

<b>Report to</b>	Sustainable development panel 18 March 2020	<b>Item</b>
<b>Report of</b>	Director of Place	<b>4</b>
<b>Subject</b>	Greater Norwich Development Partnership Annual Monitoring Report 2018-19	

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### **Purpose**

To present the 2018-19 Greater Norwich Development Partnership (GNDP) Annual Monitoring Report for Broadland, Norwich and South Norfolk.

### **Recommendation**

To note the contents of the 2018-19 GNDP Annual Monitoring Report.

### **Corporate and service priorities**

The report helps to meet the corporate priority great neighbourhoods, housing and environment, inclusive economy and people living well.

### **Financial implications**

None directly.

**Ward/s:** All Wards

**Cabinet member:** Councillor Stonard - Sustainable and inclusive growth

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### **Background documents**

None

# Report

## Introduction

1. The purpose of this report is to inform members of the publication of the Greater Norwich Development Partnership Annual Monitoring Report (AMR) for Broadland, Norwich and South Norfolk for the period 2018-19.
2. 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.
3. In addition to monitoring the objectives of the JCS, the AMR outlines the housing land supply position, details of CIL receipts, actions taken under the Duty to Cooperate, updates to the Sustainability Appraisal baseline and includes a section of the implementation of each local authority's local plan policies.
4. The full AMR report is of considerable size and is a detailed technical document. Therefore, only the main body of the AMR and the appendices concerning housing land supply and the local plan monitoring for Norwich are reproduced in Appendices 1-4 to this report. The full AMR is available to view at: <https://www.greaternorwichgrowth.org.uk/planning/monitoring/>
5. This report contains an overview of the monitoring of the JCS and the policies in the DM policies plan. Monitoring of delivery of sites in the Site Allocations plan is incorporated in Appendix A1 of the AMR as part of the assessment of the five-year housing land supply.
6. As part of the last AMR, it was not possible to include the results of monitoring of the Norwich DM policies plan for the 2017/18 period. Therefore, this report (and that included at Appendix F of the AMR) covers the periods 1 April 2017-31 March 2018 and 1 April 2018-31 March 2019.
7. In January 2020, the Regulation 18 consultation of the Greater Norwich Local Plan (GNLP) commenced. This consultation runs until 16 March 2020. Once adopted, the GNLP will replace the strategic policies in the JCS.

## Overview of the Joint Core Strategy AMR

8. The AMR's key findings are set out in the Executive Summary, which is attached in Appendix 1 of this report (pages 1-2).
9. The AMR demonstrates that progress is being made on a number of indicators. For example, it shows that the number of affordable housing completions has increased to its highest level in the last 5 years and showing that Norwich has maintained its 13<sup>th</sup> position in the national retail rankings.

10. The percentage of household waste recycled has decreased across all three districts, most notably in South Norfolk. This is considered to be as a result of an increased rate of material rejection as the market requires a higher quality of recycling material. The rate of composting has increased across all districts.
11. The AMR reports an overall decrease in the CO<sup>2</sup> emissions per capita. In Norwich, there was a decrease in both industrial and domestic emissions per capita, and emissions for transport remained at their previously reported level. It should be noted that this information is based upon the latest dataset available for the 2017-18 period, as data for the 2018-19 period were not available at the time the AMR was published.
12. The number of solar energy capacity schemes permitted has decreased from the peak in 2015-16 and no such schemes were permitted within Norwich. However, it is difficult to monitor the overall uptake of micro-renewable energy generation schemes given that much of this development can be undertaken without requiring planning permission.
13. In relation to the objectives to ensure sufficient housing and affordable housing completions against JCS requirements, the latest AMR reports a positive picture. For overall housing delivery, there has been a significant increase in the delivery for Greater Norwich as a whole in 2018-19 (2,779 units) compared with the previous year (2,034 units). This is the greatest level of housing delivery for Greater Norwich since the adoption of the JCS, and is the first time the JCS target of 2,046 dwellings per annum has been exceeded. Housing delivery for the Norwich Policy Area also shows a significant increase to 2,440 dwellings in 2018-19 from 1,685 dwellings in 2017-18, and also exceeds the annual delivery target for the Norwich Policy Area of 1,825 dwellings per annum. Despite this increased delivery in recent years, there are still implications to be considered from previous years' under delivery. This is considered further in the Housing Land Supply Issues section below.
14. Housing delivery for Norwich (as reported against the JCS) in 2018-19 was 927 dwellings; a significant increase on the previous year's 237 dwellings. This figure does not include completions from C2 communal accommodation or purpose built student accommodation and therefore does not provide the full delivery picture for Norwich. The monitoring against the local plan (paragraphs 24 onwards in this report), which does account for these accommodation types reports 1,085 dwellings delivered in 2018-19. Of this figure, 85% (927 units) were C3 residential units, and 15% (157 units (equivalent dwellings)) were C2 communal and student accommodation. This large increase in housing delivery can partially be attributed to the completion of several large office to residential prior approval conversions, including 199 units at Sentinel House.
15. Affordable housing completions have increased across the Greater Norwich area to 724 dwellings in 2018-19 from 531 in 2017-18, and in Norwich, this has increased to 137 dwellings from 56 dwellings in the previous monitoring period. This continues the year on year increase in affordable housing delivered since 2015-16. A significant contribution to this was the delivery of affordable housing at Goldsmith Street, Bartram Mowers and Three Score sites. This is despite the fact that development delivered through the prior approval process is exempt

from providing affordable housing. The council adopted a revised supplementary planning document for affordable housing (July 2019) which seeks to maximise delivery of affordable housing. It is anticipated that this will continue to contribute to the delivery of affordable housing in future years. However, members should note that potential changes in the form of the First Homes consultation may have implications for affordability of housing.

16. In relation to economic growth indicators, the AMR reports the continued loss of office floorspace in Norwich, although this is at a slower rate than previous years. However, the net overall reduction in office floorspace since the start of the plan period (2008-09) amounts to -105,353m<sup>2</sup>, or 29% of the total stock at 2008. Much of the floorspace lost in recent years has been or is being developed into residential accommodation under the Prior Approval process. The Council has recently commissioned evidence to inform a decision on the need, or otherwise, for an Article 4 Direction to control such changes of use.

### **Housing Land Supply Issues**

17. Within the last AMR reported to SD Panel in September 2019, changes to the methodology for calculating the five-year land supply were outlined. These changes resulted in significant differences to the figures and there was concern that this could obscure changes on a year-by-year basis. As such, an additional five-year land supply calculation was provided using the same methodology as previous years to allow for this more direct comparison. Similar calculations have been undertaken for the 2018-19 period and are included at Appendix 3. These are not included within the AMR itself (Appendix A).
18. Prior to the 2017-18 reporting period, the AMR presented the housing land supply assessment against targets established in policy JCS4. This meant that the housing land supply concerning Norwich was established across the Norwich Policy Area (Norwich and 50 parishes in Broadland and South Norfolk). Calculating the land supply on this basis, the AMR for 2017-18 demonstrated a 3.94 year supply for Norwich (Liverpool approach <sup>1</sup>with 20% buffer). By comparison, if the data for 2018-19 uses the same approach, then a 3.36 year supply can be demonstrated.
19. Policy JCS4 requires 36,820 homes to be delivered over the 18-year plan period 2008-2026 in the Greater Norwich area. The policy does not specify annual averages but this equates to 2,046pa (per annum) across the Greater Norwich area, of which 32,847 (1,825pa) are required in the Norwich Policy Area. Between 1 April 2008 and 31 March 2019 a total of 18,281 new homes (1,662 pa) have been delivered across the Greater Norwich area of which 14,054 (1,278 pa) has been delivered in the Norwich Policy Area. The result is that there remain 18,539 homes (2,648 pa) in the Greater Norwich area and 18,793 homes (2,685 pa) in the Norwich Policy Area to be delivered by 2026.
20. The reason for the shortfalls set out above is due to over delivery of housing in the rural policy area (Greater Norwich Area minus Norwich Policy Area), where

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<sup>1</sup> The Liverpool method of calculating historic undersupply of housing involves spreading any shortfall of housing in the local plan from previous years over the whole of the remaining plan period, whereas the Sedgfield method spread the shortfall over the next 5 years of delivery.



106% of homes required in the plan period have been delivered to date. This is compared with under delivery in the Norwich Policy Area, where 43% of homes required in the plan period have been delivered to date.

21. The report to SD panel outlining the main findings from the 2017-2018 AMR considered that the delivery targets set out in the JCS now appear unrealistic. The situation is now even more challenging given that the plan targets requiring delivery at an average of 2,648 homes pa between 2019 and 2026 in the Norwich Policy Area, when actual delivery between 2008 and 2019 has fluctuated between 882 and 2,440 homes pa, and given that the distribution of development between the urban and rural policy areas has not been delivered as envisaged.
22. However, the new 2018-19 AMR, and the AMR from the 2017-18 monitoring period, no longer uses the JCS as the basis for the housing land supply calculation. In accordance with the NPPF, as the local plan is over 5 years old, the local housing need figure has been calculated using the standard methodology set out in national guidance. The methodology can only be used at the level of the whole district and therefore it is no longer possible to calculate the supply using the methodology across the Norwich Policy Area. Using the standard methodology the AMR presented the housing land supply at April 2018 as 6.54 years across Greater Norwich and 6.82 years across the city. By comparison, the housing land supply at April 2019 is calculated as 5.89 years across Greater Norwich and 4.03 years across the city (Appendix 2).
23. The five-year land supply has diminished significantly compared with last year's figures and this is as a result of a significant reduction in deliverable supply in Norwich, as well as a reduction in South Norfolk. It should be noted that the information provided for the housing land supply in Norwich is a conservative estimate based upon information available at the time, which has impacted upon the 5-year land supply figure. In addition, there are a number of new and large sites that have recently been granted planning consent, such as Barrack Street, which are expected to make a significant contribution to the housing land supply in coming years.
24. In summary, for the purposes of determining future planning applications, a five-year land supply has been demonstrated across the Greater Norwich area using the standard methodology. However, notwithstanding this, there is still significant under-delivery of housing against the target set out in policy JCS4. Therefore, officers consider that the need for housing to meet local need is at least as great as it was previously, and great weight should continue to be given to this issue on relevant applications.

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

25. The following is a summary of the information provided in Appendix F of the AMR and Appendix 4 of this report. This information is relevant to the Norwich City Council local planning policies only.
26. In accordance with paragraph 33 of the National Planning Policy Framework (NPPF) and S10A of the Town and Country Planning (Local Planning)

(England) Regulations 2017, Norwich City Council undertook a review of the DM policies plan and the Site Allocations plan, to review whether the plans are up to date and respond to changing local needs and circumstances. The review was carried out in October-November 2019 and endorsed by cabinet on 13 November 2019. It concluded that, in general, the local plan policies are fit for purpose at the current time, however it recommends that a full review of the Development Management Policies Local Plan should commence following the Regulation 19 consultation of the GNLP. The full conclusions of the Regulation 10A review can be found at the following link:

[https://www.norwich.gov.uk/info/20199/adopted\\_local\\_plan/2494/regulation\\_10\\_a\\_review\\_of\\_the\\_local\\_plan](https://www.norwich.gov.uk/info/20199/adopted_local_plan/2494/regulation_10_a_review_of_the_local_plan)

27. 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. Due to time and resource constraints, the local plan monitoring for the 2017/18 and 2018/19 periods has been streamlined. As a result, information is not available for some indicators. However, where possible, general commentary on progress and notable trends or applications has been included where specific data is not provided.

28. The following is a summary of the main findings of the Norwich Appendix of the AMR for 2017/18 and 2018/19:

- Several applications were approved across both monitoring periods resulting the loss of/reduction of the Yare Valley Character Area (YVCA). These applications were largely residential developments, and the benefits of the proposals were considered to outweigh the harm to the YVCA.
- The number of buildings on the Heritage at Risk Register increased in 2017/18 but reduced to the lowest number in 2018/19 since the adoption of the DM policies plan.
- The air quality indicators Nitrogen Dioxide (NO<sub>2</sub>) and airborne particulates (PM<sup>10</sup>) remained relatively stable at the Lakenfields monitoring location. At the Castle Meadow monitoring location both NO<sub>2</sub> and PM<sup>10</sup> increased across both the 2017/18 and 2018/19 periods. In particular, the PM<sup>10</sup> figures for the 2018/19 period were at the highest level recorded since the adoption of the DM policies plan. The measured NO<sub>2</sub> at Castle Meadow has exceeded the Air Quality Objectives for England (DEFRA) target of 40µg/m<sup>3</sup> (annual mean) for the past few years and this remains the situation in the 2018/19 monitoring period. However, PM<sup>10</sup> figures for Castle Meadow and both air quality indicators at Lakenfields remain well below this threshold.
- In 2017/18, 640 new homes were granted consent, compared with 473 new homes in 2018/19. The 2018/19 figure represents the lowest number of homes permitted in a monitoring period since the adoption of the DM policies plan and continues the year on year decrease since the 2015/16 peak of 1,018 homes. These reduced figures are likely a result

of the reduced number of PBSA applications and Prior Approval office to residential applications in that year.

- However, the housing commitment figures at 1st April 2019 were at their greatest since the adoption of the DM policies plan. At 7,289 dwellings, this represents a significant increase on the 4,199 dwellings from the 2017/18 monitoring period. This is attributed to the ability to include both student accommodation and communal institutional accommodation within housing delivery figures following changes to the NPPF in 2018.
- Housing completions in 2017/18 (at 235 dwellings) were at their lowest since the adoption of the DM policies plan. However, the 2018/19 figure of 1,035 completed dwellings represents a significant increase and the highest annual housing completion figure since the adoption of the DM policies plan. This is the first time housing completions have exceeded the average annual target for Norwich set by the JCS of 477 dwellings per annum. This is partly attributed to the ability to include both student accommodation and communal institutional accommodation within housing completions calculations, as well as the delivery of several large Prior Approval office to residential schemes.
- The loss of office space across the city has continued across both the 2017/18 and 2018/19 monitoring periods. The 2017/18 period saw a significant loss at -40,205m<sup>2</sup>. This is the greatest amount of floorspace lost since the adoption of the DM policies plan and is attributed to several significant Prior Approval office to residential schemes. However, 2018/19 saw -11,695m<sup>2</sup> of office space lost, which may suggest a slowing of this trend. It will be important to continue to monitor the loss of office floorspace.
- Both 2017/18 and 2018/19 monitoring periods saw significant losses of employment floorspace outside of defined employment areas at -47,990m<sup>2</sup> and -14,143m<sup>2</sup> respectively.
- Norwich is performing well overall in terms of retailing. Where defined centres are operating below recommended thresholds, an appropriate amount and variety of other supporting services is ensuring their vitality and viability. More detailed information of the latest retail survey and trends can be found in the 2019 Norwich City Centre Shopping Floorspace Monitor & Local & District Centres Monitor.
- Since the last AMR, the Norwich Airport Masterplan was endorsed by Norwich City Council cabinet and scrutiny committee on 17th October 2019, subject to submission of a Surface Access Strategy to the council within a year of endorsement.





# Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2018-19

## January 2020



Jobs, homes, prosperity for local people

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## 1. Executive Summary

- 1.1 This Annual Monitoring Report (AMR) assesses how the Greater Norwich area performed for 2018/19 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 Lower Super Output areas among the most deprived 20% nationally has been reduced from 17 to zero;
  - The number of LSOAs in the in the least deprived 50% of the country for access to housing and service has increased;
  - The number of housing completions reached its highest level in recent years, exceeding the JCS annual target;
  - The number of affordable housing completions has increased to its highest level in the last 5 years, exceeding the JCS annual target;
  - The proportion of the population aged 16-64 qualified to NVQ level 4 has increased year on year;
  - Norwich has maintained its 13th position in the national retail ranking;
  - No listed buildings have been lost or demolished;
  - CO2 emissions per capita have decreased.
- 1.3 However, there are several indicators where targets are not currently being met, some of which may have been adversely affected by the uncertain economic and political climate. Some indicators are perhaps less influenced by external factors and these are the areas where the overall focus of action should be placed:
- Although housing delivery has improved in recent years, the number of completions remain below target for the whole plan period;
  - Affordable housing completions are below target in both percentage and absolute terms overall;
  - The continued loss of office space in Norwich City Centre, and the growth of office space in other areas is noteworthy, continuing previous years' trends.
- 1.4 The underperforming economic indicators reflect wider economic conditions. However, there is a strong argument that the ambitious JCS targets for office and retail development reflect older business models and less efficient use of space.
- 1.5 Some “contextual indicators” in the AMR that the local plans are able to have more limited impact on show negative trends:

- Recycling rates have decreased;
  - Total crime level has increased this year and
  - The number of people killed or seriously injured in road traffic accidents has increased.
- 1.6 A 5-year land supply can be demonstrated for this monitoring year. Greater Norwich Authorities can demonstrate 5.89 years of housing supply.
- 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 The local planning authorities, working with the County Council and the Local Enterprise Partnership through the Greater Norwich Growth Board, progressed implementation of the Greater Norwich City Deal agreed with Government in 2013. Working together, the partners support the private sector to deliver in numerous ways, including:
- making a Local Infrastructure Fund available to developers to unlock site constraints;
  - delivering the NDR and other transport measures, and working towards delivering the Long Stratton bypass and better public transport, including through “Transforming cities “and
  - engagement in skills initiatives to improve the match between labour supply and demand.
- 1.9 The Local Planning Authorities (LPAs) are reviewing and rolling forward the JCS to produce the Greater Norwich Local Plan (GNLP), scheduled to be adopted in 2022. The AMR will inform and be informed by this process.



## 2. Introduction

### **Context**

- 2.1. The Joint Core Strategy (JCS) for Broadland District Council, Norwich City Council and South Norfolk Council (excluding the Broads Authority area) sets out the long-term vision and objectives for the area and was adopted on 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 (SA). The additional work demonstrated that the original policy approach remained the preferred option and this was submitted and examined during 2013. With some modifications, including new policies (Policies 21 and 22) to ensure an adequate supply of land for housing, the amendments to the JCS were adopted on 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/](http://www.greaternorwichgrowth.org.uk/planning/joint-core-strategy/)

### **Purpose**

- 2.4. The Annual Monitoring Report (AMR) measures the implementation of the JCS policies and outlines the five-year land supply position (Appendix A).
- 2.5. It also updates the SA baseline (Appendix D) and includes a section on the implementation of each local authority's policies (Appendices E and F) 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 in Appendix C.
- 2.7. Community Infrastructure Levy (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 The spatial planning objectives in the JCS provide the framework to monitor the success of the plan. They are derived from the districts' Sustainable Community Strategies:
- To minimise the contributors to climate change and address its impact;
  - To allocate enough land for housing, and affordable housing, in the most sustainable settlements;
  - To promote economic growth and diversity and provide a wide range of jobs;
  - To promote regeneration and reduce deprivation;
  - To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population;
  - To make sure people have ready access to services;
  - To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact;
  - To positively protect and enhance the individual character and culture of the area;
  - To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value;
  - To be a place where people feel safe in their communities;
  - To encourage the development of healthy and active lifestyles;
  - To involve as many people as possible in new planning policy.
- 3.2 The sections that follow show how each of the objectives and indicators highlighted in the monitoring framework of the JCS have progressed since the 2008 base date of the plan. The current iteration of this report shows data from the last 5 years. For data from the earlier years, please see previous iterations of the report.
- 3.3 In some instances, relevant data will be released after the publication of this report and as such, some indicators do not have complete time-series information. In addition, information from across the area is not always consistent. Where this is the case the reasons for these inconsistencies are stated.
- 3.4 Some data is collected from sample surveys, such as the Annual Population Survey. Given the nature of sample surveys there can

be some fluctuation in results. Indicators which use the Annual Population Survey are employment and unemployment rates, occupational structure and highest-level qualifications.

- 3.5 Since the JCS monitoring framework was drawn up various datasets have been withdrawn or altered. Again, where this is the case reasons for incomplete data will be given and where possible proxies used instead.
- 3.6 To ensure the monitoring stays effective and relevant, a full review of the framework has been carried out. As a result, a number of indicators have been updated or revised from 2015/16 onwards.
- 3.7 Datasets for the indicators monitored are set out in detail in tables on the following pages.

This Annual Monitoring Report (AMR) is based upon the objectives and targets set out in the Joint Core Strategy (JCS) and covers the period between **1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019**.

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

**As Norwich City Council did not produce an appendix for the monitoring of the local plan for the 2017-18 AMR, Appendix F contains monitoring information covering both 2017-18 and 2018-19 periods.**

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

The following table sets out indicators measured by the JCS monitoring framework

Indicator	Target	Source	Location		14/15	15/16	16/17	17/18	18/19	RAG status
Total CO2 emissions per capita	Decrease	DECC	Broadland		6.4	6.2	6.0	5.5	Data not released	
			Norwich		4.5	4.3	3.9	3.8		
			South Norfolk		6.7	6.6	6.3	6.2		
Total CO2 emissions per each sector	Decrease	DECC	See Table 3.8							
Sustainable and Renewable energy capacity permitted by type	Year-on-year megawatts capacity permitted increase	LPA	See Table 3.10							
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		0	0	1	0	0	
			Broadland		0	0	0	0	0	
			Norwich		0	0	0	0	0	
			South Norfolk		0	0	1	0	0	
All new housing schemes to achieve water efficiency standard of 110L/Person/Day	All new housing schemes to achieve water efficiency of 110 LPD	LPA	Broadland Norwich South Norfolk	All housing developments have to show they will meet this standard therefore 100% compliance has been assumed as permission is not granted without this assurance.						
Percentage of household waste that is a) recycled and b) composted	No Reduction	LPA	Broadland		a) 25%	a)26%	a)24.88%	a)23.60%	a)21.45%	
					b) 22%	b)25%	b)26.02%	b)26.34%	b)26.79%	
			Norwich		a) 29%	a)32%	a)27%	a)24.86%	a)22.90%	
					b) 9%	b)7%	b)13%	b)12.7%	b)16.10%	
			South Norfolk		a) 42%	a)44	a)44	a) 42.34%	a) 22.15%	
					b) 18%	b)18	b)19	b) 18.4%	b) 19.20%	

### Total CO<sub>2</sub> emissions per capita for each sector

Location	Sector	14/15	15/16	16/17	17/18	RAG status
Broadland	Ind & Com	2.6	2.5	2.4	2.0	Green
	Domestic	1.8	1.8	1.7	1.6	
	Transport	1.9	1.9	1.9	2.0	Red
Norwich	Ind & Com	2.0	1.8	1.6	1.5	Green
	Domestic	1.5	1.4	1.4	1.3	
	Transport	1.0	1.0	1.0	1.0	Yellow
South Norfolk	Ind & Com	2.0	2.8	1.6	1.5	Green
	Domestic	1.9	1.7	1.7	1.5	
	Transport	3.1	3.2	3.1	3.3	Red

3.8 CO<sub>2</sub> emissions per capita decreased in each of the local authority areas in the Greater Norwich between 2017 and 2018, the latest year in which figures are available.

3.9 CO<sub>2</sub> emissions per capita across the industrial and commercial and domestic sectors in the Greater Norwich area decreased between 2017 and 2018, while the transport sector increased slightly for Broadland and South Norfolk.

### Sustainable and Renewable energy capacity permitted by type

Location	Type	14/15	15/16	16/17	17/18	18/19
Broadland	TOTAL	13.36MW	13.94MW	17.5kW	8.67MW	0.78MW
	Wind	0.01MW	0MW	0MW	0 MW	0MW
	Solar PV	10.17MW	11.14MW	2.5kW	8.67 MW	0.64MW
	Hydro	0MW	0MW	0MW	0 MW	0MW
	Biomass	3.18MW	2.8MW	15kW	0 MW	0.14MW
Norwich		No schemes submitted	Solar PV 355.03 kW (0.36MW) (six schemes)	Solar PV 1.9MW (1750mW per year)	No schemes submitted	No schemes submitted
South Norfolk	TOTAL	8.0MW	39.45MW	0MW	17MW	0MW
	Wind	0MW	0MW	0MW	0MW	0MW
	Solar PV	7.5MW	37MW	0MW	17MW	0MW
	Sewerage	0MW	0MW	0MW	0MW	0MW
	Biomass	0.5MW	2.45MW	2.0MW	0MW	0MW
	Air	0MW	0MW	0MW	0MW	0MW

3.10 In many cases micro-generation of renewable energy on existing buildings does not require planning permission, therefore, precise

information on the amount of renewable energy capacity is not systematically recorded or available.

- 3.11 Solar energy capacity approvals have decreased from 2015/16, although results have fluctuated considerably over the plan period so far. Permitted development rights have been extended to allow a wide range of renewable energy schemes (especially solar panels) to be installed without requiring planning permission, therefore, this indicator can only now capture a sample of larger schemes. Results are thus made up of relatively few sites and therefore might be expected to fluctuate somewhat from one year to the next, making it difficult to assess this indicator with certainty. Additionally, funding for solar energy projects has diminished in recent years, leading to reduced take-up and impetus to bring schemes forward.

**Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.**

- 3.12 No planning permission has been granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality this year.

**Water efficiency**

- 3.13 All new housing is required to meet the optional higher Building Regulations water efficiency requirement of 110 Litres per person per day and other development is required to maximise water efficiency.
- 3.14 All developments of 10+ dwellings have to show they will meet this standard. Therefore 100% compliance is assumed as permission will not be granted without this assurance.
- 3.15 The government's national housing standards review means the part of the adopted JCS policy 3 which encouraged a design-led approach to water efficiency on large scale sites can no longer be applied. This is because there is no equivalent new national standard as demanding as the requirement set in the JCS.
- 3.16 The remainder of the policy can and is still being applied. The optional water efficiency standard set out in Building Regulations is directly equivalent to the JCS policy 3 for housing developments of less than 500 dwellings. This level of water efficiency can be easily achieved at very little extra cost through water efficient fixtures and fittings.
- 3.17 Non-housing development is unaffected by these changes and

must continue to show how it will maximise water efficiency. An advice note provides information to enable this standard to be implemented through JCS policy 3.

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

- 3.18 The percentage of household waste that is recycled has decreased across all three districts, most notably in South Norfolk. This is mainly due to the amount of dry recycling that has been sent for recycling. The market dictates a higher quality of recycling. This has resulted in the rejection rate of material increasing as lower quality material is not being sent for recycling. In contrast, the rate of composting has increased across all districts.
- 3.19 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”). Norfolk County 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	14/15	15/16	16/17	17/18	18/19	RAG status
Net housing completions	NPA – 1,825 per annum	LPA	NPA	1,140	1,164	1,810	1,685	2,440	
	Greater Norwich area – 2,046 pa		Greater Norwich area	1,681	1,728	2,251	2,034	2,779	
	Broadland NPA – 617 pa		Broadland - NPA	217	340	410	449	482	
	Broadland RPA – 89 pa		Broadland - RPA	188	258	234	230	158	
	Norwich – 477 pa		Norwich	249	365	445	237	927	
	South Norfolk NPA – 731		South Norfolk - NPA	674	459	955	999	973	
	South Norfolk RPA – 132		South Norfolk - RPA	353	306	207	119	239	
	Affordable housing completions		Affordable housing target of 525 per year <sup>1</sup>	LPA	Greater Norwich area	243 14%	222	456	531
Broadland		98 24%			107	237	177	195	
Norwich		50 20%			25	44	56	137	
South Norfolk		95 9%			90	175	298	392	
(Gross)New house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	New Target  1 bedroom – 7%  2 bedrooms – 23%  3 bedrooms – 52%  4+ bedrooms – 18%	LPA		See table 3.32					
Provision of Gypsy and Traveller pitches to meet local plan requirements	To meet CHANA (Option 1) targets:29 pitches in total (15 from 2017-22, further 14 to 2022-27)	LPA	Greater Norwich area	3	4	4	0	0	
			Broadland	1	1	4	0	0	
			Norwich	0	0	0	0	0	
			South Norfolk	2	3	0	0	0	
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	No decrease	Norfolk County Council	Greater Norwich area	94.6%	92.5%	58.7%	67.3%	63.8%	

<sup>1</sup> The Central Norfolk SHMA, 2017, identified a need of 11,030 affordable homes for the period 2015 to 2036



### **Net housing completions**

- 3.20 Housing delivery in 2018/19 has increased significantly (39%) from the previous year and in doing so has reached its highest levels since the adoption of the plan. The Joint Core Strategy (JCS) annual housing requirement target has been met for the second time in three years. The improvement in delivery is mainly due to an increase in housing delivery in Norwich. Housing delivery in the Norwich Policy Area (NPA) part of South Norfolk has maintained its generally high level. Housing delivery rates in the NPA part of Broadland have continued to rise but remain below the target established by the JCS. The rates of delivery in the rural areas of Broadland and South Norfolk remain significantly above the JCS target levels. The minimum JCS housing requirement for the rural areas of Broadland and South Norfolk was exceeded within the monitoring year, 7 years before the end of the plan period.
- 3.21 Despite these recent successes and the strength of delivery in the rural areas, housing delivery overall has fallen 4,255 homes below the JCS target since the start of the plan period in 2008/9. This under delivery has been the result of housing shortfalls in the NPA, which total 6,076 homes since 2008/9. These shortfalls have been particularly acute in the Broadland part of the NPA. The net effect of these shortfalls is that the annual rate of delivery needed to meet the JCS NPA target by 2026 has grown from 1,825 homes per year in 2008 to 2,693 homes per year as of 1 April 2019. At the Greater Norwich level, the impact of this increase is mitigated to some extent by the over-supply that is occurring in the rural areas. Nonetheless, it remains a significant challenge to achieve and sustain a level of delivery that would enable the JCS housing target to be met by 2026
- 3.22 It is noteworthy that housing completions monitored under the JCS do not take account of student accommodation that has been delivered. Norwich City has recently enjoyed considerable growth in the delivery of student accommodation. 250 student bed spaces (equivalent to 100 residential units) have been delivered in 2018/19. This level of delivery reflects an increased market demand for this type of accommodation in the City Centre. In addition, a further 58 units were delivered in the Norwich City area as separate communal dwellings. If the delivery of student and communal accommodation are taken into account overall delivery in Greater Norwich would increase to 2,937.
- 3.23 The housing delivery shortfall in the NPA is the result of a number of factors including: the JCS NPA target being significantly above the targets adopted in previous Local Plans; delays to the

allocation of sites for development as a consequence of the JCS legal challenge; and, the prolonged downturn in the property market since 2008, which had a substantial impact on housing delivery in the early part of the plan period. The impact of these factors was intensified due to the JCS's dependence on a large, strategic scale, growth, in particular the Broadland Growth Triangle and the challenge presented by the redevelopment of complex brownfield sites in the urban area.

