

Report for Information

Report to Executive
7 January 2009
Report of Director of Regeneration and Development
Subject Planning Annual Monitoring Report 2007/8

7

Purpose

To inform members of the contents of the 2007/8 Local Development Framework Annual Monitoring Report and report back on key messages

Recommendations

That the action of the Executive Member for Sustainable City Development in agreeing the Annual Monitoring Report and its submission to the Government Office for the East of England be endorsed.

Financial Consequences

There are no financial consequences of this report

Risk Assessment

The Annual Monitoring Report has been submitted to the Government Office by the required deadline of 31st December 2008. There are no risks arising from this report to Executive.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority "Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future" and the service plan priority "to build a successful economic future for Norwich and secure sustainable growth".

Executive Member: Councillor Morrey - Sustainable City Development

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Background Documents

Local Development Framework Annual Monitoring Report 2007-08

Report

Norwich Local Development Framework Annual Monitoring Report 2007/8

1. Annual Monitoring Reports (AMRs) (a) give information about progress made on the Local Development Documents set out in Local Development Schemes and (b) highlight the range of development taking place locally and how that development is contributing to the implementation of the adopted development plan policies.
2. This AMR for Norwich reviews the year April 2007 to March 2008. Following its approval by members the AMR will be submitted GO-East before the required date of 31st December 2008.
3. During 2007 – 08 the amount of housing development under construction and completed in Norwich reached its highest level since the 1960s. In addition, industrial and office development was sharply up on the previous year and a number of major commercial and mixed-use schemes were approved. The slowing down of development as a result of the recent economic downturn did not emerge until after the monitoring period.
4. **Business completions and decisions:** Completions totalled 14,750 m², sharply up on the previous year. Industrial and warehouse units were completed at Yarefield Park (Old Hall Road), the former Livestock Market and Vulcan Road North. Major new offices were provided at Greyfriars Rose Lane and Centenary House, Palace Street. Over 7,000 sq m of office space was permitted.
5. **Business land:** No employment land was taken for non employment uses and 42.33 hectares of land remain available for development, though much of this, such as the Deal Ground, is highly constrained. The GNDP Employment Study identified the need to protect and intensify use of existing employment land to enable ambitious RSS job requirements to be met in the next two decades. There is sufficient office development in the pipeline to meet short term needs (Whitefriars, Duke's Wharf), but in the longer term at least 100,000 m² of additional high quality office space will be needed in the city centre. The City Council's Corporate Plan contains a short term objective to "protect economic development sites from being used for other land use purposes" but there is not yet sufficiently robust planning policy in place to achieve this in all areas.
6. **Housing completions:** 1040 homes were completed. This is the highest figure achieved in recent decades. Local and Structure Plan housing requirements have been met 3 years early, while this year's delivery is 48% above regional plan requirements. Completions are 11% above regional plan targets for 2001-08. Location and density (88 per hectare) patterns were highly sustainable: 63% of the dwellings were flats, many in the city centre, and 93% of dwellings were built on brownfield land, the highest yet achieved in Norwich. 291 affordable homes (28% of completions) were provided, the highest figure in the East of England. Major schemes were completed at Paper Mills Yard, Fishergate, Old Miller's Wharf, Greyfriars Road and the affordable housing replacement programme was completed in Earlham. The high rates of housing

7. Housing progress and permissions:

- 8. Retail trends and completions:** Norwich is ranked as 13th nationally in the 2008 Experian Retail Rankings and is a regional focus for retailing under the RSS. The retail core remains vibrant and has adjusted well to the introduction of Chapelfield. Overall vacancies were 5.2%, well below the national average and the same as in 2001, prior to the opening of Chapelfield. Primary centre vacancies were just 2.8%, but vacancies remain high in the Northern City Centre. There were relatively few new retail developments or approvals and retail floorspace fell very slightly.
- 9. Other major developments:** There were a number of educational developments, including three remodelled schools in Heartsease, Lakenham and Catton Grove and further expansion at the University campus. Other notable completions included the refurbishment of the Theatre Royal, the new hotel adjoining the Football club and the conversion of the EPIC media centre on Magdalen Street. These help to achieve local and regional plan aims to promote the media, cultural, educational and tourism sectors in Norwich.

Conclusion

10. This report and Appendix 1 was reported to the Local Development Framework Working Party on 8th December 2008 for discussion. Following that meeting and taking account of those discussions, the Portfolio holder for Sustainable City Development gave his approval to officers to submit the Annual Monitoring Report for 2007/8 to the Government Office. Authority for him to approve it in consultation with the Director of Regeneration and Development was delegated by Executive at its meeting on 26th November 2008.

