, -628 sq.m) 14/01521/F 69 - 75 Mountergate and Fishmarket, (car park, commercial space -1200 sq.m) 14/01420/F 2 and 2A The Close (residential, -588 sq.m) 14/01413/F Emmanuel House, Convent Road (student accommodation, -996 sq.m) 14/01608/U 1A Oak Street (clinic, -740 sq.m) The ten applications for prior approval listed below, and a further five affecting smaller premises, involved conversion from offices to residential and other uses as permitted development. All but one were in the city centre. 14/00185/PDS 46-48 Colegate (state funded school, -6452 sq.m) 14/00761/PDD Second and third floors, 19 Upper King Street (residential, -404 sq.m) 14/00827/PDD Portland House, 102 Prince of Wales Road (residential, -278 sq.m) 14/01074/PDD 22-24 Ber Street (residential, -226 sq.m) 14/01115/PDD and 14/01764/PDD St Peter's House, 23 Cattle Market Street (residential, -1600 sq.m) 14/01104/PDD Former Eastern Electricity Board Site, Duke Street (residential, -8743 sq.m) 14/01472/PDD Aldwych House, 57 Bethel Street (residential, -2594 sq.m) 14/01617/PDD Grosvenor House, 112-114 Prince of Wales Road (residential, -3906 sq.m) 14/01729/PDD 1 Exeter Street (residential, -456 sq.m) 15/00171/PDD Imperial House, 61-65 Rose Lane (residential, -2098 sq.m) This trend will be closely monitored in forthcoming monitoring periods for further significant losses.

DM20	Protecting and supporting city centre shopping.	SOC7. EC2, EC3.	Percentage of measured ground floor frontage in A1 retail use in each defined retail frontage zone in the centre (primary/secondary/large district centres)	DM	Year on year change reported	**PC01** - Gentleman's Walk: 88.4% (no change) **PC02** - Castle Mall (levels 1 & 2): 95.6% (no change) **PC03** - Chapelfield (main retail levels): 97.2% (no change) **PR01** - Back of the Inns/Castle Street: 70.5% (down from 71.9%) **PR02** - The Lanes East: 79.8% (down from 81%) **PR03** - St Stephens Street/Westlegate: 86.1% (up from 85.6%) **PR04** - Castle Meadow North: Not applicable - No retail frontage defined **PR05** - Chapelfield Plain: Not applicable - No retail frontage defined **PR06** - Timberhill/Red Lion Street: 70.1% (up from 69.3%) **SR01** - The Lanes West: 81.6% (no change) **SR02** - Upper St Giles Street: 61.1% (down from 65.4%) **SR03** - St Benedict's Street: 61.3% (down from 63.9%) **SR04** - Elm Hill/Wensum Street: Not applicable - No retail frontage defined **SR05** - London Street East: Not applicable - No retail frontage defined **LD01** - Magdalen Street/Anglia Square: 64.3% (down from 67.1%) **LD02** - Riverside: N/a No retail frontage defined	Against both policies DM20 and DM21 it should be noted that the city council will monitor closely how permissions in adjoining districts affect the city centre, district and local centres in monitoring periods. Significant retail permissions have been granted in both South Norfolk (Longwater) and Broadland (Taverham), neither of which are defined centres in the hierarchy in JCS policy 19. Implementation of these permissions has the potential to impact on the centres within the city council's authority area and this issue was raised with both adjoining authorities at the time of the applications, with strong objections lodged to both applications. Indicative minimum policy thresholds are as set out in the *Main town centre uses and retail frontages SPD*, adopted December 2014 and are subject to change if the SPD is reviewed in future.
			Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD.	AM	Year on year change reported	**PC01** - Gentleman's Walk: Above threshold **PC02** - Castle Mall (levels 1 & 2): Above threshold **PC03** - Chapelfield (main retail levels): Above threshold **PR01** - Back of the Inns/Castle Street: Above threshold **PR02** - The Lanes East: Above threshold **PR03** - St Stephens Street/Westlegate: Above threshold **PR04** - Castle Meadow North: Not applicable - No minimum applies **PR05** - Chapelfield Plain: Not applicable - No minimum applies **PR06** - Timberhill/Red Lion Street: Above threshold **SR01** - The Lanes West: Above threshold **SR02** - Upper St Giles Street: Above threshold **SR03** - St Benedict's Street: Above threshold **SR04** - Elm Hill/Wensum Street: Not applicable - No minimum applies **SR05** - London Street East: Not applicable - No minimum applies **LD01** - Magdalen Street/Anglia Square: Above threshold **LD02** - Riverside: Not applicable - No minimum applies	The survey showed that all the city centre retail frontage zones defined under this policy where retail thresholds apply retain a high proportion of shopping and **none** are currently below the indicative thresholds set by SPD. Two zones in the primary area (Back of the Inns and The Lanes East); two secondary areas (Upper St Giles Street and St Benedicts) and the large district centre of Magdalen Street, Anglia Square and St Augustines all showed a small but not significant fall in the proportion of shops compared with other uses: this was largely due to the further expansion of supporting services and complementary uses, especially cafes and restaurants, within these areas. Two zones in the primary area (St Stephens/Westlegate and Timberhill/Red Lion Street) showed a marginal increase in the proportion of shops: both as a consequence of new retail development associated with the recently completed Westlegate House scheme which has frontages in both areas.