- 3.24 Despite these challenges, the Greater Norwich Councils' have now delivered a commitment (the sum of planning permissions and site allocations) of 33,270. This is significantly (236%) higher than the commitment of only 14,090 that existed at the start of the JCS period in 2008. This substantial housing commitment sets the foundation for long term sustained and sustainable growth across Greater Norwich. It remains critical that the development of planned sites is achieved if the Councils' are to deliver high quality growth that is consistent with the Greater Norwich City Deal and helps ensure that the area fulfils its economic potential.
- 3.25 The Greater Norwich area Housing Land Supply Assessment 1 April 2019 sets out the 5 Year Housing Land Supply (5YR HLS) position for Greater Norwich. With the JCS becoming 5 years old on 10th January 2019, the 5YR HLS calculation is now calculated using the outcomes of the Housing Delivery Test (HDT) and standard methodology for the calculation of Local Housing Need (LHN) as opposed to the Housing Requirement of the JCS. As the 5YR HLS at Appendix A demonstrates, the authorities are now able to demonstrate a housing land supply that is in excess of 5 years using this methodology.

#### **Affordable housing completions**

- 3.26 Affordable housing completions have exceeded the current target of 561 completions per year. This marks the highest level of delivery in the last 7 years and is the first time the annual target has been achieved. This level of delivery is clearly linked to the significant increase in overall housing delivery across the Greater Norwich area. Continuing to meet the delivery target for affordable homes will remain a challenge however. This challenge has been made more difficult by government changes to the planning system which mean that affordable housing cannot be required in certain circumstances e.g. due to the vacant building credit or the prior approval of office conversions (measures which have a particularly significant impact in Norwich City). Another challenge to the delivery of affordable housing is that it has proved necessary to reduce the level of affordable housing secured on some sites to ensure that development is

viable. The authorities continue to scrutinise viability assessments submitted by developers to ensure that development meets the affordable housing target as far as possible. In addition, a number of section 106 agreements that accompany development include a “claw back” provision which may mean that additional affordable housing will be delivered at a later date if viability improves.

### **Provision of Gypsy and Traveler pitches**

- 3.27 Additional sites for Gypsy and Traveler pitches will be delivered through the grant of further planning permissions or through the GNLP in emerging local plans, as appropriate. Broadland Housing Association has secured planning permission for the delivery of 13 pitches at Swanton Road. The project has been delayed due to a legal challenge over ownership of the land, but it is anticipated that work will commence to deliver this project within this financial year alongside a revised application to Homes England for funding.
- 3.28 Looking to the future, a Caravan and Houseboats Accommodation Needs Assessment was completed in 2017 for the period to 2036 (commissioned jointly by the Greater Norwich authorities with the Broads Authority; Great Yarmouth Borough Council; and North Norfolk District Council). The Needs Assessment categorised the need for residential caravans, Travelling Showpeople and residential boat dwellers.
- 3.29 The need for residential caravans was studied specifically for those of Gypsy and Traveler heritage. A distinction was also drawn between Gypsy and Traveler households who have not ceased to travel permanently (Option 1) and those who only travel for work purposes (Option 2).
- 3.30 The Needs Assessment was completed in October 2017 and assesses the needs for the period 2017-2036. The study concluded the most appropriate geography for assessing the need for the three Greater Norwich authorities was across the whole of the three districts together (as a single figure).

	2017-2022	2022-2027	2027-2032	2032-2036	Total
Gypsies and Travellers (Option 1)	15	14	15	16	<b>60</b>
Gypsies and Travellers (Option 2)	-2	11	11	11	<b>31</b>
Travelling Showpeople	25	6	7	8	<b>46</b>
Residential boat dwellers	0	0	0	0	<b>0</b>
Residential caravan dwellers	91	5	5	5	<b>106</b>

- 3.31 There is no requirement for LPAs to demonstrate a five-year supply of sites for Travelling Showpeople, residential boat dwellers or residential caravan dwellers. There is, however, a requirement to demonstrate a five-year supply of pitches for Gypsies and Travelers (paragraph 10a of Planning Policy for Traveller Sites). The expectation is for an ongoing requirement for Gypsy and Traveler pitches to be met through a combination of “windfall” sites and allocated pitches in the GNLP.

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

- 3.32 This indicator has shown a slight reduction in accessibility during this monitoring year. Buses times are run on a winter month timetable where there is a more limited service.

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

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

Location		14/15	15/16	16/17	17/18	18/19
Broadland <sup>2</sup>	1 bed	50	26	57	27	69
	2 bed	115	133	146	205	187
	3 bed	174	221	217	234	198
	4 bed	112	241	233	228	195
	Unknown	3	0	0	0	0
Norwich <sup>43</sup>		No data collected	No data collected	No data collected	No data collected	No data collected
South Norfolk	1 bed	56	70	94	121	98
	2 bed	257	173	251	230	266
	3 bed	461	263	435	396	483
	4 bed	240	248	375	335	310
	Unknown	13	11	7	36	71

*No comparable data for the Greater Norwich Area due to the lack of data from Norwich.*

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<sup>2</sup> Gross completions

<sup>3</sup> 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	14/15	15/16	16/17	17/18	18/19	RAG status
Permitted amount of floorspace and land by employment type	B1 – 118 hectares/ 295,000m2 B2/8 – 111 hectares 2007 – 2026	LPA	Greater Norwich area Broadland Norwich South Norfolk	See table 3.34					
Amount of permitted floor space	100,000m² Norwich City Centre 100,000m² NRP 50,000m² BBP	LPA	Norwich	-29122m2	-7774m2	-24370 m2	-40205m2	-13961 m2	
			NRP	1797m2	1512m2	0m2	No data	No data	
			BBP	0	No data	No data	No data	No data	
			Elsewhere	S. Norfolk - 78m2	S. Norfolk - 1288m2	S. Norfolk - 443m2	S. Norfolk - 7465.70 M2	No data	
Annual count of employee jobs by BRES across Plan area	2222 per annum increase	ABI/BRES (Nomis)	Greater Norwich area	177,100	182,000	187,000	193,000	Data not yet released	
			Broadland	43,700	45,000	46,000	47,000		
			Norwich	85,300	87,000	90,000	93,000		
			South Norfolk	48,100	50,000	51,000	53,000		
Employment rate of economically active population	Increase	Annual Population Survey (Nomis)	Greater Norwich area	72.90%	79.20%	80.50%	75.40%	78.90%	
			Broadland	78.10%	80.90%	80.50%	84.30%	78.50%	
			Norwich	69.10%	77.10%	78.30%	68.50%	77.10%	
			South Norfolk	72.40%	80.30%	83.20%	75.60%	81.60%	
Percentage of workforce employed in higher occupations	Annual increase of 1%		Greater Norwich area	41%	41%	43%	50%	44%	
			Broadland	36%	43%	50%	41%	47%	
			Norwich	44%	37%	37%	51%	39%	
			South Norfolk	46%	44%	45%	60%	47%	
National retail ranking	Maintain top 20 ranking	Venuescore	Norwich	13th	13th	13th	13th	13th	
Net change in retail floorspace in city centre	No decrease in retail floor space	LPA	Norwich	-859	+225 sqm	No data	-217	-6231	
Percentage of permitted town centre uses in defined centres and strategic growth locations	100%	LPA	Broadland	A1 0%	A1 18.18%	A1 23%	A1 42%	A1 17.6%	
				A2 0%	A2 0%	A2 100%	A2 100%	A2 100%	
				B1a 15%	B1a 19.04	B1a 28%	B1a 20%	B1a 38.5%	
				D2 13%	D2 0%	D2 15%	D2 33%	D2 17.3%	
			Norwich	No data	A1 28.1%	A1 38.9%	A1 6%	A1 0%	
					A2 100%	A2 43.1%	A2 100%	A2 0%	
					B1a 100%	B1a 0%	B1a 0%	B1a 31%	
					D2 73.1%	D2 0%	D2 3%	D2 76%	
			South Norfolk		A1 62.5%	A1 100%	A1 21.7%	A1 70%	A1 38%
					A2 50%	A2 100%	A2 25%	A2 0%	A2 50%
					B1a 41%	B1a 73.1%	B1a 50%	B1a 75%	B1a 25%
					D2 0%	D2 55.6%	D2 66.7%	D2 71%	D2 0%

#### Permitted amount of floor space and land by employment type<sup>4</sup>

3.34 In recent years, it has only been practical to collect data on planning permissions granted. Consequently, as the data presented here is incomplete, it is not clear whether we have achieved our target. What is clear is that while the permitted amount of employment space has increased overall over the last 3 years, there has been a sustained loss of office floor space in the city centre itself.

	Use Class	14/15	15/16	16/17	17/18	18/19	RAG Status
Greater Norwich area (floorspace in sqm)	B1	-30,694	+26,617	+34,284	+41,259	No data	
	B2	+724	+2,035	+2,453	+3,722	No data	
	B8	+819	+13,194	+20,781	+10,338	No data	
Greater Norwich area (hectares)	B1	-12.2	+10.6	+13.7	+16.5	No data	
	B2	+0.2	+0.5	+0.6	+0.9	No data	
	B8	+0.5	+8.8	+13.9	+6.9	No data	
	B2/B8	+0.7	+9.3	+14.5	+8.8	No data	
Broadland (sqm)	B1	+2,861	+28,923	+53,451	+80,109	+82,532	
	B2	+2,389	+1,364	+6,197	+8,566	+8,060	
	B8	+552	+105	+376	+17,531	+15,583	
Norwich (sqm) <sup>5</sup>	B1						
	B1a	+31,063	-8,881	-24,449	-40,205	-11,695	
	B1b	+785	0	0	+113.8	0	
	B1c	+3,940	-8,562	-1,119	-217.7	+145.4	
	B2	-3,051	+1,498	-5,003	-8068	-280	
	B8	-214	-1,968	3,254	-7,633	-2,131	
South Norfolk	B1	2,233	15,157	+7,401	+1,459	No data	
	B2	1,386	-827	+1,259	+3,224	No data	
	B8	481	15,057	17,151	+440	No data	

+ = net gain  
- = net loss

<sup>4</sup> Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

<sup>5</sup> Data updated from 2015 information from Norwich City Council and different from previous years

### Office space developed

- 3.35 There was a net loss of 11,695 sqm of office floor space (use class B1a) in Norwich this monitoring year, predominantly in the city centre. Loss includes change of use of long-term empty offices at St Mary's Works. There is currently very limited commercial impetus to develop any new office space in the city centre due to relatively low rental values making speculative development unviable.
- 3.36 Most of the office floor space losses are being developed into residential properties and schools. There remains no planning control over the loss of office space when converted to these uses.
- 3.37 Data published by the Valuation Office Agency (VOA) (Business Floorspace (Experimental Statistics VOA, May 2012) shows that the office stock in the Norwich local authority area stood at 362,000sqm in 2006 and that this had grown to 378,000sqm in 2012. The office floorspace total is likely to include a proportion of floorspace which for planning purposes is actually in use class A2 – financial and professional services, or D1 – for example, offices associated with police stations and surgeries, rather than just B1 (a). However, in the absence of any more accurate and up to date national or local datasets, the VOA figure of 378,000sqm is used as a baseline Norwich stock figure for 2012.
- 3.38 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 2019, derived from planning permissions and completions records. From 2008 to 2019, the overall net reduction in the office floor space equates to around 29%. There is no indication that there will be any slowdown in this trend so long as residential development values in the city centre remain higher than office values and the absence of any additional planning obligation requirements on developers.

Date	Norwich Office Floor Space Variances
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	-31063 sqm net loss
2015/16	-8881 sqm net loss
2016/17	-24449 sqm net loss



2017/18	-40205 sqm
2018/19	-11695 sqm
Total actual/potential office floorspace change Norwich city April 2008-March 2019	<b>-105,353 sq. m net loss (-29.0%)</b>

### **Annual count of employee jobs<sup>6</sup>**

3.39 No data has been released for this year.

### **Employment rate of the economically active population**

3.40 Employment rates have increased over the past year. However, it is important to note that this dataset is based on sample surveys and fluctuates between surveys.

### **Percentage of the workforce employed in higher occupations**

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

### **National Retail Ranking for Norwich**

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

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

### **Net change in retail floor space in the city centre**

3.44 Loss of retail floor space (of 6,231 sqm) has been identified from Norwich's retail monitor. This decrease is greater than the last 10 years combined. This significant reduction can be largely contributed to the diversification of the recently rebranded Castle Quarter where there has been the opening of a number of leisure uses which now occupy some of the larger units which were previously retail.

3.45 In recent years, retail investment in the city centre has

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<sup>6</sup> Data gathered in September. Although this dataset is not recommended for monitoring purposes it is nonetheless the only dataset available for measuring jobs at lower level geographies.

concentrated on improvements and enhancements to existing stock, for example the refurbishment of Castle Quarter, the emerging new proposals for Anglia Square, and the extension of Primark.

### **Previous Years**

- 3.46 The trend evident since April 2008 is for a continued slow reduction in retail floor space at the expense of other uses. Changes in policy have allowed more flexibility of uses in the city centre to encourage the development of uses such as cafes and restaurants. These complementary uses support retail strength and the early evening economy. In addition, ongoing planning deregulation at a national level has extended the scope of permitted development rights.
- 3.47 These have introduced more flexibility in the use of retail and commercial floor space; in many cases allowing former shops to change their use without the need for planning permission.
- 3.48 Although a reduction in retail floor space runs counter to the aim of Policy 11 of the JCS to increase the amount of retailing in the city centre, it is in support of the aim to increase other uses such as the early evening economy, employment and cultural and visitor functions. Such diversification of uses has helped strengthen the city centre's function in times of increased internet shopping.

### **Percentage of completed town centre uses in defined centres and strategic growth locations**

- 3.49 Proportions vary depending on use class and location. In Broadland, the use of Financial and professional services (A2) has achieved the set target of 100%, however, overall targets for town centre uses have not been met.

### Objective 4: to promote regeneration and reduce deprivation

Indicator	Target	Source	Location	14/15	15/16	16/17	17/18	18/19	RAG status
Number of Lower Super Output Areas in national most deprived 20%	Reduction by 50% in plan period (28 out of 242 in 2007)	IMD (DCLG)	Greater Norwich area	17	No data	No data	No data	0	
			Broadland	0				0	
			Norwich	17				0	
			South Norfolk	0				0	
The amount of land on brown field register that has been developed	Increase the amount of completions for housing on land identified in brown field register in % form	LPA	Broadland			No data	No data	2.19 ha (2.1%)	
			Norwich			No data	No data	1.34 ha	
			South Norfolk			No data	No data	5.05 Ha (22%)	

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

- 3.50 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, but rather that deprivation has decreased relative to other parts of the country. The 2019 Index of Multiple Deprivation data shows the number of Lower Super Output Areas in the Greater Norwich area has reduced from 17 to 0, achieving and exceeding the set target.

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

- 3.51 This is a new indicator and further data will need to be collected over the years to track the development of this indicator. It is also important to note that since the size of the brownfield register changes every year, the percentage of completions is not necessarily an accurate account of the progress of development.

