

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

### **Introduction**

1. The development plan for Norwich comprises the following documents:
  - Joint Core Strategy for Broadland, Norwich, and South Norfolk (the JCS) adopted in March 2011, amendments adopted January 2014;
  - Norwich Site Allocations and Site-Specific Policies Local Plan (the Site allocations plan) adopted December 2014; and
  - Norwich Development Management Policies Local Plan (the DM policies plan) adopted December 2014.
2. This appendix monitors the policies in the Norwich Development Management Policies Local Plan 2014 (the DM policies plan). Monitoring of delivery of sites in the Site Allocations and Site-Specific Policies Plan 2014 (Site Allocations plan) is incorporated in Appendix E of the AMR as part of the assessment of the five-year housing land supply.
3. Norwich City Council, Broadland District Council and South Norfolk District Council continue to work together with Norfolk County Council, to prepare the Greater Norwich Local Plan (GNLP). The GNLP builds on the long-established joint working arrangements for Greater Norwich, which have delivered the current JCS for the area. The JCS plans for the housing and jobs needs of the area to 2026. The GNLP will ensure that these needs continue to be met to 2038. Once adopted the GNLP will include strategic planning policies and will also allocate individual sites for development. It will aim to ensure that new homes and jobs are delivered, and the environment is protected and enhanced, promoting sustainability and the effective functioning of the area.
4. The GNLP has now been submitted and is currently undergoing examination with a view that the plan will be adopted in 2024.
5. Previous AMRs set out progress on other local development documents being produced for the Local Plan for Norwich in the [Local Development Scheme](#) (LDS). The LDS was updated in 2023 and provides a timetable for the completion of local development documents.
6. In November 2019, cabinet adopted the [Guidance and advice notes | Norwich City Council](#). Norwich has seen a significant rise in numbers of proposals for new purpose-built student accommodation (PBSA) over the past few years. The advice note includes an assessment of the need for purpose-built accommodation and guidance on a range of issues, including the location, scale, external and internal design, and management of PBSA, and how to encourage an accommodation mix for a wide range of students. This document sets out the intention for a PBSA working group to be formed between the Council and the higher education institutions to discuss issues surrounding PBSA and to share information. The PBSA Working Group was formed in February 2020 and meets to discuss issues surrounding

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

7. The [River Wensum Strategy](#) has been developed by the River Wensum Strategy Partnership and was adopted by partners in summer 2018. The partnership is led by Norwich City Council, working with the Broads Authority, Norfolk County Council, the Environment Agency, and the Norwich Society. The strategy aims to manage the river Wensum and surrounding area for the benefit of the city and its residents. Its objectives include increasing access to the river for walking/cycling and for water-based leisure, enhancing the natural and historic environment, maximising the efficiency of public expenditure in the river corridor, and accessing external funding opportunities and investment to facilitate change and regeneration in the river corridor. In 2021, a Delivery Plan was produced setting out project prioritisation for the next approx. 2 years.
8. The three sites that form East Norwich (the Deal Ground, Utilities site and Carrow Works) present a transformational opportunity to create a highly sustainable new quarter that will regenerate these riverside sites and deliver major new housing and employment development to support the future growth of the city. A public-private sector partnership was established in 2020 - the East Norwich Partnership – led by Norwich City Council, to commission a masterplan to deliver comprehensive development of the sites. Consultants were commissioned in early 2021 to undertake the masterplan, which was completed in May 2022. The masterplan documents were reported to the city council’s cabinet in [June 2022](#). One of the key masterplan outputs, a draft supplementary planning document for East Norwich, is due to be updated and subject to statutory consultation in late 2023/early 2024, with its adoption anticipated following adoption of the GNLP in 2024. A further workstream is underway related to delivery of the East Norwich sites, focusing on financial modelling, detailed viability appraisal and assessment of delivery options. Since October 2022, the East Norwich Delivery Board has taken over from the Partnership Board and has oversight of regeneration activity. Further details of the East Norwich regeneration project see the city council’s [East Norwich webpages](#).
9. Throughout 2020, the Government announced changes to the existing permitted development rights. The most significant changes include: allowing upward extension of residential buildings without consent, creation of new use class E (including all uses previously within use class A1 retail, A2 financial and professional services, A3 restaurants and cafes, and B1 offices, research and development and industrial processes), allowing the change of use from use class E to residential without consent, new class ZA for the demolition of certain buildings to be replaced with flats or a dwelling. The monitoring indicators used in this report were adopted prior to the changes to permitted development rights, and therefore the previous use classes in place at the time the local plan was adopted are those that are used in this report. As such, some of the information reported in the AMR does not directly correspond with national monitoring information which now refers to the new use classes.
10. It is likely that there are some longer term/slow to respond impacts of the COVID-19 pandemic upon several of the indicators that are monitored. The potential impacts of this are considered in the commentary below.