			% of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability (A3)	AM	Year on year change reported	No zones are breaching the indicative thresholds.	
DM21	Protecting and supporting district and local centres.	ENV1, ENV3, ENV5. SOC7. EC2, EC3.	Proportion of premises within district and local centres which are in A1 retail use.	AM	District Centres (>=60%) Local Centres (>=50%)	**District Centres** **DC01** - Bowthorpe: 52.9% (no change) **DC02** - Drayton Road: 73.3% **DC03** - Eaton centre: 47.4% **DC04** - Plumstead Road: 51.6% (up from 50%) **DC05** - Aylsham Road/Mile Cross: 54.5% (down from 60.9%) **DC06** - Earlham House: 76.5% (no change) **DC07** - The Larkman: 53.8% (no change) **DC08** - Dereham Road/Distillery Square: 61.1% (see comments) **DC09** - Hall Road (not yet built): Under construction **DC10** - Sprowston Road/Shipfield: 55.0% (see comments) **Local Centres** **LC01** - Hall Road/Trafalgar Street: 71.4% (no change) **LC02** - Hall Road/Queens Road: 50% (no change) **LC03** - Hall Road/Southwell Road: 57.1% (no change) **LC04** - Grove Road: 64.3% (no change) **LC05** - Suffolk Square: 55.6% (no change) **LC06** - Unthank Road: 47.6% (down from 52.5%) **LC07** - St Augustines Gate: 28.6% (no change) **LC09** - Aylsham Road/Junction Road: 100.0% (no change) **LC10** - Aylsham Road/Glenmore Gardens: 58.3% (no change) **LC11** - Aylsham Road/Boundary Road: 75.0% (no change) **LC12** - Woodcock Road: 50% (no change) **LC13** - Catton Grove Road: 75.0% (no change) **LC14** - Magdalen Road: 58.3% (no change) **LC15** - Sprowston Road/Silver Road: 50% (no change) **LC17** - Bishop Bridge Road: 42.9% (down from 71.4%) **LC18** - Earlham West centre: 55.0% (down from 60.0%) **LC19** - Colman Road/The Avenues: 75.0% (no change) **LC20** - Colman Road, The Parade: 54.5% (no change) **LC21** - Woodgrove Parade: 66.6% (down from 70.0%) **LC22** - St John's Close/Hall Road: 70.0% (no change) **LC23** - Tuckswood centre: 80.0% (no change) **LC24** - Witard Road: 66.7% (no change) **LC25** - Clancy Road: 60.0% (no change) **LC26** - UEA: 22.2% (down from 25%) **LC27** - Long John Hill: 80.0% (no change) **LC28** - Magdalen Road/Clarke Road: 50.0% (no change) **LC29** - Aylsham Road/Copenhagen Way: 20.0% (no change)	Five of 10 defined district centres exceed the threshold for non-retail uses in policy DM21 (less than 60% of premises in those centres were in retail use) a. DC01 – Bowthorpe b. DC03 – Eaton centre c. DC04 – Plumstead Road d. DC07 – The Larkman e. DC10 - Sprowston Road/Shipfield Five of 28 defined local centres exceed the threshold for non-retail uses in policy DM21 (less than 50% of premises in those centres were in retail use). a. LC06: Unthank Road b. LC07: St Augustine's Gate c. LC26: UEA d. LC29: Aylsham Road/Copenhagen Way, and; e. LC30: St Stephens Road A further three local centres had exactly half of their premises in retail use and are regarded as being within the 50% threshold for the purposes of policy DM21. Note: 2015 figures for Dereham Road/Distillery Square, Sprowston Road/Shipfield and St Stephens Road are not directly comparable year on year because of omissions in the 2014 data which have since been corrected. It should be noted that a small proportion of retail shops within a suburban centre is not necessarily an indication that it is failing, particularly where centres offer a wide range of supporting services and facilities and/or are supported by a local foodstore which may itself offer a variety of supporting ancillary services within the building, for example Waitrose at the Eaton district centre.

						LC30 - St Stephens Road: 33.3% (see comments)	
			Loss of anchor foodstore floorspace	DM	No loss	No foodstore floorspace has been lost in the monitoring period. New anchor foodstores were approved adjoining Aylsham Road District centre (Morrisons, 3179 sq.m gross) and Sprowston Road/Silver Road local centre (Sainsbury Local, 474 sq.m gross)	
			Proportion of community uses/non-retail uses within district centres and local centres	DM	Target inappropriate		Not monitored for this period - refer to DM18 and DM22 for commentary on significant main town centre uses other than retail and new community facilities respectively.
DM22	Planning for and safeguarding community facilities.	ENV1, ENV2, ENV3, ENV5, ENV6, ENV9. SOC1, SOC2, SOC3, SOC5, SOC6, SOC7, SOC8. EC1, EC3, EC4.	New community facilities permitted	DM	Year on year change reported	**7,288.05 sq.m** (8,948.90 sq.m in 2013/14) 627 sq.m exhibition/performance space (D1/D2), Memorial Gardens undercroft (14/00698/NF3) 1090 sq.m healthcare facility, Level 2 Castle Mall (D1) (14/00528/U)* 57 sq.m youth drop-in facility, Suffolk Square (D1/D2) (14/00940/F) 386 sq.m assessment centre, Prince of Wales Road (D1) (14/01151/U) 628 sq.m clinic, Rouen Road (D1) (14/01108/U)* 61 sq.m healthcare advice centre, Pottergate (D1) (14/01494/U) 51.8 sq.m children's day nursery, Hunter Road (D1) (14/0850/F) 740 sq.m clinic, Oak Street (14/01608/U) 65 sq.m expansion of gym, Ber Street (D2) (14/00236/U) 204.39 sq.m ""Gymboree"", Daniels Road (D2) (14/00673/U) 1080 sq.m auditorium/performance venue, Assembly House (sui generis, redevelopment of Chapel) 1170 sq.m National Writers Centre, St Giles Street (sui generis) (13/01296/F)+ 44 sq.m sports therapy and beauty salon, Eaton Street (sui generis) (14/00410/U) 489.5 sq.m gym, Ber Street (D2) (14/01124/U) 122 sq.m community centre. Woodcock Road (D1/D2) (14/01317/U) 202.36 sq.m gym, Gilchrist Close (D2) (14/01406/F) 229 sq.m golf practice and tuition centre, Guardian Road (D2) (14/01568/U) 41 sq.m replacement ancillary building for watersports facility, Helford Street (D2) (14/01794/F) *Note that these permissions relate to alternative options for relocating the Timberhill Walk-in Medical Centre. The facility	A similar amount of floorspace for new community use was approved in 2014-15 as in the previous year with a wide range of community facilities approved. The majority were in centres and other accessible locations, although out of centre locations were accepted in a small number of cases.