**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	14/15	15/16	16/17	17/18	18/19	RAG status
School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English	Year-on-year increase from 2007 value of 53%	Norfolk County Council	Greater Norwich area	57.14%	65%	No data	Data discontinued	Data discontinued	
			Broadland	59.41%	68.80%				
			Norwich	45.52%	54.30%				
			South Norfolk	64.47%	69.30%				
16 to 18-year olds who are not in education, employment or training	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Greater Norwich area	5.10%	5.30%	3.40%	No data	No data	
			Broadland	3.60%	3.50%	2.30%	No data	2.73%	
			Norwich	9.50%	8.20%	6.10%	No data	5.88%	
			South Norfolk	2.80%	2.80%	2.20%	No data	2.00%	
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Population Survey	Greater Norwich area	33.80%	34.20%	36.80%	37.10%	38.40%	
			Broadland	29.30%	31.40%	28.60%	30.50%	39.70%	
			Norwich	35.90%	39.30%	38.80%	36.80%	38.50%	
			South Norfolk	35.70%	30.80%	42.00%	43.70%	36.90%	

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

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

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

- 3.53 The proportion of 16 to 18-year olds not in education, employment and training has decreased in Norwich and South Norfolk.

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

- 3.54 The proportion of the population aged 16-64 qualified to at least NVQ level 4 increased in the Greater Norwich area as a whole over the monitoring year, though there was a slight decline in South Norfolk.

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

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

### Index of Multiple Deprivation access to services

- 3.55 The 2018-2019 data release shows the number of LSOAs in the least deprived 50% for access to housing and services has increased. Norwich has experienced the greatest level of improvements. It must be noted that just because the rank of deprivation has improved it does not mean that deprivation itself has improved in any given area, but rather that deprivation has decreased relative to other parts of the country.

## 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	2001	2011	RAG status
Percentage of residents who travel to work:	Decrease in a), increase in b), c) and d)	Census (taken every 10 years)	Greater Norwich	a) 64% b) 8% c) 17% d) 9%	a) 67% b) 7% c) 18% d) 6%	
a) By private motor vehicles			Broadland	a) 70% b) 8% c) 9% d) 10%	a) 75% b) 6% c) 10% d) 6%	
b) by public transport			Norwich	a) 50% b) 9% c) 32% d) 7%	a) 52% b) 9% c) 33% d) 4%	
c) By foot or cycle			South Norfolk	a) 71% b) 5% c) 10% d) 12%	a) 73% b) 6% c) 10% d) 7%	
d) work at or mainly at home						

### Percentage of residents who travel to work

- 3.56 The data is derived from the 2011 Census and so is only released for every 10 years. In comparison with the 2001 Census, the overall target was not been met. The percentage of residents who travelled to work by private motor vehicles has increased; the percentage of residents who travelled to work by public transport and worked at home decreased. However, there has been an improvement in increasing the percentage of residents travelling to work by foot or cycling. It is worth noting these data are potentially out of date and more recent data suggests a more positive picture. Recent monitoring conducted in the Norwich urban area showed that there has been a 40% increase in cycling since 2013. First Eastern Counties reported a 375,000 increase in Norwich bus journeys in 2015 after completion of Transport for Norwich changes to improve accessibility to the city centre for buses.

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

Indicator	Target	Source	Location	14/15	15/16	16/17	17/18	18/19	RAG status
Percentage of Conservation Areas with appraisals adopted in the last 10 years	Year-on-year increase	LPA	Broadland	76%	76%	76%	70%	58%	Red
			Norwich	76%	76%	76%	76%	31%	
			South Norfolk	12%	12%	19%	42%	52%	Green

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

- 3.57 The percentage of conservation areas with recent appraisals has increased in South Norfolk but decreased for Broadland and Norwich. The figure for Norwich has decreased significantly as a large number of conservation area appraisals were prepared prior to 2010.



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

Indicator	Target	Source	Location		14/15	15/16	16/17	17/18	18/19	RAG status
Net change in Local Sites in "Positive Conservation Management"	Year-on-year improvements	Norfolk Wildlife Trust	Greater Norwich area		73%	No data	73%	73%	74%	
			Broadland		75%		75%	77%	76%	
			Norwich		93%		90%	90%	87%	
			South Norfolk		70%		71%	69%	71%	
% 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	4% 4% 17% 23% 100%	4% 4% 17% 23% 100%	4% 4% 17% 23% 100%	4% 4% 17% 23% 100%	
Concentration of selected air pollutants NO2 and PM10 (particulate matter)	Decrease	LPA				2015	2016	2017	2018	
			Broadland	NO2	No data	below 40ug/m3	below 40ug/m3	below 40ug/m3	below 40ug/m3	
				PM10		below 40ug/m3	below 40ug/m3	below 40ug/m3	below 40ug/m3	
			Norwich	NO2	No data	12(LF); 55 (CM)	14 (LF); 56 (CM)	13 (LF); 51 (CM)	12 (LF); 54 (CM)	
				PM10		15 (LF); 21 (CM)	16 (LF); 20 (CM)	16 (LF); 23 (CM)	16 (LF); 27 (CM)	
			South Norfolk	NO2	No data	18.6µg/m3	25.9 ug/m3	25.0 ug/m3	25.0 ug/m3	
				PM10		N/A	N/A	N/A	N/A	
Percentage of SSSIs in favourable condition or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland		94%	94%	94%	94%	No data	
			Norwich		100%	100%	100%	100%		
			South Norfolk		93%	93%	93%	93%		
Number of listed buildings lost/demolished	None	LPA	Greater Norwich area		0	0	0	0	0	
			Broadland		0	0	0	0	0	
			Norwich		0	0	0	0	0	
			South Norfolk		0	0	0	0	0	
Percentage of new and converted dwellings on Previously Developed Land	25%	LPA	Broadland		54%	44%	46%	33%	36%	
			Norwich		88%	69%	93%	81%	86%	
			South Norfolk		28%	27%	9.4%	7.1%	9.1%	

**Net change in local sites in “Positive Conservation Management”**

- 3.58 Target has been achieved across the Greater Norwich area for increasing the proportion of sites in positive conservation management.
- 3.59 **The percentage of river assessed as good or better**  
The percentage of rivers assessed as good or better has remained the same from the previous monitoring year.

**Concentration of selected air pollutants**

- 3.60 The pollution level in most areas of Greater Norwich are well below the recommended maximum. However, some specific locations form hotspots within Norwich. These include Castle Meadow and St Stephens where the concentration of nitrogen dioxide has been high. Buses and taxis are the main causes of these emissions. Norwich City Council is working on measures including traffic management and enforcement of Castle Meadow’s Low Emission Zone to address this issue. It is also important to view this in the context of there having recently been significant improvement in air quality in St Stephens and Castle Meadow. Please note this year’s data has not been ratified by DEFRA and as such it needs to be viewed with a degree of caution.

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

- 3.61 No comparable data has been released this year.

**Number of listed buildings lost/demolished**

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

**Percentage of new and converted dwellings on Previously Developed Land**

- 3.63 The target was achieved in Norwich and Broadland.

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

Indicator	Target	Source	Location	14/15	15/16	16/17	17/18	18/19	RAG status
Reduction in overall crime	12/13 (pro rata)	Norfolk Police	Greater Norwich area	20,363	22,403	24,431	26,981	29,228	
	Broadland 3,871		Broadland	3,619	3,985	4,089	4,584	5,162	
	Norwich 14,409		Norwich	12,562	13,919	15,513	17,176	18,344	
	South Norfolk 4,033		South Norfolk	4,182	4,499	4,829	5,221	5,722	
Number of people killed or seriously injured in road traffic accidents	Year-on-year reduction in those KSI	Norfolk County Council	Greater Norwich area	196	173	194	177	210	
			Broadland	68	45	61	48	46	
			Norwich	65	58	63	57	85	
			South Norfolk	63	70	70	72	79	

### Reduction in overall crime

- 3.64 There has been an increase in total crime in 2018/19. The Crime Survey of England and Wales continues to cite the impact of improvements in crime recording processes as a reason for increases in police recorded crime.

### Number of people killed or seriously injured in road traffic accidents

- 3.65 The number of people killed or seriously injured in road traffic accidents has increased this year. The greatest increase is experienced in Norwich, where vulnerable road users such as pedestrians and cyclists make up the greatest number of casualties.

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

Indicator	Target	Source	Location		14/15	15/16	16/17	17/18	18/19	RAG status
Percentage of working age population receiving Employment Support Allowance and incapacity benefits	In line with annual national average	DWP benefits claimants (NOMIS)	Greater Norwich area		5.50%	5.70%	Data discontinued	Data discontinued	Data discontinued	
			Broadland		4.40%	4.60%				
			Norwich		7.50%	7.80%				
			South Norfolk		4.10%	4.20%				
Life expectancy at birth of males and females	Increase at each survey	ONS	Broadland	Males	80.8	80.7	81.1	Data not yet released	Data not yet released	
				Females	84.3	84.4	84.5			
			Norwich	Males	79.6	78.9	78.3			
				Females	82.9	82.9	82.8			
			South Norfolk	Males	81.7	81.4	81.3			
				Females	84.3	84.4	84.8			
Percentage of physically active adults	Increase percentage annually	Public Health England	Broadland		59.60%	62.10%	No data	63.00%	Data not yet released	
			Norwich		61.10%	59.50%	No data	68.50%		
			South Norfolk		58.70%	63.40%	No data	69.10%		
Percentage of obese adults	Decrease percentage	Public Health England	Broadland		25.60%	No data	19.90%	22.80%	Data not yet released	
			Norwich		19.60%		18.20%	22.50%		
			South Norfolk		23%		22.70%	21.90%		
Percentage of obese children (yr 6)	Decrease percentage	Public Health England	Broadland		14.80%	13.40%	13.90%	15.50%	Data not yet released	
			Norwich		18.60%	18.60%	19.20%	18.70%		
			South Norfolk		16.30%	15.80%	14.60%	15.10%		
Health Impact Assessment	All development of 500+ dwellings to have health impact assessment	LPA	Broadland		Assume all relevant planning applications comply					
			Norwich							
			South Norfolk							
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%)	LPA/Sport England			See table in para 3.72					

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

3.66 The data for this indicator has been discontinued.

**Life expectancy at birth**

3.67 Life expectancy remained broadly the same as the previous year (2015-16).

**Percentage of physically active adults**

3.68 The latest release of data suggests there is an increasing proportion of physically active adults across all three districts.

**Percentage of obese/overweight adults**

3.69 There is an increasing proportion of obese/overweight adults in Broadland and Norwich, but a slight decrease in South Norfolk.

**Percentage of obese children**

3.70 There is a slight rise in the proportion of obese children in Broadland and South Norfolk and a slight decline in Norwich.

**Health Impact Assessment**

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

**Accessibility of leisure and recreation facilities**

3.72 Data is not available for this indicator.

Area		14/15	15/16	16/17	17/18	18/19	RAG status
Greater Norwich area	Sports Halls Swimming Pool Indoor Bowls	No data	No data	No data	No data	No data	

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

Indicator	Target	Source	District	2011/12 – 2016/17	RAG status
Statement of Community Involvement	Statement of community involvement Less than 5 years old	LPA	Broadland	Adopted 2016	
			Norwich	Adopted 2016	
			South Norfolk	Adopted 2017	

**Statement of Community Involvement/Engagement**

- 3.73 The Statement of Community Involvements for all three districts were reviewed and revised in 2016 to standardise the approach to public involvement in plan making across the three districts and support the preparation of the new Greater Norwich Local Plan.

**Appendices A to G see [webpage](#)**

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**Annual Monitoring Report  
2018-2019  
January 2020**





# Joint Core Strategy for Broadland, Norwich and South Norfolk

## Appendices January 2020



Jobs, homes, prosperity for local people

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## Appendix A – Greater Norwich area Housing Land Supply Assessment 1st April 2019

### Summary

This note sets out the housing land supply position for the Greater Norwich area for the period 1 April 2019 to 31 March 2024. The Revised National Planning Policy Framework (NPPF) requires local planning authorities to:

*"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old"*

The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. The JCS became five years old on 10 January 2019. Although the Greater Norwich authorities have commenced work to replace the JCS, the current plan has not been reviewed in line with the PPG to demonstrate that the housing requirement does not require updating. Indeed, publication of a 2017 SHMA had already indicated the need to update the housing requirement. Therefore, in accordance with NPPF paragraph 73, the Greater Norwich housing land supply must be measured against local housing need (LHN).

The revised NPPF also introduced the Housing Delivery Test (HDT) as an annual measurement of housing delivery. The results of the first HDT were published on 19 February 2019. Broadland, Norwich and South Norfolk are measured jointly for the purposes of the HDT. The results of the HDT show that Greater Norwich has delivered 133% of the number of homes required between 2015/16 and 2017/18.

Policy 4 of the JCS sets out a three-district requirement, within which a policy decision was made to focus new allocations within a Norwich Policy Area. Similarly, the HDT is measured jointly across all of Broadland, Norwich and South Norfolk. LHN figures are only provided on a district basis, which can be aggregated up in accordance with Planning Practice Guidance. Lastly, the 2017 SHMA indicated that the vast majority of the three districts are within the same housing market area. Consequently, it is considered appropriate to measure land supply across this area. This approach effectively replaces that of separately measuring housing land supply across the Norwich Policy Area (NPA) and Rural Policy Areas (RPA) of Broadland and South Norfolk, although these areas are still considered in the AMR in relation to monitoring objective 2.

Based upon this interim calculation of five year housing land supply for Greater Norwich (including the 5% buffer required by the NPPF), the Greater Norwich Authorities can demonstrate:

- 118% (5.89 years / 1,899 home surplus)

Within each of the individual districts the following HLS can be demonstrated:

- Broadland: 170% (8.50 years / 1,935 home surplus)
- Norwich: 77% (4.03 years / 614 home deficit)

- **South Norfolk: 112% (5.61 years / 578 home surplus)**

Notwithstanding the existence of a housing land supply, the Greater Norwich Authorities recognise that further housing land, above and beyond the existing commitments, needs to be identified to 2038. The authorities have committed to the production of the Greater Norwich Local Plan (GNLP) to plan for these additional needs. Ahead of the adoption of the GNLP the authorities will continue to take a positive approach to development proposals that complement, rather than detract from, the existing and emerging development strategies.

## Introduction

1. The policies of the Revised National Planning Policy Framework (NPPF) support Government's objective of "*significantly boosting the supply of homes*". This includes requiring local authorities to:

*"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old"* (NPPF, para 73)

2. NPPF para 75 requires local authorities to "*monitor progress in building out sites which have permission*", with Government measuring housing delivery against the Housing Delivery Test (HDT).
3. In situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites; or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years, applications that involve the provision of housing must be determined in accordance with the presumption in favour of sustainable development.
4. For purposes of determining planning applications, NPPF para 11 sets out the presumption in favour of sustainable development as:

*"approving development proposals that accord with an up-to-date development plan without delay; or*

*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".*

5. The following sections of this report set out the issues that relate to housing land supply across Greater Norwich.
6. Irrespective of the housing land supply situation, the Greater Norwich Authorities will continue to:
  - i. take a positive approach to development proposals that complement, rather than detract from, the existing development strategy.
  - ii. work closely with partners in the development sectors and the LEP, and through initiatives such as the Local Infrastructure Fund and Housing Infrastructure Fund, to stimulate delivery on committed development sites. ■



## The Starting Point for Calculating the 5 year land supply

7. As set out in the Planning Practice Guidance:

*"Housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5 year land supply figure:*

*for the first 5 years of the plan, and*

*where the strategic housing policies plans are more than 5 years old, but have been reviewed and are found not to need updating.*

*In other circumstances, the starting point for calculating the 5 year land supply will be local housing need using the standard method"<sup>1</sup>.*

This echoes paragraph 73 of the NPPF.