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

## Summary of Main Findings

12. The AMR gives an overview of progress against the adopted policies of the DM policies plan with reference to the [Monitoring Framework](#) contained in Appendix 9 of that plan and also reproduced as Appendix 3 of the Site Allocations plan.
13. A number of the monitoring indicators specified within Appendix 9 of the DM policies plan do not necessarily yield information that provides a full understanding of the effectiveness of the policy application and implementation. As concluded by the [Regulation 10A review of the local plan](#) conducted in 2019, it is proposed that the monitoring indicators will also be revised as part of the full local plan review.
14. The following is a summary of the main findings of the AMR for 2021/22:
- DM8 - The 2021/22 period saw the largest permitted loss of designated open space since the local plan was adopted at -13,786m<sup>2</sup>. One application at the Football Development Centre at Bowthorpe Park was responsible for the greatest loss (at approx. 12,300m<sup>2</sup>) for a new 3G sports pitch and associated hospitality uses.
  - DM11 - The measurements for air quality indicators Nitrogen Dioxide (NO<sub>2</sub>) and airborne particulates (PM<sub>10</sub>) have remained relatively stable over the 2021/22 monitoring period at both the Lakenfields and Castle Meadow monitoring stations, although a very slight reduction in both indicators has been observed at Castle Meadow. All indicators remain well below the recommended annual mean of 40 micrograms per cubic metre.
  - DM12 - In 2021/22, 224 new homes were granted consent compared with 335 new homes granted consent in 2020/21. This is a trend that is being observed across England and is not unique to Norwich. Some suggested reasons for the national trends include delays in the planning system due to inadequate resourcing, inertia due to lack of clarity on government policy on housing targets and lack of motivation by national housebuilders to increase delivery rates to the detriment of profits.
  - DM12 - The total housing commitment (the number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan was 5,906 in 2021/22. Although this is a reduction on the previous two years' figures, it is still significantly greater than the figures recorded for other monitoring periods since the adoption of the local plan, as student and C2 accommodation can now count towards housing commitment.
  - DM12 - Housing completions in 2021/22 were recorded at 316 dwellings (inclusive of student and C2 accommodation). This is a very slight increase on the previous year's figure (300 dwellings) but does not meet the average annual target for Norwich set by the JCS (477 dwellings). Suggested reasons for reduced delivery include longer term impacts from the

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

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

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

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

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

Policy	Indicator	2021/22	Commentary
	Impact of development on air quality indicators: 1) NO <sub>2</sub> 2) PM <sub>10</sub>	-	<p><u>Lakenfields</u>            NO<sub>2</sub> - 10 µg/m<sup>3</sup> (slight decrease from 2019/20)            PM<sup>10</sup> - 13 µg/m<sup>3</sup> (slight decrease from 2019/20)</p> <p><u>Castle Meadow</u>            NO<sub>2</sub> – 29.9 µg/m<sup>3</sup> (decreased from 2019/20)            PM<sup>10</sup> – 18.9 µg/m<sup>3</sup> (same as 2019/20)</p> <p>Measurements for both nitrogen dioxide and airborne particulates are taken at Lakenfields and Castle Meadow AURN stations, respectively monitoring urban background and city centre pollutant levels.</p> <p>Levels of both measurements have remained relatively stable over the past monitoring period, and all remain well below the recommended annual mean of 40 micrograms per cubic metre. However, a very slight reduction has been observed in both NO<sub>2</sub> and PM<sub>10</sub> measured at Castle Meadow.</p> <p>It is considered that road changes and lasting effects from the Covid-19 pandemic are likely responsible for the reduced air quality measurements. However, it will be important to continue to compare these results with those over the coming years to understand what is a pandemic-related reduction and what is a more long-term reduction.</p> <p>The air quality measuring station on Castle Meadow is in the process of being moved to an alternate location on the same road. The new and old stations will be run in tandem for a number of months to compare and sense check data before the old station is dismantled. It is likely that next year’s AMR will include data from the new monitoring station.</p>
DM12	Number of homes permitted in the monitoring period	224	<p>Permissions and prior approvals were granted in the monitoring period for a total of 224 new dwellings in 2021/22. This represents a decrease in permitted dwellings compared with previous monitoring periods. The figure includes homes from prior approval applications, student and C2 accommodation. Notable new permissions in 21/22 include the demolition of the existing building at 11 Normans Building and replacement with 56 PBSA units.</p> <p>The figure for 2021/22 is the lowest number of homes permitted within any given monitoring period since the adoption of the local plan. This is a trend that is not unique to Norwich, and South Norfolk Council has also reported a reduction in the number of new homes permitted in 2021/22. Interestingly, Broadland District Council reported 1074 new homes granted permission in the</p>