						has been relocated to Rouen Road rather than remaining within Castle Mall. + this scheme will not now be pursued: the facility has instead been established in alternative premises at Dragon Hall, King Street.	
			New education and/or training facilities permitted (sqm)	DM	Year on year change reported	**8,852.1 sq.m** (4199.30sqm in 2013/14) 6452 sq.m (approx) state funded school, Colegate; prior approval as permitted change of use from offices (14/00185/PDS) 902 sq.m, higher education classrooms and associated gallery space, St Andrews Street/Bridewell Alley (14/00242/F) 944.1 sq.m, higher education use, Redwell Street (14,00366/F) 219 sq.m modular primary academy classrooms, Rider Haggard Road (14/00763/CF3) 335 sq.m trade training facility, Morgan Way (14/01542/F)	A new city centre state funded free school (the Jane Austen College) was granted prior approval as permitted development in April 2014 and came into use the following September. The creation of the school has resulted in the conversion of 6452 sq.m of office floorspace whose loss could not be prevented under policy DM19. Elsewhere in the city centre, the ongoing expansion of the Norwich University of the Arts (NUA) involved permissions for new classrooms at Redwell Street and St Andrews Street, including gallery space provided in former shops at Bridewell Alley.
			Loss of community facilities (sq.m)	DM	Target inappropriate	**2865 sq.m lost** (-1593 sq.m lost in 2013/14) -149 sq.m, conversion of dental surgery to house in multiple occupation, Recreation Road, (14/00298/F) -955 sq.m, demolition of infants school, redevelopment with Nursing Home, Heigham Road (14/00184/F) -1761 sq.m, conversion of space on levels 3, 4 and 5 of Castle Mall including medical centre and part of cinema concourse to restaurants, associated seating areas and walkway (14/00527/U)	Relatively little loss in community provision was recorded this year. Of the three permissions listed here, two of the facilities affected were relocated (Recreation Road Dental Practice to larger premises in Earlham Road and the former Timberhill Medical Centre to nearby Rouen House). Grant of permission for redevelopment of the St Johns Catholic Infants School site followed on from closure of the school in 2013 and merger with an existing primary school in the area. Development for institutional care could be justified by the ongoing need for additional nursing care places in Norwich, supported by JCS policy 7.
			Loss of historic and community pubs identified for specific protection under the policy (number)	DM/property market intelligence	Target inappropriate	No protected pubs were permanently lost, however the following two pubs have been under threat in the reporting period: **The Marlpit, Hellesdon Road** closed in 2014 but is subject to current community-led proposals to return it to use as a pub. It has been registered as an Asset of Community Value (see below). **The Provision Stores**, 107 Dereham Road closed in 2014 and its future is currently unclear.	

			Assets of Community Value registrations	ACV officer	Target inappropriate	The **Wensum Sports Centre** (formerly the Lincoln Ralphs Sports Hall), King Street and the **Marlpit Public House**, Hellesdon Road were registered as ACVs during this period.	In April 2015 the government withdrew national permitted development rights from ACV-registered pubs, meaning that planning permission must now be sought for the change of use of any pub on the register. As of end October 2015, applications for registration of eleven public houses in Norwich as Assets of Community Value had been received in addition to the Marlpit. Three of these were registered in September 2015, the remainder are still in process. These will be reported in detail in the 2015/16 monitor.
DM23	Supporting and managing the evening and late night economy.	ENV1, ENV2, ENV3. SOC1, SOC2, SOC5, SOC6, SOC7, SOC8. EC1, EC2, EC4.	Development of new; • Evening economy uses; • Leisure uses;	DM	Contribute to JCS target (3000sqm by 2016) for both	<u>**Evening Economy Uses**</u> **3289.84 sq.m** approved 90 sq.m cafe/bar; 5 Upper King Street; Change of use from A2 financial and professional services (14/00042/U) 110 sq.m cafe (plus bicycle workshop, dwelling), change of use from music studio, 135-137 King Street (14/00552/F) - implemented 57.84 sq.m café, change of use from shop; 23 Castle Meadow (14/00601/F) - implemented. 1726 sq.m café and restaurant space at Castle Mall, two permissions a) conversion of 1641 sq.m of internal floorspace on levels 3, 4 and 5 including medical centre and part of cinema concourse to restaurants, associated seating areas and walkway on level 4 (14/00527/U) - to commence Autumn 2015. b) conversion of 85 sq.m of outside circulation areas adjoining Timberhill and Farmers Avenue to additional external restaurant seating (14/01692/U). 513 sq.m restaurant/café; 20a-22 St Stephens Street ground and first floors, change of use of from shop (14/01149/U) 118 sq.m restaurant/café, 31 Gentlemans Walk; change of use from shop (14/01237/U): Up to 320 sq.m flexible business space; 69 - 75 Mountergate and Fishmarket for A2 financial and professional services, A3 restaurants/cafés or B1 office uses; part of 595 space multi storey car park redevelopment under construction (14/01521/F). For monitoring purposes we have assigned half the approved floorspace to A3 use (160 sq.m). 516 sq.m restaurant/café; change of use from shop; 38 London Street, (14/01890/U) - implemented 144 sq.m Tudor Hall, Rose Lane: use of former nightclub as shop (Class A1) restaurant/cafe (Class A3) or a gym (D2) (14/00596/U)*	The JCS target of 3000 sq.m by 2016 is derived from the Norwich Sub Region Retail and Town Centres study. It equates to 15% of the additional comparison retail floorspace need (20,000 sq.m) in the city centre over that period, based on the typical proportion of A3/A4 uses in purpose built shopping centres. Ongoing rapid changes in the retail sector in general and the increasing importance of online retailing in particular mean that significant expansion of city centre comparison retail floorspace is now unlikely, at least in the short term. However the increasing diversification of uses and activities in the centre and the rapid expansion of the hospitality sector means that major growth in floorspace devoted to cafes and restaurants has occurred independently of retail floorspace growth. Indeed many recent additions to the hospitality offer have been through the conversion of former shops and redundant retail floorspace, leading to a marginal reduction in retail floorspace in the centre for this period. New evening economy floorspace approved this year alone (3290 sq.m) already exceeds the JCS target. *The former Tudor Hall nightclub had been vacant since the late 1990s. The previous authorised nightclub use is deemed to have ceased with the conversion in 2008 of the upper parts of the building to residential use and the creation of a separate ground floor commercial unit with permission for A2, B1 or D1 use, granted as part of the overall refurbishment scheme for the building in 2005. This permission remains extant by virtue of completion of the residential element of the scheme. The latest June 2014 consent renews permission for shop and