8. The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. The JCS became five years old on 10 January 2019. Although the Greater Norwich authorities have commenced work to replace the JCS, the current plan has not been reviewed in line with the PPG to demonstrate that the housing requirement does not require updating. Indeed, publication of a 2017 SHMA<sup>2</sup> had already indicated the need to update the housing requirement. Therefore the NPPF requires the starting point for the calculation of housing land supply in Greater Norwich to be local housing need (LHN) as calculated using the standard methodology.
9. As the base date of the 5 Year Housing Land Supply (5YR HLS) Statement is 1 April 2019, the calculation of annual average household growth has been based on the period 2019 to 2029. The affordability ratios used for the purposes of calculating LHN adjustment factor were the 2018 ratios published on 28<sup>th</sup> March 2019, which are the most recent ratios available. A summary of this calculation is set out in table 1 below:

**Table 1 Summary of LHN Calculation**

	<b>10 Year Average Household 2019-2029</b>	<b>2018 Median Affordability Ratio</b>	<b>Adjustment Factor</b>	<b>Annual LHN 2018 Based</b>
<b>BDC</b>	396.8	9.23	1.33	527
<b>NRW</b>	504.9	7.03	1.19	601
<b>SNC</b>	690.8	8.78	1.30	897
<b>Total Local Housing Need for Greater Norwich</b>				<b>2,024</b>

<sup>1</sup> Paragraph 030 Reference ID:3-030-20180913

<sup>2</sup> Central Norfolk Strategic Housing Market Assessment, Opinion research Services, June 2017

## Past Under Delivery of New Homes

10. The Planning Practice Guidance explains that the affordability adjustment is applied to the calculation of Local Housing Need to *"to take account of past under-delivery"*. As such *"the standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately"*<sup>3</sup>.
11. It is therefore not necessary to add in any uplift to take account of historic under-delivery against the JCS housing requirement when calculating LHN.
12. This approach is consistent with the principles established in Zurich Assurance Ltd v Winchester City Council [2014] EWHC 758 (admin) and the specific reasoning set out in Land on East Side of Green Road, Woolpit (APP/W3520/W/18/3194926)<sup>4</sup>.

## Sources of Supply

### *Sites of 10 or more*

13. Under the Revised NPPF glossary definition of *"Deliverable"*<sup>5</sup>, all development sites with detailed planning permission *"should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years"*. Where a major development only has outline permission or has only been allocated in a local plan there should be *"clear evidence that housing completions will begin on site within five years"*.
14. Each of the three Greater Norwich Authorities has taken a similar approach to collecting delivery information for major development sites. Developers of major sites with full or reserve matters planning permission have been approached, where appropriate, in order to establish their programme of delivery. Programmes provided by developers have then been reflected in the delivery forecast unless clear evidence has been identified that the site will not be delivered.
15. For sites with only outline permission or subject to allocation, the authorities have reviewed sites and approached developers to understand their delivery programme. Where there is clear evidence that housing completions will begin on site within five years, the relevant delivery forecasts have been included in the housing land supply assessment. Further justification that supports the forecasts is set out in Appendix C1. Wherever possible Statements of Common Ground confirming the developer's intentions have been included.

### *Sites of 9 or fewer*

<sup>3</sup> Paragraph: 011 Reference ID: 2a-11-20190220

<sup>4</sup> Paragraph 64, page 12.

<sup>5</sup> National Planning Policy Framework, February 2019, Page 66

16. Under the Revised NPPF glossary definition of “*Deliverable*”<sup>5</sup> all sites which do not involve major development “*should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*”.

17. The Greater Norwich authorities have assumed that all sites of 9 or fewer will be delivered over the 5-year period at an average annualised rate. However, this is subject to a lapse/non-implementation rate discount of 27%, in accordance with the finding set out in appendix D2.

#### *Student Accommodation*

18. The Planning Practice Guidance states that:

*“All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market”.*

and that

*“To establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of students living in student only households, using the published census data”<sup>6</sup>.*

On this basis the Greater Norwich Authorities have included deliverable developments of student accommodation in their housing forecast on the basis of a ratio of 1 home to each 2.5 student bedrooms.

#### *Older Peoples Housing and Residential Institutions*

19. The Planning Practice Guidance states that:

*“Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data”.*

20. On this basis the Greater Norwich Authorities have included deliverable developments of older peoples housing and residential institutions, such as residential care homes, in their housing forecast. For residential institutions this has been on the basis of a ratio of 1 home to each 8 units.

#### *Windfall*

21. The National Planning Practice Guidance states that

*“A windfall allowance may be justified in the 5-year supply if a local planning*

<sup>6</sup> Paragraph: 042 Reference ID: 3-042-20180913



*authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework"*<sup>7</sup>.

22. The Greater Norwich authorities have undertaken an assessment of past Windfall completions on sites of 9 or fewer in Broadland and South Norfolk and across all sites in Norwich. A summary of this assessment is included in Appendix D1. The annual average number of windfall housing completions in each district has then been calculated. The annual average has then been discounted by a precautionary 33% to avoid over-estimation of supply. The discounted windfall average is then applied to the land supply assessment on a stepped basis in accordance with the table below:

Year 1	Year 2	Year 3	Year 4	Year 5
0%	33%	66%	100%	100%

23. This approach is consistent with that agreed by Norwich City Council during the Independent Examination of their Site Allocations DPD.
24. The exclusion of major sites in Broadland and South Norfolk and the precautionary discounting result in a windfall assessment that is a cautious short-term estimate. Longer term forecasts of windfall may need to take alternative approaches.

### **Methodology for Calculating Housing Land Supply**

*Monitoring of areas which have or are involved in the production of joint plans*

25. The Planning Practice Guidance States that:

*"Areas which have or are involved in the production of joint plans have the option to monitor their 5 year land supply and have the Housing Delivery Test applied over the whole of the joint planning area or on a single authority basis. The approach to using individual or combined housing requirement figures will be established through the plan-making process and will need to be set out in the strategic policies."*<sup>8</sup>

26. Broadland, Norwich and South Norfolk have an adopted joint plan in the form of the JCS. This plan seeks to jointly plan for and meet the development requirements of Greater Norwich. On the basis that there is a joint plan in place; that the three authorities are working together on a new joint plan to replace the JCS; and, that the Housing Delivery Test is measured jointly across the Greater Norwich Area, it stands to reason that the calculation of housing land supply should also be applied on this basis.
27. Whilst the JCS also includes a requirement to make a significant proportion of new allocations within the Norwich Policy Area, and both the NPA and the JCS settlement hierarchy continue to be important considerations in the

<sup>7</sup> Paragraph: 24 Reference ID: 3-24-20140306

<sup>8</sup> Planning Practice Guidance, Paragraph 046 Reference ID: 3-046-20180913

determination of planning applications, application of LHN, the HDT and the conclusion of the 2017 SHMA that the NPA is not a housing market area, mean that subdivision of the Greater Norwich Area for housing land supply purposes is no longer appropriate.

*Calculating Local Housing Need where plans cover more than one area*

28. The Planning Practice Guidance States that:

*"Local housing need assessments may cover more than one area, in particular where strategic policies are being produced jointly ... In such cases the housing need for the defined area should at least be the sum of the local housing need for each local planning authority within the area."*<sup>9</sup>

29. In accordance with this guidance, the Greater Norwich has LHN has been calculated by adding together the individual LHN for Broadland, Norwich and South Norfolk.

*Housing Land Supply Buffer*

30. The revised NPPF states that:

*"The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

*5% to ensure choice and competition in the market for land; or*

*10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year;*

*or*

*20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply"*<sup>10</sup>.

31. Significant under delivery is measured against the Housing Delivery Test (HDT). The results of the first HDT were published on 19 February 2019, these remain the most recently published results of the HDT. Broadland, Norwich and South Norfolk are measured jointly for the purposes of the HDT. The results of the HDT show that Greater Norwich has delivered 133% of the number of homes required between 2015/16 and 2017/18.

32. On the basis of the results of the HDT and the fact the Broadland, Norwich and South Norfolk are not seeking to establish a 5 year supply through an annual

<sup>9</sup> Planning Practice Guidance, Paragraph: 013 Reference ID:2a-013-20190220

<sup>10</sup> Revised National Planning Policy Framework, February 2019, Paragraph 73

position statement, a 5% buffer needs to be added to the supply of deliverable sites in the Housing Land Supply calculation.

## Housing Land Supply in Greater Norwich

33. Table 1 sets out the calculation of Housing Land Supply against the Standard Methodology for the calculation of Local Housing Need and takes account of the additional buffer required in accordance with the outcomes of the HDT.

**Table 1 Greater Norwich 5YR HLS, 1 April 2019**

<b>Greater Norwich 5 Year Housing Land Supply Assessment</b>		<b>April 2019</b>
LHN Annual Requirement		2,024
Requirement 1 April 2018 to 31 March 2023		10,121
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	10,121 x 0.05	506
Total 5 year requirement 2018/19 to 2022/23	10,121+ 506	10,627
<b>Revised Annual Requirement</b>	<b>10,627 / 5 Years</b>	<b>2,125</b>
<b>Supply of Housing</b>		<b>12,526</b>
Shortfall/Surplus of Supply	12,526 – 10,627	1,899
<b>Supply in Years</b>	<b>12,526 / 2,125</b>	<b>5.89</b>

## Monitoring the Joint Core Strategy (JCS) Housing Requirement

34. For the reasons set out above, the housing requirement set out in the Joint Core Strategy (JCS) no longer forms part of the calculation of 5YR HLS in Greater Norwich.

35. Part 8, Section 34 (3) of The Town and Country Planning (Local Planning) (England) Regulations 2012 does however require that:

*“(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority’s area, the local planning authority’s monitoring report must specify the relevant number for the part of the local planning authority’s area concerned —*

*(a) in the period in respect of which the report is made, and*

*(b) since the policy was first published, adopted or approved.”*

36. To ensure that Broadland, Norwich and South Norfolk continue to comply with this requirement the Annual Monitoring Report will continue to monitor delivery against the JCS housing requirement within the monitoring year and since the base date of the JCS.

### **Conclusion**

37. On the basis of the above it is clear that the Greater Norwich Authorities are able to demonstrate a 5 year housing land supply.

**31<sup>st</sup> January 2020**

## Appendix A1 – Broadland Area 5 Year Land Supply Assessment

Broadland 5 Year Housing Land Supply Assessment		April 2019
LHN Annual Requirement		527
Requirement 1 April 2018 to 31 March 2023		2,633
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$2,633 \times 0.05$	132
Total 5 year requirement 2018/19 to 2022/23	$2,633 + 132$	2,764
<b>Revised Annual Requirement</b>	<b>2,764 / 5 Years</b>	<b>553</b>
<b>Supply of Housing</b>		<b>4,699</b>
Shortfall/Surplus of Supply	$4,699 - 2,788$	1,935
<b>Supply in Years</b>	<b>4,699 / 553</b>	<b>8.50</b>

## Appendix A2 – Norwich Area 5 Year Land Supply Assessment

Norwich 5 Year Housing Land Supply Assessment		April 2019
LHN Annual Requirement		601
Requirement 1 April 2018 to 31 March 2023		3,003
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$3,003 \times 0.05$	150
Total 5 year requirement 2018/19 to 2022/23	$3,003 + 150$	3,153
<b>Revised Annual Requirement</b>	<b>3,153 / 5 Years</b>	<b>631</b>
<b>Supply of Housing</b>		<b>2,539</b>
Shortfall/Surplus of Supply	$2,539 - 3,153$	-614
<b>Supply in Years</b>	<b>2,539 / 631</b>	<b>4.03</b>

## Appendix A3 – South Norfolk Area 5 Year Land Supply Assessment

South Norfolk 5 Year Housing Land Supply Assessment		April 2019
LHN Annual Requirement		897
Requirement 1 April 2018 to 31 March 2023		4,486
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$4,486 \times 0.05$	224
Total 5 year requirement 2018/19 to 2022/23	$4,486 + 224$	4,710
<b>Revised Annual Requirement</b>	<b>4,710 / 5 Years</b>	<b>942</b>
<b>Supply of Housing</b>		<b>5,288</b>
Shortfall/Surplus of Supply	$5,288 - 4,710$	578
<b>Supply in Years</b>	<b>5,288 / 942</b>	<b>5.61</b>





### Illustrative housing land supply for the Norwich Policy Area (NPA)

The 2018-19 Greater Norwich AMR has now been published. The AMR monitors policies in the Joint Core Strategy for Broadland, Norwich and South Norfolk and includes a housing land supply assessment for the Greater Norwich area. In the AMR, housing land supply is calculated in accordance with the requirements of the current NPPF and associated guidance. In particular, housing land supply in Greater Norwich must now be calculated against local housing needs and incorporate the buffer as dictated by the outcome of the Housing Delivery Test (HDT). On this basis, the AMR demonstrates that there is a 5.89 year housing land supply across Greater Norwich.

Prior to the publication of the revised NPPF in 2018 and associated revisions to guidance, housing land supply in the Norwich City area was calculated using the JCS Norwich Policy Area (NPA) housing requirement as its starting point. A 20% buffer was applied to the 5 year requirement on the basis that there had been significant under delivery, as defined in former guidance, against the JCS target. This note seeks to illustrate what the housing land supply in the NPA would have been, as of 1<sup>st</sup> April 2019, using the former methodology<sup>1</sup>.

Table 1 sets out completions against the JCS NPA housing requirement since the base date of the plan. It shows a 6,076 home shortfall in housing delivery compared to the NPA housing requirement of the adopted plan. This shortfall is accounted for in the illustrative calculation in table 2.

Table 2 illustrates what the housing land supply position for the NPA would have been under the previously adopted methodology. This indicates a hypothetical land supply in the NPA of 3.36 years at 1<sup>st</sup> April 2019. The land supply for the NPA measured using the same approach at 1<sup>st</sup> April 2018 was 3.94 years. In the JCS AMR 2016-17 at 1<sup>st</sup> April 2017 housing land supply in the NPA was assessed as being 4.61 years.

*Table 1 Completions against JCS NPA Housing Requirement*

Year	Actual/Projected Completions	Required Completions	Shortfall/Surplus
2008/09	1,193	1,825	-632
2009/10	923	1,825	-902
2010/11	910	1,825	-915
2011/12	915	1,825	-910
2012/13	882	1,825	-943
2013/14	992	1,825	-833
2014/15	1,143	1,825	-682
2015/16	1,164	1,825	-661
2016/17	1,810	1,825	-15
2017/18	1,685	1,825	-140
2018/19	2,382	1,825	+557
<b>Total 2008-19</b>	<b>13,999</b>	<b>20,075</b>	<b>-6,076</b>

<sup>1</sup> The supply of housing in the NPA at 1 April 2019 and 1 April 2018 is calculated using the current definition of deliverability as set out in the February 2019 version of the NPPF. This differs from the 2012 NPPF definition that was used for earlier calculations. Therefore the assessment of the supply of housing in the NPA at 1 April 2019 and 1 April 2018 is not directly comparable to that which would have been undertaken under the 2012 NPPF definition.

*Table 2 Hypothetical NPA 5YR Housing Land Supply - JCS Based, Liverpool & 20% Buffer*

<b>NPA 5 Year Housing Land Supply Assessment</b>		<b>1st April 2019</b>
JCS NPA Housing Requirement 2008 - 2026		32,847
JCS Annual Requirement		1,825
Requirement 1 April 2019 to 31 March 2024		9,125
Adjustment for Shortfall/Surplus	6,076 / 7 x 5	4,340
Plus NPPF HDT Buffer at 20%	(9,125 + 4,340) x 0.20	2,693
Total 5 year requirement 2019/20 to 2023/24	9,125 + 4,340 + 2693	16,158
<b>Revised Annual Requirement</b>	<b>16,158 / 5 Years</b>	<b>3,232</b>
<b>Supply of Housing</b>		<b>10,845</b>
Shortfall/Surplus of Supply	<b>10,845</b> – 16,158	-5,313
<b>Supply in Years</b>	<b>10,845 / 3,232</b>	<b>3.36</b>

The methodology used in the hypothetical calculation in table 2 has been agreed, for illustrative purposes only, with officers from Broadland and South Norfolk.