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

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

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

Policy	Indicator	2021/22	Commentary
			to residential units under prior approval at 90 St Faiths Lane. Note that this indicator measures permissions and not completions
DM17	Loss of B1a use class office space under 1,500m <sup>2</sup> (m <sup>2</sup> )	-4,987	The target for this indicator is no loss of small office space (under 1,500 m <sup>2</sup> ). The net loss of office space continued in 2021/22 although at a reduced rate compared with the previous monitoring period. The majority of the applications responsible for this loss were for the change of use to residential floorspace under the prior approval process. The largest loss of small office space (under 1500m <sup>2</sup> ) from one application was at 1 Ferry Road for 8 new residential apartments. It will be important to continue to monitor the changes in office floorspace, particularly given the Article 4 Direction to remove office to residential PD rights has now been agreed with the SoS and has now come into force.
	New small/medium business space permitted (premises up to 1500m <sup>2</sup> ) (m <sup>2</sup> )	4,012.10	The target for this indicator is to contribute to the JCS target of 100,000m <sup>2</sup> increase by 2026. 2021/22 permitted floorspace ( <u>gross</u> ) - B1a = 2102.2 m <sup>2</sup> , B1b = 0 m <sup>2</sup> , B1c = 416 m <sup>2</sup> , B2 = 1493.9 m <sup>2</sup> , B8 = 0m <sup>2</sup> 2021/22 saw a reduction in the amount of permitted small business floorspace compared with the previous monitoring period. Interestingly, Class B1a, B1c and B2 use classes all saw a net increase in permitted small/medium floorspace but no change was observed in both B1b and B8 floorspace.
DM18	Main town centre uses permitted (m <sup>2</sup> ): a) within defined centres b) elsewhere	a) 1,304 b) 18,621	There is no target for this indicator. The purpose of this indicator is to monitor whether development is being located in the most sequentially preferable locations, in accordance with the hierarchy of centres contained within the JCS. The data show that in the 2021/22 period a greater proportion of main town centre uses was approved outside of defined centres compared to within these areas. The amount of space permitted out of centres is significant in this period which is largely attributed to over 7000m <sup>2</sup> of retail floorspace being given outline consent at Sweet Briar Retail Park. In determining the application, it was considered that there was no sequentially preferable location for the development available at the time the application was made and was therefore deemed acceptable. It is important to note that these are not net floorspace figures and that some of the permitted floorspace results from changes of use from other main town centre uses.

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

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

<sup>1</sup> See note at end of table for list of defined centres referred to in policies DM20 and DM21.

Policy	Indicator	2021/22	Commentary
		PR04	n/a
		PR05	n/a
		PR06	65.1%
		SR01	75.8%
		SR02	67.6%
		SR03	57.5%
		SR04	N/A
		SR05	N/A
		LD01	N/A
		LD02	N/A
	Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD	PC01	N/A
		PC02	72.6
		PC03	N/A
		PR01	N/A
		PR02	N/A
		PR03	N/A
		PR04	N/A
		PR05	N/A
		PR06	N/A
		SR01	N/A
		SR02	N/A
		SR03	57.5%
		SR04	N/A
		SR05	N/A
		LD01	N/A
		LD02	N/A

There is no target for this indicator. In the 2021/22 monitoring period, PC02 and SR03 were below the indicative thresholds within the retail SPD. In terms of Castle Mall, although this is the first time that this retail area has been below its retail frontage since the adoption of the local plan in 2014, the proportion of vacant floorspace remains relatively low due to the diversification of uses to include leisure uses.

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



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

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

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

Policy	Indicator	2021/22	Commentary
			<p>the university campus. The growth plan will consider the latest higher education and wider global trends that might impact on the university and the university's development priorities over the next 15 years. The UEA 2016–20 Plan represented the first of three five-year plans that will to guide the UEA through to their longer-term vision which included £300 million investment in their estate by 2030 to develop new buildings and to refurbish the 1960s Lasdun Academic Wall.</p> <p>The UEA current projections based on 2019 evidence are for an incremental increase in overall student numbers of 22% from 2016/17 (17,195 total full and part-time students) to 2035/36 (22,000 total students). Progress has been made on the DFS review, which is now in final draft stage until further information is available as part of the preparation of the GNLP examination. Historic England also designated Earlham Park (and not the Campus) in 2020 as historic parkland which has potential implications for Earlham Hall development and the now lapsed permissions.</p> <p>Covid 19 has had some impact on university operations and will likely affect the rate of expansion and development into the future. There is only one additional proposed allocation area within the GNLP which is proposed as a reserve site. Any impacts on development rates are unlikely to require a radical rethink of planned allocation areas. In any event UEA are also undertaking a review of their Estates Strategy (which is 10 years since the last update) in order to understand building refurbishment or extension requirements with a view to maximising development within the existing plan boundary. They will discuss their findings with Norwich City Council to identify options for growth of and refurbishment of their building stock.</p>
DM27	Progress on the implementation of the Airport masterplan	-	The airport masterplan was endorsed by the Council in October 2019. This was subject to an expectation that a Surface Access Strategy would follow within 1 year of this, however due to the impacts of COVID-19 such a strategy was delayed. Consultants have been undertaking surveys and stakeholder workshops to inform a draft document which should be submitted to the council later this year.
	Relevant applications	-	There have been no new permissions within this monitoring period. It should be noted that applications for 60,000m <sup>2</sup> of aviation related uses and 60,000m <sup>2</sup> of general employment uses were consented in January 2023 which will be recorded in next year's AMR.

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

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

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

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

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