						45 sq.m fish and chip restaurant/takeaway, 13 Orford Place Change of use from sandwich bar (Class A1) Additionally, 253 sq.m restaurant and take-away (Class A3/A5 mixed use) was approved at 78-80 Prince of Wales Road; change of use from bar). As both uses are evening economy uses, no net change has been assumed and this permission is not included in the total. **Leisure Uses** **2261.5 sq.m approved** 627 sq.m exhibition/performance space (D1/D2), Memorial Gardens undercroft (14/00698/NF3) 65 sq.m expansion of gym, Ber Street (D2) (14/00236/U) 1080 sq.m auditorium/performance venue, Assembly House (sui generis, redevelopment of Chapel) 489.5 sq.m gym, Ber Street (D2) (14/01124/U)	restaurant use granted in 2010 and extends the permissible use of the property to include a gym. 1252.8 sq.m of former upper floor retail space at 13-25 London Street (part of the former Habitat) was in the process of being converted for use by the Cosmo Restaurant Group during the monitoring period. This scheme was approved in July 2013 and has since been completed and opened (13/00903/F).
			Development of new Late Night Uses; • Within Late Night Activity Zone (LNAZ) • Elsewhere	DM	Target inappropriate within LNAZ Target for elsewhere- no late night uses	**Late Night Activity Zone** No new late night uses have been approved in the Late Night Activity Zone for the monitoring period. Permission was refused on 12 January 2015 for the extension and change of use of a bar to a bar/nightclub at 63 - 67 Prince Of Wales Road to include conversion of 335 sq.m of former industrial/warehouse space at 64 - 68 Rose Lane with retrospective permission sought for the use of an external smoking terrace (14/00920/F) **Elsewhere** No new late night uses have been approved elsewhere in the city centre for the monitoring period.	Restaurants/cafés (use class A3) drinking establishments (use class A4) and hot food takeaways (use class A5) may either be regarded as "evening economy" uses or "late night" uses for the purposes of this indicator. The distinction will depend on opening hours imposed by condition - for example the cafe bar permitted at 5 Upper King Street - outside the Late Night Activity Zone - was conditioned to prevent opening after midnight in accordance with this policy. Nightclubs in most circumstances will be regarded as late night uses by definition. During the monitoring period the city council consulted on a new special cumulative impact policy (CIP) for licensing, the effect of which would be to limit the grant of new late night licenses in a defined area of the city centre where there is evidence of an increased risk of crime and disorder or threat to public safety. The policy was approved on 23 June 2015 and came into effect on 1 August. The new policy is available here.

DM24	Managing the impacts of hot food takeaways.	ENV2, ENV3. SOC2, SOC6, SOC7. EC2, EC4.	Floorspace approved (sq.m) for A5 uses; • Within District Centres • Within Local Centres • Elsewhere	DM	Year on year change reported for all	**District centres**: no takeaways approved in the period **Local centres**: no takeaways approved in the period **Elsewhere**: **352.5 sq.m** approved 45 sq.m Change of use from sandwich bar to A3/A5 fish and chip shop, 13 Orford Place (14/00517/F) - city centre primary retail area 54.5 sq.m Change of use from butchers shop to A5 hot food takeaway, 222 Sprowston Road (14/00719/F) - out of centre main road location within residential area 253 sq.m change of use of ground floor and basement from bar to restaurant/takeaway; 78-80 Prince of Wales Road; (14/01646/U) - city centre Late Night Activity Zone.	Policy DM24 seeks to manage the impacts of takeaways primarily in relation to their potentially harmful effects on residential amenity and on highway and pedestrian safety. Since they are not classed as main town centre uses there is no policy requirement to locate them in centres although the supporting text to policy DM24 states that locations within district and local centres will be preferred over out of centre locations for reasons of accessibility.
			No. of refusals on grounds of amenity or impact on retail function	DM	Target inappropriate	**Two applications refused: 63.75 sq.m total** 18.75 sq.m 53 Dereham Road (14/01107/U - Over-representation of hot food takeaways in district centre; no noise assessment submitted to demonstrate that proposed use would not have a detrimental impact on immediate neighbours). 45 sq.m 10 Bishop Bridge Road (14/00968/F - harm to vitality, viability and diversity of services in local centre; harm to amenities of neighbouring residents from noise and odour; no details of extract ventilation submitted)"	Both of these refusals cited reasons of impact on the retail function of the local/district centre in addition to a harmful impact on the amenity of neighbours. Since there is no specific indicator for policy DM21 to monitor the refusal of proposals resulting in harm to retail function, this will be monitored here for this and future reports.
DM25	Retail warehousing.	ENV1, ENV3. SOC6, SOC8. EC1, EC3, EC4.	No. of approvals and refusals to vary conditions on • Retail warehousing • Other retail premises	DM	Target inappropriate for both	One application to vary a bulky goods condition on retail warehousing was approved: 14/01849/VC- Unit 4 Hall Road Retail Park Hall Road (Homebase): Variation of Condition 10 of permission 4/1995/0774/F to allow non-food retail (Class A1) use from up to 185 square metres of the existing sales area. No other applications to vary conditions limiting the range of goods sold were made either on retail warehouses or on other retail premises in the monitoring period (but see comment re 36-50 Drayton Road under DM18).	The Hall Road permission relates to a proposal for a small retail concession (known as an "inset") for Argos, operating within 185 sq.m of the existing Homebase sales area. Although the goods to be sold are not limited to a prescribed range of "bulky goods" as is the case elsewhere in the store, the impact of this change was deemed to be acceptable in terms of policy DM25 because of its relatively small scale. The amended condition limits the use of the floorspace to a catalogue showroom retailer and defines this term.