## Appendix F - 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 A of the AMR as part of the assessment of the five-year housing land supply.
3. As part of the last Annual Monitoring Report (AMR), it was not possible to include the results of monitoring of the DM policies plan for the 2017/18 period. Therefore, this report covers the periods 1<sup>st</sup> April 2017-31<sup>st</sup> March 2018 and 1<sup>st</sup> April 2018-31<sup>st</sup> March 2019. The results of both monitoring periods are displayed in the table below.
4. Norwich City Council, Broadland District Council and South Norfolk District Council are working together with Norfolk County Council, to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build 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. 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.
5. It is anticipated that the draft (Regulation 18) GNLP will be published for consultation between January and March 2020. Publication of the Pre-Submission (Regulation 19) Draft plan is likely in early 2021 with formal submission to the Secretary of State in summer 2021, followed by public examination later in 2021 and adoption by September 2022.

6. In accordance with paragraph 33 of the National Planning Policy Framework (NPPF) and S10A of the Town and Country Planning (Local Planning) (England) Regulations 2017, Norwich City Council undertook a review of the DM policies plan and the Site Allocations plan, to review whether the plans are up to date and respond to changing local needs and circumstances. The review was carried out in October-November 2019 and endorsed by cabinet on 13 November 2019. It concludes that, in general, the local plan policies are fit for purpose at the current time, however it recommends that a full review of the Development Management Policies Local Plan should commence following the Regulation 19 consultation of the GNLP. The full conclusions of the Regulation 10A review can be found at the following link:  
[https://www.norwich.gov.uk/info/20199/adopted\\_local\\_plan/2494/regulation\\_10a\\_review\\_of\\_the\\_local\\_plan](https://www.norwich.gov.uk/info/20199/adopted_local_plan/2494/regulation_10a_review_of_the_local_plan)
7. 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 October 2018 and provides a timetable for the completion of local development documents. As a result, of the conclusions of the Regulation 10A review of the local plan, the LDS will require updating to provide information on the timescales for the preparation of a new local plan, and to reflect changes to the timetable for the GNLP. The LDS can be found at the following link:  
[https://www.norwich.gov.uk/downloads/file/1671/local\\_development\\_scheme](https://www.norwich.gov.uk/downloads/file/1671/local_development_scheme)
8. In November 2019, cabinet adopted the 'Purpose Built Student Accommodation in Norwich: evidence and best practice advice notice' (the advice note). 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. By encouraging good quality and appropriate student accommodation in Norwich, the advice note helps to support the success of the city's higher educational institutions and the city's economic prospects.
9. The Affordable Housing Supplementary Planning Document (SPD) was adopted by cabinet in July 2019. This SPD replaces the previous 2015 SPD and supplements JCS policy 4 and local plan policy DM33. 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.

10. 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.

### **Summary of Main Findings**

11. 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.
12. Due to time and resource constraints, the local plan monitoring for the 2017/18 and 2018/19 periods has been streamlined. As a result, information is not available for some indicators. However, where possible, general commentary on progress and notable trends or applications has been included where specific data is not provided.
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, 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 2017/18 and 2018/19:
- Several applications were approved across both monitoring periods resulting the loss of/reduction of the Yare Valley Character Area (YVCA). These applications were largely residential developments, and the benefits of the proposals were considered to outweigh the harm to the YVCA.
  - The number of buildings on the Heritage at Risk Register increased in 2017/18 but reduced to the lowest number in 2018/19 since the adoption of the DM policies plan.
  - The air quality indicators Nitrogen Dioxide (NO<sub>2</sub>) and airborne particulates (PM<sup>10</sup>) remained relatively stable at the Lakenfields monitoring location. At the Castle Meadow monitoring location both NO<sub>2</sub> and PM<sup>10</sup> increased across both the 2017/18 and 2018/19 periods. In particular, the PM<sup>10</sup> figures for the 2018/19 period were at the highest level recorded since the adoption of the DM policies plan. The measured NO<sub>2</sub> at Castle Meadow has exceeded the Air Quality Objectives for England (DEFRA) target of 40µg/m<sup>3</sup> (annual mean) for the past

few years and this remains the situation in the 2018/19 monitoring period. However, PM<sup>10</sup> figures for Castle Meadow and both air quality indicators at Lakenfields remain well below this threshold.

- In 2017/18, 640 new homes were granted consent, compared with 473 new homes in 2018/19. The 2018/19 figure represents the lowest number of homes permitted in a monitoring period since the adoption of the DM policies plan and continues the year on year decrease since the 2015/16 peak of 1,018 homes. These reduced figures are as a result of the reduced number of PBSA applications and Prior Approval office to residential applications in that year.
- However, the housing commitment figures at 1st April 2019 were at their greatest since the adoption of the DM policies plan. At 7,289 dwellings, this represents a significant increase on the 4,199 dwellings from the 2017/18 monitoring period. This is attributed to the ability to include both student accommodation and communal institutional accommodation within housing delivery figures following changes to the NPPF in 2018.
- Housing completions in 2017/18 (at 235 dwellings) were at their lowest since the adoption of the DM policies plan. However, the 2018/19 figure of 1,035 completed dwellings represents a significant increase and the highest annual housing completion figure since the adoption of the DM policies plan. This is the first time housing completions have exceeded the average annual target for Norwich set by the JCS of 477 dwellings per annum. This is partly attributed to the ability to include both student accommodation and communal institutional accommodation within housing completions calculations, as well as the delivery of several large Prior Approval office to residential schemes.
- The loss of office space across the city has continued across both the 2017/18 and 2018/19 monitoring periods. The 2017/18 period saw a significant loss at -40,205m<sup>2</sup>. This is the greatest amount of floorspace lost since the adoption of the DM policies plan and is attributed to several significant Prior Approval office to residential schemes. However, 2018/19 saw -11,695m<sup>2</sup>, which may suggest a slowing of this trend. It will be important to continue to monitor the loss of office floorspace.
- Both 2017/18 and 2018/19 monitoring periods saw significant losses of employment floorspace outside of defined employment areas at -47,990m<sup>2</sup> and -14143m<sup>2</sup> respectively.
- Norwich is performing well overall in terms of retailing. Where defined centres are operating below recommended thresholds, an appropriate amount and variety of other supporting services is ensuring their vitality and viability. More detailed information of the latest retail survey and trends can be found in the

2019 Norwich City Centre Shopping Floorspace Monitor & Local & District Centres Monitor.

- Since the last AMR, the Norwich Airport Masterplan was endorsed by Norwich City Council cabinet and scrutiny committee on 17th October 2019, subject to submission of a Surface Access Strategy to the council within a year of endorsement.

Policy	Indicator	2017/18	2018/19	Commentary
DM1	Achieving and delivering sustainable development	n/a	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	24	24	In both monitoring periods, 24 applications were refused on the grounds of loss of light or outlook. This number has been relatively constant since the 2016/17 monitoring period.
	Refusals on the grounds of schemes falling below minimum space standards	1	6	<p>The target for this indicator is no refusals on the grounds of falling below minimum space standards. This is a particularly challenging target, which has not been achieved in any reporting period since the adoption of the local plan. There has been a continuation of this trend across both the monitoring periods. Several of the applications recorded for the 2018/19 period involve the change of use to large HMOs and construction of student accommodation.</p> <p>It is important to note that the data recorded cannot include developments for the change of use from offices to residential under prior approval, as the General Permitted Development Order does not allow for the consideration of space standards as part of that process.</p>



Policy	Indicator	2017/18	2018/19	Commentary
DM3	% of schemes meeting relevant Building for Life 12 criteria	No data	No data	It has not been possible to monitor the Building for Life 12 indicator for several years due to resource constraints. However the emphasis has now shifted away from formal assessments to using the Bfl 12 assessment primarily as a discussion tool through the planning application process.
	% of built schemes achieving minimum net residential density (40dph)	71.2%	87.1%	There is no target for this indicator. The 2018/19 monitoring period saw 87.1% of all completed dwellings achieve a minimum density of 40dph. This is an increase over the numbers recorded in the 2017/18 period. However, these figures are still a sizeable reduction on the 93.9% achieved in the 2016/17 period.
	"Green" design features on approved development	-	-	Green and wildlife friendly design features continue to be negotiated in schemes across the city including green roofs and bat/bird boxes. As an example, the Barn Road student accommodation will include both a green and blue roof, bird boxes and bee bricks. Schemes continue to make use of landscaping as well as including small mammal accesses within boundary fencing.
DM4	Renewable energy capacity permitted by type	0	0	There is no target for this indicator. No renewable energy schemes were submitted or determined within either monitoring period.
DM5	Number of schemes approved contrary to Environment Agency advice: 1) flood protection	1	0	The target for this indicator is no schemes approved contrary to Environment Agency advice.

Policy	Indicator	2017/18	2018/19	Commentary
	2) water quality			<p>The Environment Agency raised concerns in relation to several applications in 2017/18: 17/01355/F The Marlpit, for providing an unsatisfactory FRA. This application was approved following assessment that there were wider sustainability benefits and the properties would be of flood resilient design, and 18/00062/F Rear of St Faiths House Mountergate, due to risk to life/property. This application was withdrawn.</p> <p>The Environment Agency raised concerns in relation to two applications in 2018/19: 18/01526/F New Mills Pumping Station, for providing an unsatisfactory FRA. This application was withdrawn. 18/00443/F Carrow Bridge House, for non-provision of an FRA. This application was refused, although not for reasons of flood protection or water quality.</p>
DM6	Development resulting in the loss of, or reduction in the area of: 1) SSSI 2) County Wildlife sites 3) County Geodiversity sites	0	0	The target for this indicator is no loss of SSSI, CWS or CGS sites. There was no reported loss of these sites for both the 2017/18 and 2018/19 monitoring periods.
	Development resulting in a loss or reduction in area within the Yare Valley Character Area (m <sup>2</sup> )	0	814	<p>The target for this indicator is no loss of or reduction of the Yare Valley Character Area (YVCA) as a result of development. In the 2017/18 period, there was no loss of the YVCA.</p> <p>In the 2018/19 period, two applications were approved within the YVCA. 18/00534/F for the conversion of The</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>Cock Public House, Long John Hill into a dwelling and for the construction of two new dwellings resulted in the reduction of 560m<sup>2</sup> of the YVCA. In this instance, the proposal was considered to result in harm to the YVCA due to impacts on its openness and undeveloped character. However, these impacts were considered to be confined to a small area and not to damage the character of the YVCA overall.</p> <p>In addition, 254m<sup>2</sup> of YVCA was lost at The Alders Cooper Lane for a new dwelling (18/01026/F). In this case, the benefits of the proposal were considered to outweigh the harm to the YVCA given that the council could not demonstrate a 5-year land supply at the time, and given the environmental characteristics of this particular site.</p>
DM7	Number of protected trees/hedgerows lost as a result of development	No data	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.
	No of new street trees delivered through development	0	0	There is no target for this indicator. No new planning obligations were raised in either 2017/18 or 2018/19 relating to the provision of street trees, neither was there any spend of commuted sums collected in previous years for the planting of new trees. This was also the situation represented in the 2016/17 monitoring period. The development management team have secured new street planting through the imposition of planning conditions, however these are not directly monitored.

Policy	Indicator	2017/18	2018/19	Commentary
DM8	Development resulting in a net loss of open space (contrary to policy)	No data	No data	The target for this indicator is no loss of open space (contrary to policy DM8). Due to time and resource constraints, it has not been possible to monitor this indicator for the 2017/18 and 2018/19 monitoring periods.
	Areas of new open space and/or play space delivered through development	-	-	<p>There is no target for this indicator.</p> <p>Within the 2017/18 period, the transfer to the Council of two areas of public open space off of Crome Road in relation to a S106 agreement raised in 2006 (05/00569/F) was completed.</p> <p>No new obligations were raised in the 2018/19 period for the provision of open space and play. Several park and play spaces across the city were upgraded including the Runnell Play Project, Mile Cross Gardens Play Project and Castle Green Play Project.</p>
DM9	Number of listed buildings lost or demolished	0	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 either monitoring period.
	Number of buildings on the Heritage at Risk Register	31	26	The target for this indicator is a reduction in the number of Heritage at Risk buildings from 32, which is the

Policy	Indicator	2017/18	2018/19	Commentary
				<p>2012/13 baseline. The 2017/18 period saw an increase in buildings considered at risk from the 2016/17 figure of 28. However, the number of buildings recorded on the register for the 2018/19 period represents the lowest number of buildings at risk since the adoption of the plan.</p> <p>The Council continues to work with property owners and Historic England to address the most serious problems of deterioration and neglect on the 8 priority buildings on the register.</p>
DM10	Number of permitted installations/prior approval notifications within: 1) Conservation areas 2) Other protected areas (where planning permission is required)	3	2	There is no target for this indicator. The number of telecoms applications approved in protected areas has been steadily decreasing since the peak of 5 applications in 2015/16.
	Number of appeals lost where officer recommendations are overturned	N/A	N/A	The target for this indicator is no appeals lost. There were no appeals of telecommunications applications in either monitoring period.
DM11	Number of hazardous substance consents	1	0	There is no target for this indicator. In 2017/18, there was one hazardous substances consent 17/00914/H. This application was made to vary a previous consent to cover additional hazardous substances required for the manufacture of a new herbicide.
	Impact of development on air quality indicators:	-	-	<u>2017/18</u> Lakenfields

Policy	Indicator	2017/18	2018/19	Commentary
	1) NO <sub>2</sub> 2) PM <sub>10</sub>			<p>NO<sub>2</sub> - 13 µg/m<sup>3</sup> (slight decrease from 2016/17)  PM<sup>10</sup> - 16 µg/m<sup>3</sup> ( no change from 2016/17)  Castle Meadow  NO<sub>2</sub> - 51 µg/m<sup>3</sup> (reduced from 2016/17)  PM<sup>10</sup> - 23 µg/m<sup>3</sup> (increased from 2016/17)</p> <p><u>2018/19</u>  Lakenfields  NO<sub>2</sub> - 12 µg/m<sup>3</sup> (slight decrease from 2017/18)  PM<sup>10</sup> - 16 µg/m<sup>3</sup> ( no change from 2017/18)  Castle Meadow  NO<sub>2</sub> - 54 µg/m<sup>3</sup> (increased from 2017/18)  PM<sup>10</sup> - 27 µg/m<sup>3</sup> (increased from 2017/18)</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. Levels have been relatively stable at Lakenfields for the past few years however, there has been a decrease in NO<sub>2</sub> levels in the 2018/19 period. In contrast, Castle Meadow measured an increase in both NO<sub>2</sub> and PM<sup>10</sup> compared with the previous monitoring period. It is worth noting, however, that the 2018/19 figure of 54 µg/m<sup>3</sup> for NO<sub>2</sub> is still well below the peak figure of 66 µg/m<sup>3</sup> measured in 2014/15. The PM<sup>10</sup> figure of 27µg/m<sup>3</sup> at Castle Meadow is the highest particulates measurement since the adoption of the local plan.</p>