DM26	Supporting development at the University of East Anglia (UEA).	ENV1, ENV3, ENV4, ENV5, ENV6, ENV7, ENV9. SOC1, SOC2, SOC3, SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	Progress on implementation of the Masterplan		Target inappropriate	The UEA Development Framework Strategy, November 2010 (the DFS) identified three areas for development; Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road. Each of these has been allocated in the adoted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41. Work continued during the monitoring period on building phase 1 of the Enterprise Centre adjoining Earlham Hall to provide 3,700 sq.m of business, research and educational uses. The building was completed in July 2015. Discussions are yet to take place on phase 2, 6,500 sq.m of development within the walled gardens. A planning application submitted during the monitoring period for student accommodation for 915 beds at the former Blackdale School site was approved in May 2015. Construction of phase 1 has begun. No further progress has been made concerning the allocated land between Suffolk Walk and Bluebell Road. The DFS also makes a commitment to delivering those sites with planning permissions already granted e.g. further academic buildings in the west of the site and the multi-storey car park. Pre-application discussions are currently taking place on alternative options for 8500 sq.m of additional research and educational uses on Chancellors Drive.	
DM27	Development at Norwich airport.	ENV1, ENV3, ENV4, ENV5, ENV9. SOC2, SOC3, SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	Progress on implementation of the Masterplan Relevant applications		Target inappropriate Target inappropriate	Discussions are continuing with the airport operators with the intention of taking forward a masterplan for the airport from early 2016. The following details and variation of condition applications were **approved** (all relating to application 12/01172/F - Aircraft engine testing; construction of an associated ground run enclosure (GRE), hardstanding and drainage works); originally approved in May 2013. **14/00435/D** Details of land contamination assessment, verification report and monitoring, maintenance and contingency action reports **14/00607/VC** Variation of conditions: revised surface water management scheme, construction traffic access route and construction management plan. **14/00677/D** Details of external lighting for the engine testing site, fixed plant and machinery proposed to be installed, erected or used on the site and Environmental Management Plan	Following the outline approval of the substantial Aviation Park development at the Airport in 2013/14, relatively few applications were submitted this year, the only ones of interest being various discharge and variations of conditions on the permission for the new engine testing facility approved in 2013.

						14/01121/D Details of parking provision, wheel wash facility and ground run enclosure Application **14/01588/D** (Details of a revised timescale for implementation) was **refused** on the grounds that further delaying the implementation of the engine testing scheme would result in unacceptable noise nuisance for adjoining residents. Application 14/01677/U: Change of use of part of existing Airport park and ride building to office (Class B1) and storage (Class B8) was also approved in the monitoring period - 62.19 sq.m of new B1/B8 floorspace created (recorded in totals on DM16 and DM19 tabs)	
DM28	Encouraging sustainable travel.	ENV1, ENV3, ENV6. SOC2, SOC7, SOC8. EC1, EC2, EC3, EC4.	Site specific obligations for transport improvements	S106 / CIL officer/ DM	Target inappropriate	Site specific obligations delivered the following improvements from development in the monitoring period : The **Brazen Plain** housing scheme (Charles Church Homes) provides a new pedestrian/cycle link between Southwell Road and Brazengate adjoining the entrance to Lakenham Way. The scheme is close to completion. Completed housing development at **Sleaford Green** provides new cycle access to the Pointers Field green space. The latest phase of the riverside cycle route to Whitlingham has been provided at **Carrow Quay** as part of ongoing development by Taylor Wimpey and Broadland Housing. (This will be extended in future to connect to the adjacent Laurence Scott site and beyond to the Deal Ground and Whitlingham Country Park) No new transportation contributions nor any developer funded improvements have been agreed via new S.106 agreements raised in the monitoring period.	
			Walking and cycling levels at the cordons	Norfolk County Council	Target inappropriate	Monitoring showed that cycling levels increased overall in Norwich between September 2013 and October 2014, with variations in different parts of the city. Measurements at 37 points on the inner and outer ring roads on one day in each year showed a 12% overall increase in cycling levels between 2013 and 2014.	

						Year round measurements taken of all cyclists using the Marriott's Way (+24%) and the Lakenham Way (+26%) show a significant increase in use between 2013 and 2014. As part of the investment in the cycle network, new automatic cycle equipment is being installed which will provide more comprehensive data for next year's AMR. Walking data is not available for this year.	
			Enhancements to strategic cycle network	City council CIL officer/ Cycling Officer		Implementation of parts of the £5.7 million pink pedalways project took place during and after the monitoring period. These included works in the city centre (Magdalen Street/Cowgate contraflow and Tombland/Palace Street junction redesign) and outside the centre at the Avenues, Park Lane/Vauxhall Street/Bethel Street (incorporating a new crossing at Chapelfield Road); Heathgate, Mousehold, Heartsease and Bowthorpe Three Score. Over £8.4m of additional government funding has been secured to contribute to a £15.4m four year programme to enhance the yellow and blue pedalways.	
			Committed CIL spending toward sustainable transport on Reg 123 list	City council CIL officer/City development manager/ Cycling Officer	Target inappropriate	Cycle schemes not related to the pedalways project funded through CIL included: **Marriott's Way** 2014/15 CIL funding £60,000 for street lighting scheme between Barn Road and Andersons Meadow; continuing in 2015/16. Tree and vegetation management works and some surfacing improvements were undertaken for the same stretch of path. Public consultation and user surveys informed production of a Marriott's Way Implementation and Delivery Plan. Other CIL-funded improvements due for construction before April 2016 include further works to parts of Marriott's Way within and beyond the city boundary as far as Thorpe Marriott, to improve surfacing, enhance signage and secure improved vegetation management to promote biodiversity.	

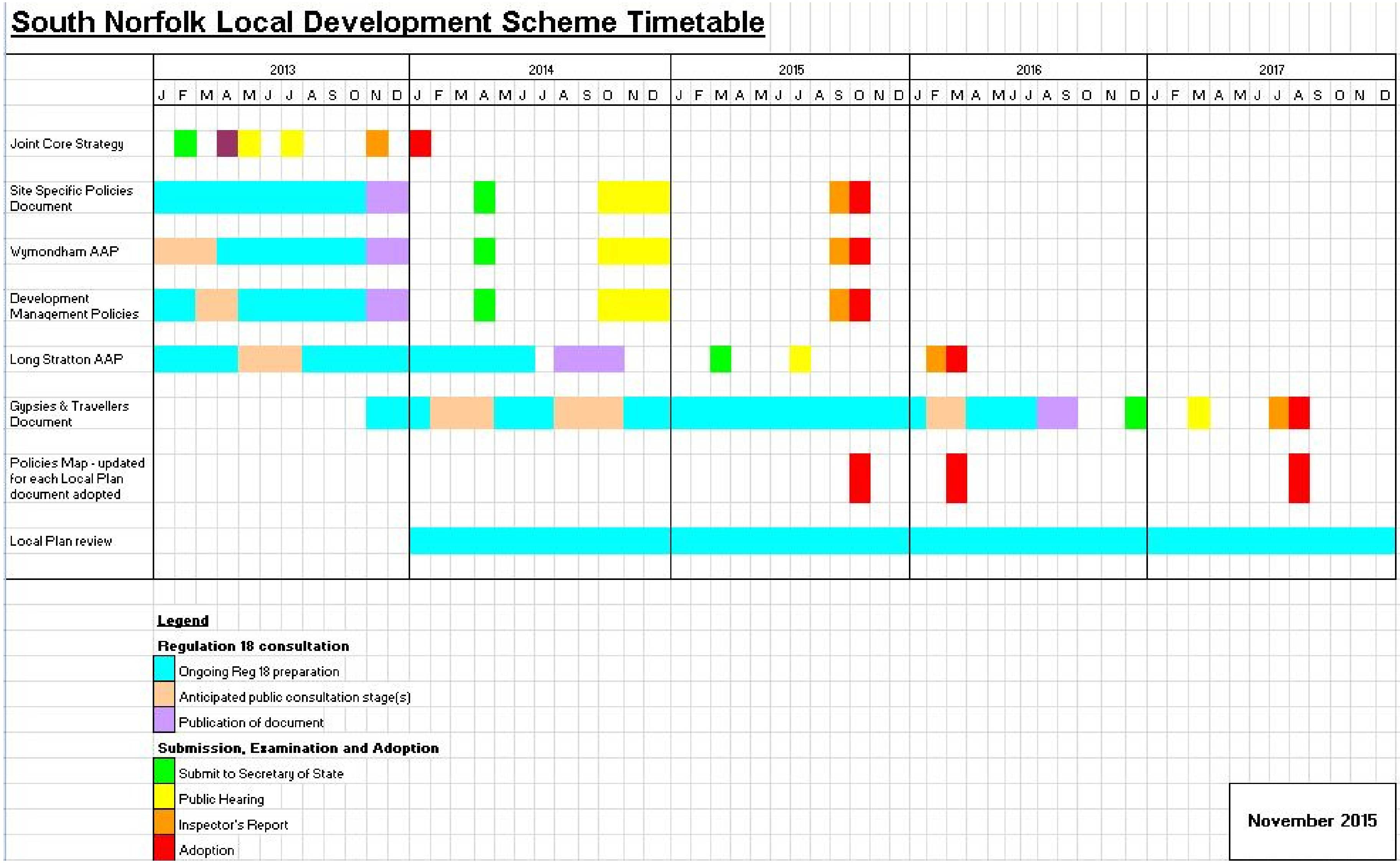
			Progress made on implementation of Bus rapid Transit scheme	City Council Transportation and network manager	Target inappropriate	A £1.45m traffic management plan for the St Stephens and Chapelfield North area, part of the Transport for Norwich Strategy, was implemented during the monitoring period. This removed through traffic from St. Stephens and Theatre Streets to improve access for buses, taxis and bicycles and sits at the heart of the BRT network. In addition the uphill Grapes Hill bus lane, using Better Bus Area Funding from the Department for Transport, was implemented during the monitoring period. Further enhancements to the network are planned for the next 3 years using money from the Local Growth Fund provided by the Local Enterprise Partnership (LEP).	
DM29	Managing car parking demand in the city centre.	ENV1, ENV5, ENV9. EC2, EC4.	Number of car parking spaces lost/gained	Highways	Year on year change / No increase above 10,000 spaces	8,597 spaces as at May 2014 (estimate). Plans for a new multi-storey car park at the corner of Rose Lane and Mountergate were progressed and approved during the monitoring period. The car park, now under construction, will provide 600 spaces, though at the same time surface car parking elsewhere in Mountergate will close.	
DM30	Access and highway safety.	SOC2, SOC7.	Expansion of 20mph and pedestrian zones	Highways	Target inappropriate	All development proposals continue to be designed to achieve 20mph traffic zones. A £1.45m traffic management plan for the St Stephens and Chapelfield North area, part of the Transport for Norwich Strategy, was implemented during the monitoring period. This extended the city centre 20 mph zone and improved sustainable travel in the city centre. Approval was gained for parts of the £5.7 million pink pedalway project during the monitoring period. These will create and enhance 20 mph zones. Implementation is progressing. Projects include works between Earlham Road and North Park Avenue (including the Avenues), Park Lane/Vauxhall Street, Tombland, Heathgate and Heartsease. In addition, plans to extend the 20 mph zone to cover virtually the whole of the city centre and Heartsease were consulted on during the monitoring period. These were approved by the Norwich Highways Agency in summer 2015. Implementation is scheduled to be complete by March 2016. Subsequent to the monitoring period pedestrianisation of Westlegate was consulted on and approved. Implementation is scheduled for 2016.	As a result of this investment in the Transport for Norwich Strategy, the city is likely to benefit from higher levels of retail spend, higher pedestrian numbers, reduced accidents, better air quality and a more pedestrian and shopper friendly city centre. The St Stephens area should become a stronger retail destination and be more convenient to visit by bus and on foot, which in turn should help maintain and create jobs and investment in the future.