Policy	Indicator	2017/18	2018/19	Commentary
				The Air Quality Objectives for England (DEFRA) specify that annual mean NO <sub>2</sub> should not exceed 40µg/m <sup>3</sup> . The measurements at Castle Meadow have exceeded this threshold for the past few years. The same targets outline that annual mean PM <sup>10</sup> should also not exceed 40µg/m <sup>3</sup> . The measurements at both Lakenfields and Castle Meadow were below this threshold.
DM12	Number of homes permitted in the monitoring period	640	473	<p>Permissions and prior approvals were granted in the monitoring period for a total of 640 new homes in 2017/18 and 473 in 2018/19.</p> <p>The 2018/19 figure represents the lowest number of homes permitted since the local plan was adopted and continues the year on year decrease since the peak of 1018 homes permitted in 2015/16. The 2017/18 and 2018/19 figures include homes from both prior approval changes of use from office to residential and student and communal accommodation.</p> <p>Notable new permissions within 2017/18 include consent for 199 homes at Sentinel House on Surrey Street and 42 dwellings at the former BT Telephone Exchange on Westwick Street. In 2018/19, permission was granted for 151 dwellings at St Mary's Works, Duke Street and 73 dwellings on Land North of Carrow Quay.</p>
	Annual change in total housing commitment (number of dwellings	4199	7289	At 1 April 2018 the total number of dwellings with outstanding planning stood at 4,199. The total number as

Policy	Indicator	2017/18	2018/19	Commentary
	with outstanding planning permission but unbuilt)			of 1st April 2019 was 7,289 which is significantly greater than the housing commitment of the previous monitoring periods. This significant increase is likely due to the ability to now include student and communal institutional accommodation within the housing commitment due to changes in the NPPF. Further discussion of issues around communal accommodation appears below in DM13.
	Number of housing completions	235	1035	The number of new homes completed dipped to the lowest figure in 2017/18 since the adoption of the local plan, at 235 dwellings. However, housing completions increased significantly within the 2018/19 monitoring period at 1035 dwellings. This is the first time housing completions have exceeded the average annual target for Norwich set by the JCS (477 dwellings per annum). This is partly attributed to the ability to include student and communal residential accommodation within housing completion calculations. In addition, a number of significant office to residential prior approval schemes were completed including Sentinel House on Surrey Street (191 dwellings).
	Housing land supply	N/A	N/A	This information is reported in the main body of the JCS AMR.
DM13	Number of HMO licences	No data	No data	No specific data were 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



Policy	Indicator	2017/18	2018/19	Commentary
				<p>licenses does not provide any indication as to the success of policy DM13.</p> <p>The number of applications for large HMOs has continued to be prevalent throughout both monitoring periods. Following an appeal decision in relation to an enforcement notice for a large HMO, the Council has taken a stronger stance on the application of Policy DM13 for this type of application. There have been multiple successful appeals against the refusal of HMO applications, including 18/00544/F 21 Sotherton Road, 18/01721/F 2 Edgeworth Road and 18/01583/U 36 Primula Drive.</p>
	Institutional development permitted on housing allocations (hectares)	0.65	0.42	<p>The target for this monitoring indicator is no institutional development permitted on allocated housing land. Both monitoring periods saw the loss of such land to institutional development. In 2017/18, this was as a result of consents at the Bartram Mowers site and St Stephens Towers. In 2018/19, this loss was attributed to the consent at Barn Road car park.</p> <p>Although the target for this indicator was not strictly met, the development consented on allocated housing land was of a residential nature.</p>
	Number of student bedrooms permitted	1425	404	<p>There is no target for this indicator. There was a significant increase in the number of student bedrooms permitted in the 2017/18 period. This is attributed to</p>

Policy	Indicator	2017/18	2018/19	Commentary
				several large schemes being granted consent in this period such as 614 beds at St Crispins House and 702 beds at St Stephens Towers. The number of student bedrooms permitted in 2018/19 was reduced significantly, as fewer and smaller schemes were approved. Examples include Barn Road car park for 120 beds and Mary Chapman Court for 40 beds.
	Number of residential institution bedrooms permitted	3	46	There is no target for this indicator. The number of institutional bedrooms permitted in 2017/18, at 3 bedrooms, is relatively low compared with previous monitoring years. This resulted from a change of use of a dwelling to a residential educational training facility at 40 Angel Road and a variation to the Bartram Mowers permission to include one additional living unit. In 2018/19, the number of bedrooms increased to 46, more in line with previous monitoring periods. This was attributed to a single application for the conversion of an existing care home to provide 46 bed spaces (net increase of 7 beds) at Mountfield, Millcroft.
DM14	Number of new pitches permitted	0	0	<p>The target for this indicator is no overall loss of pitches.</p> <p>There were no new pitches permitted within either the 2017/18 or 2018/19 monitoring periods. It is understood that Broadland Housing Association are intending to commence implementation permission 16/01554/F to create 13 new pitches and an associated amenity block before it expires in January 2020.</p>

Policy	Indicator	2017/18	2018/19	Commentary
	Loss of existing pitches	0	0	<p>The target for this indicator is no overall loss of pitches.</p> <p>No pitches were lost within either the 2017/18 or the 2018/19 monitoring periods.</p>
DM15	Number of dwellings lost to other uses (where planning permission is required)	0	0	<p>There is no target for this indicator. This indicator records implemented permissions only. In 2017/18 application 17/01516/F 40 Angel Road was approved for the change of use of one dwelling to C2 institutional accommodation. However, this permission has not yet been implemented and therefore the loss of the dwelling has not occurred. Similarly, there were no recorded losses of dwellings to other uses within the 2018/19 period.</p>
	Loss of allocated housing land to other uses (number of allocated dwellings)	250	40	<p>There is no target for this indicator. The 2017/18 monitoring period saw the loss of 250 dwellings allocated at St Stephens Towers when application 17/00357/F was approved for 702-bedroom student accommodation. In 2018/19, application 18/01315/F Barn road Car Park saw the loss of 40 allocated dwellings with the approval of a 302-bed student accommodation block.</p> <p>In the above cases, there was acknowledgement that development would be contrary to the respective site allocations. Consent was granted, on balance, given ownership circumstances, unviability of the other elements of the allocation policies and the benefit of relieving pressures that student living has elsewhere in</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>the city as well as addressing the need for student accommodation in the city.</p> <p>Since the above decisions, the Council has adopted the Purpose Built Student Accommodation in Norwich: Evidence and Best Practice Advice Note, which outlines the need for student accommodation within the city and setting out best practice principles as a guide to development proposals.</p>
DM16	<p>Use Class B development permitted (m<sup>2</sup>):</p> <p>Class B1 (a) offices, Class B1 (b) R&amp;D Class B1 (c) industrial uses suitable in residential areas</p>	-	-	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p><u>2017/18</u> B1a (Offices): minus 40,205m<sup>2</sup> B1b (Research and Development): 113m<sup>2</sup> B1c (Industrial uses suitable in residential areas): minus 217m<sup>2</sup></p> <p><u>2018/19</u> B1a: minus 11,695m<sup>2</sup> B1b: 0m<sup>2</sup> B1c: 145.4m<sup>2</sup></p> <p>The data for both monitoring periods shows that the trend of the loss of office space within the city is continuing. The 2017/18 period saw significant losses; the greatest loss of any previous monitoring period since the local plan was adopted. However, although there was still</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>a loss of office space in 2018/19 this was at significantly reduced scale and could suggest a slowing of this trend. The significant loss of office space within the city is attributed to the change of use of office to residential dwellings under the prior approval process. Applications of particular note include 17/00304/PDD for 199 residential units at Sentinel House and 17/00357/F for the provision of 702 student bedrooms at St Stephens Towers. The Council is considering its options for responding to this loss, including the potential introduction of an Article 4 Direction.</p> <p>R&amp;D floorspace has remained relatively stable over the last few monitoring periods with little or no change reported.</p> <p>2018/19 was the first time positive floorspace was reported for light industrial uses. Over previous monitoring periods, continual losses of light industrial floorspace was as a result of a proliferation of changes of use to leisure uses. The positive figure for 2018/19 is attributed to the construction of new floorspace at Old Hall Road 18/00471/F and change of use at 41 Barker Street 18/00609/U.</p>
	Employment uses permitted(net change): a) within employment areas b) elsewhere	a)-7952  b) -47990	a)182  b)-14143	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p><u>2017/18</u></p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>Employment Area –  Gains: 3126m<sup>2</sup>  Losses: minus 11,295 m<sup>2</sup>  Net change: <b>minus 7952 m<sup>2</sup></b></p> <p>Elsewhere -  Gains: 711 m<sup>2</sup>  Losses: minus 49,249 m<sup>2</sup>  Net change: <b>minus 47,990 m<sup>2</sup></b></p> <p><u>2018/19</u>  Employment Area –  Gains: 462 m<sup>2</sup>  Losses: minus 280 m<sup>2</sup>  Net change: <b>182 m<sup>2</sup></b></p> <p>Elsewhere –  Gains: 1663 m<sup>2</sup>  Losses: minus 15,806 m<sup>2</sup>  Net change: <b>minus 14,143 m<sup>2</sup></b></p> <p>The overall trend across both the 2017/18 and 2018/19 monitoring periods was the loss of employment floorspace across the city as a whole. Encouragingly, 2018/19 saw a net increase in the amount of employment floorspace within designated employment areas.</p>
DM17	Loss of B1a use class office space under 1,500m <sup>2</sup> (m <sup>2</sup> )	-5902	-2063	The target for this indicator is no loss of small office space (under 1,500 m <sup>2</sup> ).

Policy	Indicator	2017/18	2018/19	Commentary
				The data show that the target for this indicator was not met for both monitoring periods and the net loss of office space continued through to 2018/19. 2017/18 saw a significant loss in floorspace compared to the previous monitoring year, however this trend appears to have slowed over the 2018/19 period. Across both monitoring periods, the loss of office floorspace under 1500m <sup>2</sup> is largely attributed to permissions for residential dwellings or changes to Class D leisure and non-residential institution uses.
	New small/medium business space permitted (premises up to 1500m <sup>2</sup> ) (m <sup>2</sup> )	4818	2645	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>The upturn in consents for small and medium scale business space continued, in 2017/18. However, this was not the case for 2018/19. Most notably there were no permissions for R&amp;D, light industrial or storage and distribution uses in the 2018/19 period which has contributed to the reduction in permitted business floorspace overall within the latest monitoring period.</p>
DM18	Main town centre uses permitted (m <sup>2</sup> ): a) within defined centres b) elsewhere	a) 1708  b) 19852	a) 5507  b) 7010	<p>There is no target for this indicator.</p> <p>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 shows that in</p>

Policy	Indicator	2017/18	2018/19	Commentary
				both 2017/18 and 2018/19 monitoring periods, a greater number of main town centre uses were permitted outside of defined centres, contrary to the core aims of the policy. This was particularly the case for the 2017/18 period and is likely as a result of 17/00605/U at 10 St Francis Way and 17/01607/U at Guardian Road Industrial Estate both for changes of use of significant floorspace to gyms.
	New retail floorspace permitted (m <sup>2</sup> ) in: a) city centre b) district centres c) local centres	a)-1382  b) -32  c) 0	a)-2417  b) -183  c) 0	<p>The target for this indicator is the contribution towards the provision of 20,000m<sup>2</sup> net of comparison goods floorspace to 2016 and no loss of floorspace in district and local centres.</p> <p>Across both monitoring periods, and across the city overall, there was a net loss of retail floorspace. This trend was more evident in 2018/19. Only district centres saw any gain in retail floorspace during 2017/18. This is concurrent with the findings of the latest Retail Monitor which includes further explanation as to the loss of retail floorspace overall. Interestingly, local centres saw no change in the retail floorspace across both monitoring periods. The data shows that the loss of retail floorspace does not contribute to the JCS target.</p>
	Development approved contrary to the maximum indicative floorspace limits for individual units in appendix 4 (unless specifically allocated): a) within defined centres	0	0	There is no target for this indicator. No development was approved within district or local centres contrary to the indicative scales of development set out in Appendix 4 of the DM Policies Plan.



Policy	Indicator	2017/18	2018/19	Commentary
	b) elsewhere			
	Number of C1 hotel: a) floorspace (m <sup>2</sup> ) b) bedrooms permitted	a) 3381  b) 168	a) 3565  b) 92	There is no target for this indicator. No new hotel bedrooms were permitted in 2016/17. Both the 2017/18 and 2018/19 monitoring periods saw relatively high permitted hotel floorspace and bedrooms compared with previous monitoring periods .  Notable permissions in 2017/18 include 17/0016/F Land and Buildings North East of Spitfire Road for 125 beds. Applications 16/01950/O St Marys Works for 85 beds, 18/01140/MA at The Quebec for 2 beds and 18/01453/U 547 Earlham Road for 5 beds were approved in 2018/19.
	Improvements to public realm as a result of development	-	-	There is no target for this indicator. Due to time and resource constraints, it has not been possible to monitor this indicator for the 2017/18 and 2018/19 monitoring periods.
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) 0  b) 639  c) 114  d) 72	a) 544  b) 776  c) 209  d) 343	The target for this indicator is to contribute to the JCS target of 100,000m <sup>2</sup> increase by 2026.  The 2016/17 monitoring period saw a significant upturn in the number of consents for new office floorspace. For the 2017/18 period, the number of consents were reduced on the previous year's figures across all areas of the city, although the ODPA appears to have been particularly affected with no change in permitted floorspace. The 2018/19 period is more encouraging with increased permitted office floorspace in all areas of the city

Policy	Indicator	2017/18		2018/19	Commentary
					compared with the 2017/18 figures. A notable permission from this year includes 18/01505/F Lloyds TSB 2 Surrey Street for the change of use of the first and second floors to offices which contributed 544m <sup>2</sup> within the ODP. It is important to note these trends in the context of overall net loss of floorspace across the city.
	Loss of office floorspace (m <sup>2</sup> )	-40205		-11695	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>The data for both monitoring periods shows that the trend of the loss of office space within the city is continuing. The 2017/18 period saw significant losses; the greatest loss of any previous monitoring period since the local plan was adopted. However, although there was still a loss of office space in 2018/19 this was at significantly reduced scale and could suggest a slowing of this trend. The significant loss of office space within the city is attributed to the change of use of office to residential dwellings under the prior approval process. Applications of particular note include 17/00304/PDD for 199 residential units at Sentinel House and 17/00357/F for the provision of 702 student bedrooms at St Stephens Towers. The Council continues to look into what would be an appropriate response to this loss, including the potential introduction of an Article 4 Direction.</p>
	Percentage of measured ground floor frontage in A1 retail use in each	PC01	87.3%	88.8%	There is no target for this indicator.
		PC02	95.6%	85.2%	

Policy	Indicator	2017/18		2018/19	Commentary
DM20 <sup>11</sup>	defined retail frontage zone in the centre (primary/secondary/large district centres)	PC03	97.1%	97.1%	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.
		PR01	69.0%	69.7%	
		PR02	72.2%	71.4%	
		PR03	83.7%	84.1%	
		PR04	N/a	N/A	
		PR05	N/a	N/A	
		PR06	67.7%	66.0%	In 2017/18, none of the frontages dropped below their minimum thresholds. The most significant decrease was PR02 The Lanes East (Bedford Street/Bridewell Alley), which still had low vacancy levels but many units have changed use to bars, cafes and other leisure uses.
		SR01	76.2%	74.1%	
		SR02	61.1%	65.4%	
		SR03	60.5%	59.2%	
		SR04	N/a	N/A	
		SR05	N/a	N/A	In 2018/19, only one retail frontage area SR03 St Benedicts Street dropped below the minimum threshold. This frontage area had a relatively high proportion of A2, A3 and A4 uses. The most significant decrease in retail frontage was at PC02 Castle Mall. This is associated with the reduction in vacancy rates within the Mall, through the introduction of non-retail leisure uses.
		LD01	62.4%	61.0%	
		LD02	N/a	N/A	
		PC01	87.3%	88.8%	There is no target for this indicator.