DM31	Car parking and servicing.	ENV1. SOC8. EC1, EC2, EC3, EC4.	No. of applications refused on; • Car parking grounds • Cycle parking grounds • Servicing grounds	DM	Target inappropriate for all	On **car parking grounds** – **2** 14/00127/F: 9 Edward Jodrell Plain (HMO): poor living conditions; inadequate car parking and refuse storage 14/01319/F: 101 Copenhagen Way (convert house to 7 bedroom HMO); loss of garage space resulting in inadequate provision of car parking and refuse storage facilities; significant detrimental impact on neighbour amenities particularly by way of noise disturbance and on general character of the area . On **servicing grounds** – 3 14/00127/F: 9 Edward Jodrell Plain and 14/01319/F: 101 Copenhagen Way as above. 14/01716/F 151a Magdalen Street (1 dwelling: poor layout and poor use of space within the site; inadequate storage space for new dwelling; no private or communal outdoor amenity space for future occupiers; poor outlook and daylight to ground floor resulting in unacceptably poor standard of amenity for the future occupiers, unacceptable reduction in current storage provision for bicycles, **refuse and recycling**; no evidence submitted in relation to surface water flood mitigation and impact of development on flood risk. This decision has been appealed. On **cycle parking grounds** - 1 14/01716/F 151a Magdalen Street as above, refusal reasons include **unacceptable reduction in current storage provision for bicycles.**	In any one year a number of applications might be refused primarily for reasons of inadequate car and cycle parking and servicing under this policy, but in many cases, proposals so refused will fail to provide adequate standards of provision on all of these aspects (and others) rather than one only, and there will be other reasons for refusal. Consequently there will be some overlap between indicators and applications may be counted more than once. Similarly, the same proposal may also be refused on the grounds of poor amenity or outlook (Policy DM2), or poor design generally (DM3) and will be counted within the respective indicators for those policies.
DM32	Encouraging car free and low car housing.	ENV1.	No. of approved schemes of; • Low Car Housing; • Car Free Housing	DM	Target inappropriate for both	<u>Low car housing</u> 14/01246/F - 122 Thorpe Road: 2 flats. The major part of the building has prior approval for an additional 38 flats provided through the conversion of former office space as permitted development. A higher density scheme of 47 flats was granted prior approval under application 15/01129/PDD in the 2015-16 monitoring period. Should the higher density scheme proceed, the 40 on-site parking spaces provided would mean that the flats would be regarded as low car housing, but the lower density scheme would not. <u>Car free housing</u> 14/00212/F – Second and third floors 5 Orford Hill: conversion to 3 flats; car-free 14/00438/F - 46 - 48 St Giles Street: 4 dwellings car-free (this permission has been superseded by subsequent applications 15/00443/F and 15/00635/F for 46 St Giles Street only - 7 flats, car-free, approved in the 2015/16 monitoring period). 14/00477/F – 9 Ella Road: 1 dwelling car-free	

DM33	Planning obligations and development viability.	ENV1, ENV4, ENV5, ENV6, ENV8, ENV9. SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	On site planning obligations (not identified as infrastructure to be delivered through CIL)	Planning obligations officer	Target Inappropriate	Not monitored for this period	Amendments to national planning practice guidance introduced during the monitoring period affected the extent to which affordable housing could be delivered in development schemes, by introducing a minimum site size threshold of 10 dwellings at or below which affordable housing could not be sought (effectively overriding any adopted local plan policies requiring affordable housing in schemes smaller than this, as is the case in Norwich). Introduced at the same time was the "vacant building credit", the effect of which was to reduce the level of affordable housing contributions that could be sought from developers by an amount commensurate with the area of vacant floorspace brought into use for housing through conversion or redevelopment, irrespective of the previous use of the building.
			No. of applications involving renegotiation of planning obligations for viability reasons.	DM/ Planning obligations officer	Year on year change	The following applications where contributions had been secured previously through s106 agreements had those agreements renegotiated in 2014/15. **11/02236/F** Land Adjacent To Novi Sad Bridge, Wherry Road, Residential development to provide 66 No. apartments: overage clause removed, allowing an increase in the number of on-site affordable units from 5 to 6. **12/02003/F** Former Bally Shoe factory, Hall Road: . S106 providing for community use agreement for the proposed gym amended to allow for a "community use commuted sum" of £20,400	

			Grounds of lack of viability; • Cost of providing affordable housing on-site or via a financial contribution for off-site provision; • Cost of financial contributions for other off-site works; • Cost of any other elements of a scheme required to make it policy-compliant		Target inappropriate	The following application is notable for being unable to deliver affordable housing on viability grounds. **14/01103/F** Former Eastern electricity board site, Duke Street: External alteration, partial demolition and extension of riverside and Duke Street buildings to provide 29 dwellings. Demolition of central and warehouse buildings to provide redevelopment for 56 dwellings, extension of basement car park, creation of 464sqm of flexible commercial floorspace (Class A2/A3/B1(a)), associated highway and landscape works, pontoon and floating landscape platforms (a further 69 flats provided through conversion of office space are permitted development subject to prior approval: separate application 14/01104/PDD). Although a policy compliant scheme would require 28 of the 85 new build dwellings to be affordable, a Development Viability Assessment indicates that in prevailing market conditions, development would not be viable with any level of affordable housing contribution. Therefore although delivering substantial regeneration benefits to secure the regeneration of this long term vacant site, the proposal makes no provision for affordable housing either on site or in the form of a commuted sum. As permitted development, the 69 flats to be provided through conversion	

Appendix G – South Norfolk District Council Local Development Scheme Update



Local Plan Document Schedules

The following Local Plan Documents are subject to independent testing and have the weight of development plan status. Proposed DPDs for South Norfolk include:

- Joint Core Strategy (JCS)
- Site Specific Allocations and Policies (SS)
- Development Management Policies (DM)
- Wymondham Area Action Plan
- Long Stratton Area Action Plan
- Gypsies and Travellers Local Plan (GTLP)

Local Plan Document Title:	**Joint Core Strategy for Broadland, Norwich and South Norfolk**
s the purpose of the Document?	To provide the strategic vision, objectives and strategy for future development of the area covered by Norwich, Broadland and South Norfolk Councils, to coordinate policies between the three Local Authorities and to accommodate growth in accordance with the East of England Plan
What geographical area does it cover?	The area of Broadland, Norwich and South Norfolk Councils
Is it a Local Plan Document?	Yes
Did this document require a joint approach with other authorities?	Yes: Broadland, South Norfolk and Norwich City Council (in partnership with Norfolk County Council)
To what will this document conform?	National Planning Policy Framework and East of England Plan
Which Part of the Replacement Local Plan does this replace?	Strategic Principles and certain key strategic policies
Milestones • Adoption	 • January 2014
How will the document be reviewed?	The Councils' Annual Monitoring Reports will comment on the need for any revision to the Joint Core Strategy. This will indicate when any significant strategic issues trigger the need for a review e.g. revised housing requirement. The need for a review will be discussed and decided collectively

Local Plan Document Title:	**Site Specific Allocations and Policies**
Role and content **Status** **Geographic coverage**	The document will allocate specific sites e.g. land use allocations, development boundaries and settlement specific policies etc. that apply within the Local Plan area Local Plan Document South Norfolk District
Milestones • Commencement • Regulation 18 (was Reg 25) period including consultation stages • Publication • Submission • Examination Hearings • Adoption	 • November 2009 • December 2009 – May 2013 • November/December 2013 • April 2014 • October to December 2014 • October 2015
Lead department **Management arrangements** **Resources required** **Approach to stakeholder involvement**	Planning Policy Team Refer to project plan Planning Policy Team, Development Management, Conservation Widespread participation and consultation as set out in SCI
Monitoring and review mechanisms	The document will be monitored via the Annual Monitoring Report and consideration given to formally reviewing it at least once every three years

Local Plan Document Title:	**Development Management Policies**
Role and content **Status** **Geographic coverage**	This document will set out development management criteria/policies for South Norfolk against which development proposals will be assessed, to ensure it accords with the overall vision & objectives. It will focus on topic related policies such as protecting residential amenity; protection of landscape & natural resources, addressing highway & transport issues, protecting vitality & viability and addressing visual impact etc. Local Plan Document South Norfolk District
Milestones • Commencement • Regulation 18 period including consultation stages • Publication • Submission • Examination Hearings • Adoption	 • January 2011 • January 2011 – August 2013 • • November/December 2013 • April 2014 • October to December 2014 • October 2015
Lead department **Management arrangements** **Resources required** **Approach to stakeholder involvement**	Planning Policy Refer to project plan Planning Policy Team, Development Control, Conservation Widespread participation and consultation as set out in SCI
Monitoring and review mechanisms	The document will be monitored via the Annual Monitoring Report and consideration given to formally reviewing it at least once every three years.

Local Plan Document Title:	ndham Area Action Plan
Role and content **Status** **Geographic coverage**	To establish a vision for, and to guide the future development of the Wymondham strategic growth location with a particular focus on mix of uses and implementation. Local Plan Document South Norfolk District
Milestones • Commencement • Regulation 18 (was Reg 25) period including consultation stages • Publication • Submission • Examination Hearings • Adoption	• December 2009 • December 2009 – May 2013 • November/December 2013 • April 2014 • October to December 2014 • October 2015
Lead department **Management arrangements** **Resources required** **Approach to stakeholder involvement**	Planning Policy Team Refer to project plan Planning Policy Team Widespread participation and consultation as set out in SCI
Monitoring and review mechanisms	Monitored via the Annual Monitoring Report

Local Plan Document Title:	tratton Area Action Plan
Role and content **Status** **Geographic coverage**	To establish a vision for, and to guide the future development of the Long Stratton strategic growth location with a particular emphasis on implementation – including a bypass Local Plan Document South Norfolk District
Milestones • Commencement • Regulation 18 (was Reg 25) period including consultation stages • Publication • Submission • Examination Hearings • Adoption	• November 2009 • December 2009 – August 2013 • August - October 2014 • March 2015 • July 2015 • March 2016
Lead department **Management arrangements** **Resources required** **Approach to stakeholder involvement**	Planning Policy Team Refer to project plan Planning Policy Team Widespread participation and consultation as set out in SCI.
Monitoring and review mechanisms	Monitored via the Annual Monitoring Report

Local Plan Document Title:	Gypsies and Travellers Local Plan Document
Role and content **Status** **Geographic coverage**	This document will allocate specific sites in the Local Plan area. Local Plan Document South Norfolk District
Milestones • Commencement • Regulation 18 period including consultation stages • Publication • Submission • Examination Hearings • Adoption	 • November 2013 • December 2013 – November 2015 • August – September 2016 • December 2016 • March 2017 • August 2017
Lead department **Management arrangements** **Resources required** **Approach to stakeholder involvement**	Planning Policy Team Refer to project plan Planning Policy Team Widespread participation and consultation as set out in SCI.
Monitoring and review mechanisms	Monitored via the Annual Monitoring Report

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

01603 431133
for Broadland District Council

0344 980 3333
for Norwich City Council

0808 168 3000
for South Norfolk Council

Annual Monitoring Report 2014—2015
December 2015

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