<sup>11</sup> See note at end of table for list of defined centres referred to in policies DM20 and DM21.

Policy	Indicator	2017/18		2018/19	Commentary
	Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD	PC02	95.6%	85.2%	See above commentary.
		PC03	97.1%	97.1%	
		PR01	69.0%	69.7%	
		PR02	72.2%	71.4%	
		PR03	83.7%	84.1%	
		PR04	N/a	N/A	
		PR05	N/a	N/A	
		PR06	67.7%	66.0%	
		SR01	76.2%	74.1%	
		SR02	61.1%	65.4%	
		SR03	60.5%	59.2%	
		SR04	N/a	N/A	
		SR05	N/a	N/A	
		LD01	62.4%	61.0%	
		LD02	N/a	N/A	
	% of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability	SR03	-	23%	<p>There is no target for this indicator. The purpose of this</p> <p>In 2017/18, no zones breached the minimum thresholds and therefore data were not collected for this indicator.</p> <p>In 2018/19, 23% of the uses within SR03 St Benedicts Street supported the evening economy and the vitality/viability of the city overall. This particular area has a significant proportion of bars and restaurants, which contributes strongly to its character and serves as an extension of the services and leisure facilities available within the city centre.</p>
DM21		DC01	52.9%	52.9%	

Policy	Indicator	2017/18		2018/19	Commentary
	Proportion of A1 uses within district and local centres	DC02	73.3%	73.3%	<p>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%.</p> <p>Overall, vacancy rates have increased to 11.7% from 9.6% in 2016. In 2018, the number of units has decreased from 198 to 197; however, this is through the merging of 2 units in Plumstead Road (DC04). The vacancy figures show a gradual decline over recent years with 88% of retail units now occupied. The percentage of non-retail units is 41%, which is a gradual decrease from recent monitoring years.</p> <p>7 out of 10 district centres have exceeded the 40% non-retail threshold and 7 out of 30 local centres have exceeded the 60% non-retail threshold. Earlham House (DC06), which was previously the poorest performing district centre, has now been refurbished and enjoys occupation of 15 of 17 units and is one of the best performing retail centres. Bowthorpe (DC01) is the poorest performing with a vacancy rate increase from 17.6% in 2016 to 35.3% in 2018. Hall Road (DC09) was regarded as poorly performing in 2016; the situation remains unchanged with 2 out of 7 long-term vacant units &amp; 3 of the occupied units being non-A1 retail use. Two of the district centres (DC03: Eaton Centre &amp; DC07: The Larkman) continue to have all of their units occupied.</p>
		DC03	47.4%	47.4%	
		DC04	53.3%	54.8%	
		DC05	59.1%	57.1%	
		DC06	82.4%	80.0%	
		DC07	53.8%	53.8%	
		DC08	64.9%	64.9%	
		DC09	57.1%	50.0%	
		DC10	55.0%	55.0%	
		LC01	85.7%	85.7%	
		LC02	53.6%	50.0%	
		LC03	57.1%	57.1%	
		LC04	64.3%	64.3%	
		LC05	55.6%	55.6%	
		LC06	47.6%	47.6%	
		LC07	25.0%	25.0%	
		LC08	87.5%	87.5%	
		LC09	50.0%	53.8%	
		LC10	50.0%	50.0%	
		LC11	42.9%	42.9%	
		LC12	66.7%	66.7%	
		LC13	50.0%	50.0%	
		LC14	28.6%	28.6%	
		LC15	50.0%	50.0%	
		LC16	65.0%	55.0%	
		LC17	81.2%	81.2%	
		LC18	54.5%	54.5%	
		LC19	66.7%	66.7%	

Policy	Indicator	2017/18		2018/19	Commentary
		LC20	70.0%	72.7%	As recorded in the 2019 Retail Monitor, despite a number of centres offering non-retail uses above the thresholds outlined in policy DM21, overall, the district and local centres continue to perform their function and offer an appropriate range of services and facilities.
		LC21	80.0%	80.0%	
		LC22	66.7%	66.7%	
		LC23	60.0%	60.0%	
		LC24	22.2%	22.2%	
		LC25	80.0%	80.0%	
		LC26	50.0%	50.0%	
		LC27	20.0%	20.0%	
		LC28	35.7%	35.7%	
		LC29	85.7%	85.7%	
		LC30	53.6%	50.0%	
	Loss of anchor food store floorspace (m <sup>2</sup> )	0		0	<p>The target for this indicator is no loss of anchor foodstore floorspace.</p> <p>There has been no loss of anchor foodstore floorspace within defined centres across the monitoring periods. Within the Aylsham Road District Centre (DC05) one foodstore (Lidl) closed but re-opened in a larger store within the same centre.</p>
	Proportion of community uses/non-retail uses in district and local centres	No data		No data	<p>There is no target for this indicator.</p> <p>Due to time and resource constraints, it has not been possible to monitor this indicator for either the 2017/18 or 2018/19 monitoring periods.</p>
DM22	New community facilities permitted	No data		No data	There is no target for this indicator.

Policy	Indicator	2017/18	2018/19	Commentary
				Due to time and resource constraints, it has not been possible to monitor this indicator for the 2017/18 and 2018/19 monitoring periods.
	New education or training facilities permitted	No data	No data	There is no target for this indicator.  Due to time and resource constraints, it has not been possible to monitor this indicator for the 2017/18 and 2018/19 monitoring periods.
	Loss of a) community facilities and b) Public Houses	a) No data  b) 2	a) No data  b) 1	There is no target for this indicator.  Due to time and resource constraints, it has not been possible to monitor the loss of community facilities for the 2017/18 and 2018/19 monitoring periods.  During 2017/18, two permissions were granted which would result in the loss of public houses 17/01706/F King Edward VII, Aylsham Road for the change of use to an Islamic Community Centre and Café and 17/02033/F The Quebec, Quebec Road for the change of use to a B&B.  In 2018/19, one application was approved for the conversion of the existing pub to residential and construction of two additional dwellings at The cock Long John Hill (18/00534/F).
	ACV registrations	2	2	There is no target for this indicator.  Within the 2017/18 period, the new ACV registrations were for The Brickmakers and Fiveways pubs. In 2018/19,

Policy	Indicator	2017/18	2018/19	Commentary
				a further pub, The York Tavern, was registered as well as Train Wood, which was registered for its benefits and contribution to social wellbeing or social interests of the local community.
DM23	Development of new evening economy and leisure uses	No data	No data	<p>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 2016.</p> <p>Due to time and resource constraints, it has not been possible to monitor this indicator for either the 2017/18 or the 2018/19 monitoring periods.</p>
	Development of late night uses in the a) late night activity zone and b) elsewhere (m <sup>2</sup> )	a) 0  b) 46	a) 0  b) 46	<p>The target for this indicator is no late night activity uses outside of the late night activity zone (LNAZ).</p> <p>In 2017/19, one application for a late night use was permitted outside of the LNAZ. This comprised 46m<sup>2</sup> at Gonzos on London Street for the creation of a roof top bar for a temporary period. Whilst, strictly, the target has not been met, it should be noted that the creation of the rooftop bar forms part of an existing late night premises and is very close to the boundary of the late night activity zone, as well a number of other late night uses located along Queen Street.</p> <p>This permission was renewed for a further temporary period within 2018/19.</p>



Policy	Indicator	2017/18	2018/19	Commentary
DM24	Floor space (m <sup>2</sup> ) for A5 uses within: a) district centres b) local centres c) elsewhere	a) 125  b) 96  c) 0	a) 0  b) 0  c) 0	<p>There is no target for this indicator.</p> <p>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.</p> <p>The 2017/18 monitoring period saw more A5 floorspace approved overall than the 2018/19 period. This consisted of two permissions within district centres at Aylsham Road (85m<sup>2</sup>) and Plumstead Road 40m<sup>2</sup>). Interestingly, no new A5 floorspace was recorded in the 2018/19 period.</p>
	No refusals on grounds of amenity	0	0	<p>There is no target for this indicator.</p> <p>There were no refusals on ground of amenity for A5 uses within either of the monitoring periods.</p>
DM25	Number of approvals and refusals to vary conditions on retail warehousing and other retail premises	0	0	<p>There is no target for this indicator.</p> <p>There were no applications to vary conditions on retail warehousing and other retail premises within either the 2017/18 or 2018/19 monitoring periods.</p>
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

Policy	Indicator	2017/18	2018/19	Commentary
				<p>allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41.</p> <p>The UEA current projections 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 a new DFS, which has been reported to Cabinet in summer 2019, and will be subject to public consultation in early 2020 as part of the evidence base for the Greater Norwich Local Plan.</p> <p>Notable permissions at the University across the last two monitoring periods include 17/01296/F for 7150m<sup>2</sup> of new academic floorspace on Chancellors Drive, which was complete and occupied at the start of the academic year 2019/20. An application has been submitted for Sky House 19/01427/F 15,757m<sup>2</sup> of academic floor space, which is currently pending determination.</p>
DM27	Progress on the implementation of the Airport masterplan	-	-	<p>Work continued on the production of a masterplan for the Airport, being led by the Airport itself in discussion with Norwich City and Broadland District councils. The draft masterplan was published for consultation in July 2017. The masterplan was endorsed by Norwich City Council cabinet and scrutiny committee on 17th October 2019. This was endorsed with the provision that a Sustainable Access Strategy (SAS) is provided within 12 months of the endorsement date, which will help to</p>

Policy	Indicator	2017/18	2018/19	Commentary
				inform site specific allocations and other strategic policy for the Airport in the emerging Greater Norwich Local Plan.
	Relevant applications	-	-	<p>During 2017/18, there were no significant permissions for new development within the airport operational area during the monitoring year.</p> <p>During 2018/19, 17/01555/O was approved for a vehicle hire business at land and premises opposite 153 Holt Road. This site is not within the airport operational boundary but is nearby.</p> <p>A planning application (18/01621/VC) was submitted in late 2018 to vary conditions on an earlier consent (16/00965/VC). This has been revised to allow the development of 50% of the application site for aviation uses and 50% for general employment uses in accordance with the airport masterplan. A decision on this application is pending.</p>
DM28	Site specific obligations for transport improvements	0	0	<p>There is no target for this indicator.</p> <p>No new planning obligations were raised for transport improvements within either monitoring periods.</p>
	Walking and cycling levels at each main cordon	No data	No data	<p>There is no target for this indicator.</p> <p>Due to time and resource constraints, it has not been possible to monitor this indicator for either the 2017/18 or the 2018/19 monitoring periods.</p>

Policy	Indicator	2017/18	2018/19	Commentary
	CIL spending on Reg 123 List	0	0	<p>There is no target for this monitoring indicator.</p> <p>During both 2017/18 and 2018/19 monitoring periods, there was no spend of commuted sums for transport improvements.</p>
	Enhancements to strategic cycle network	-	-	<p>There is no target for this indicator.</p> <p>The Council was awarded Government funding to spend on cycle safety schemes within the city in 2018. In 2019, work was completed to upgrade both the Fiveways and Guardian Road roundabout junctions as well as the implementation of the Earlham road cycle lane. The yellow and blue pedalways were largely completed and the implementation of city centre accessibility schemes including contraflow cycle lanes (such as Prince of Wales road) commenced.</p>
	Progression of introduction of Bus Rapid Transport System scheme	-	-	<p>There is no target for this indicator.</p> <p>In early to mid-2018, the council submitted bids to Transforming Cities for the Bus Rapid Transport System. The Council were successful in their bid and were awarded funding to implement the cross-city network of busses infrastructure plan. The first part of the scheme has been underway in 2019 through the implementation of the changes along Prince of Wales Road. Further information can be found at:</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<a href="http://www.norfolk.gov.uk/transformingcities">www.norfolk.gov.uk/transformingcities</a>
DM29	Number of car parking spaces lost/gain (estimated)	9793	9944	The target for this indicator is no increase in parking spaces above 10,000 spaces. The number of parking spaces has increased steadily since the adoption of the local plan but the ceiling of 10,000 spaces has not been breached. In the 2017/18 and 2018/19 monitoring periods, several permissions to use car parks for further temporary periods were given permission, including 17/01643/F – Mountergate car park and 18/01117/F – and former Eastern Electricity Board Site Duke Street.
DM30	Expansion of 20mph zones	-	-	<p>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.</p> <p>Development proposals continue to be designed to achieve 20mph traffic zones. Some recent improvements include the Earlham Road upgrades.</p> <p>The Norwich Northern Distributor Road, now formally known as Broadland North Way, was completed in 2018.</p>

Policy	Indicator	2017/18	2018/19	Commentary
				Many of the expected benefits a have started to be realised in form of traffic congestion relief on some city roads and a consultations was held at the end of 2018 on the route of the Norwich Western Link.
DM31	No. applications refused on car parking, servicing, cycle parking grounds	2	No data	<p>There is no target for this indicator.</p> <p>During the 2017/18 monitoring period, two applications were refused on the grounds of policy DM31. These permissions include 17/01177/F - 12A Old Palace Road for 3 bungalows, which was refused on access and servicing grounds, and 15/00455/F – Legarda Court for 4 flats, which was refused on bin storage grounds.</p> <p>Due to time and resource constraints, it has not been possible to monitor the number of applications refused on the grounds of DM31 for the 2018/19 monitoring period.</p>
DM32	No. approved schemes of low car and car free housing	No data	No data	<p>There is no target for this indicator.</p> <p>Due to time and resource constraints, it has not been possible to monitor the number of approved low car and car free housing schemes.</p> <p>However, 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. Such examples include, the Barn Road student</p>

Policy	Indicator	2017/18	2018/19	Commentary
				accommodation (car free), 4 new dwellings at Lincoln Street (car free), as well as the majority of residential schemes approved within the city centre.
DM33	N/A	N/A	N/A	<p>This indicator has not been monitored in previous years.</p> <p>Although outside of the 2018/19 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.</p>

**Note: List of defined centres referred to in policies DM20 and DM21.**

<u>DM20 list of defined centres</u>	<u>DM21 list of defined district and local centres</u>
PC01 – Gentleman’s Walk	DC01 – Bowthorpe
PC02 – Castle Mall (levels 1 and 2)	DC02 – Drayton Road
PC03 – Chapelfield (main retail levels)	DC03 - Eaton centre
	DC04 - Plumstead Road
PR01 – Back of the Inns/Castle Street	DC05 - Aylsham Road/Mile Cross
PR02 – The Lanes East	DC06 - Earlham House
PR03 – St Stephen’s Street/Westlegate	DC07 - The Larkman
PR04 – Castle Meadow North	DC08 - Dereham Road/Distillery Square
PR05 – Chapelfield Plain	DC09 - Hall Road
PR06 – Timberhill/Red Lion Street	DC10 - Sprowston Road/Shipfield
SR01 – The Lanes West	
SR02 – Upper St Giles Street	LC01 - Hall Road/Trafalgar Street
SR03 – St Benedict’s Street	LC02 - Hall Road/Queens Road
SR04 – Elm Hill/Wensum Street	LC03 - Hall Road/Southwell Road
SR05 – London Street East	LC04 - Grove Road
	LC05 - Suffolk Square
LD01 – Magdalen Street/Anglia Square	LC06 - Unthank Road
LD02 - Riverside	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
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