**NORWICH LOCAL DEVELOPMENT
FRAMEWORK**

ANNUAL MONITORING REPORT

2007-08

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1. INTRODUCTION

- 1.1 This is the fourth Annual Monitoring Report (AMR) for Norwich. The Planning and Compulsory Purchase Act 2004 requires AMRs to (a) give information about progress made on the Local Development Documents set out in Local Development Schemes and (b) highlight the range of development taking place locally and how that development is contributing to the implementation of the adopted development plan policies.
- 1.2 This AMR for Norwich reviews the year April 2007 to March 2008. It:
- provides an overview of development which has taken place;
 - comments on significant planning applications decided during the year;
 - highlights major developments which are expected to be implemented in future years
 - looks at how approved development implements the City of Norwich Replacement Local Plan (adopted November 2004).
- 1.3 Since the start of the present Local Plan in 2001 Norwich has experienced a period of major change through new development and urban regeneration. This is set to continue and accelerate in response to the designation of Norwich as a New Growth Point by the Department for Communities and Local Government in October 2006. The East of England Plan confirms the importance of the greater Norwich area as a focus for growth and proposes significant new housing and employment over the next twenty years. To help deliver this, Norwich City Council, Broadland Council, South Norfolk Council, Norfolk County Council and the Broads Authority have formed the **Greater Norwich Development Partnership** (GNDP). GO-East and the East of

England Development Agency (EEDA) are also supporting this. A key part of the work of the GNDP is to prepare the strategic planning framework for the area, the **Joint Core Strategy**. This is described in more detail in Section 2. A number of issues highlighted in this AMR will have implications for greater Norwich and the Joint Core Strategy and these are brought out at key points in the text.

- 1.4 Despite these expectations for major growth, the second half of 2008 saw the knock-on effects of the global “credit crunch” and anticipated recession beginning to manifest themselves in Norwich as they have elsewhere. This was shown in particular by a sharp downturn in housing development activity in response to falling demand. In turn this has meant many intending developers have had to reappraise the potential and expected delivery timescales of permitted and emerging development sites, both residential and non-residential. However, the full implications of the downturn had yet to emerge during the period covered by this AMR. During the year April 2007 – March 2008 the amount of housing development under construction in Norwich reached an unprecedented high level, industrial and office development was sharply up on the previous year and major commercial and mixed-use schemes continued to come forward for approval.

Contextual Changes – National and Regional Policies

- 1.5 In the monitoring period 2007-08 there were a number of changes to national and regional policies which affected Norwich. For more detailed information about national planning policies and guidance, see www.communities.gov.uk/planningandbuilding/planning/. General information about regional planning can be found at www.eera.gov.uk. The adopted regional plan for the East of England (see below) is available at www.gos.gov.uk/goeast/planning/regional_planning/.
- 1.6 A new Planning Bill was introduced in November 2007. The Bill focuses mainly on a new system for approving major infrastructure of national importance. Of local significance are:

- A new Community Infrastructure Levy to finance infrastructure needed as a consequence of new developments will be implementable in the near future;
- Proposals for planning appeals for minor developments are to be heard by a panel of local councillors rather than by a planning inspector.

PPS1 Supplement, Planning for Climate Change

- 1.7 This is a supplement to PPS1, which provides overarching planning policies for sustainable development. It sets out how local planning authorities can contribute to reducing carbon dioxide emissions, stabilise climate change and take into account unavoidable consequences such as flooding and drought.
- 1.8 The PPS Supplement encourages renewable, low carbon or decentralised energy generation and promotes sustainable buildings. This is supported through the Regional Spatial Strategy, adopted just after the period covered by this AMR in May 2008. It requires 10% of energy on major developments to come from sustainable sources and in Norwich there is a Replacement Local Plan requirement that such major developments should provide an Energy Statement. Work is now being done on implementing and monitoring this policy more effectively, potentially through the purchase of dedicated computer software.
- 1.9 Related to this, in February 2008 the government confirmed the Code for Sustainable Homes to be mandatory from May 2008. The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level and replaces EcoHomes. More recently, the government has also announced the intention to introduce a similar code for relevant non domestic development.
- 1.10 The Greater Norwich Development Partnership has produced a low carbon advice note in light of recent guidance concerning climate change.

Consultants have been employed to provide the evidence base for emerging Joint Core Strategy policy on sustainable energy generation and building designs. This follows the advice set out in the draft companion guide to the PPS1 supplement for doing such studies.

PPS12 Local Spatial Planning

- 1.11 PPS12 was published just after the AMR period, in June 2008. It explains what local spatial planning is, sets out what the main elements of local spatial plans are and the key government policies on how they should be prepared. As such, it has affected the Joint Core Strategy's timetable (see 2.7) and will directly affect the preparation of all forthcoming Local Development Framework documents, by effectively amending the "Preferred Option" stage of plan making (see 2.10).

Draft Planning Policy Statement (PPS) 4: Planning for sustainable economic development

- 1.12 Draft PPS4 is in part a response to the Barker Review of Land Use Planning and the Planning White Paper, which set out proposals to make the planning system more responsive to economic development. The aim of draft PPS4 is to encourage local authorities to plan effectively and proactively for economic growth and to achieve a proper balance between economic opportunities and environmental and social considerations.
- 1.13 Draft PPS4 advises that planning authorities should avoid designating sites for single uses or restricting them to particular use classes. If there is no reasonable prospect of a site being developed in the plan period, wider employment uses, or alternative uses, such as housing, should be considered.
- 1.14 The Greater Norwich Employment Growth and Sites and Premises Study (the Employment Study) has shown that, given the need to create 35,000 new jobs in Greater Norwich between 2001 and 2012, it is very unlikely that any employment sites in the city will become surplus to requirements and recommends that most areas so designated should continue to be protected against other forms of development. Indeed, intensification of uses, particularly in the city centre, will be necessary. In the GNDP area as a whole, significantly more employment land and premises will be required.

Regional Spatial Strategy

- 1.15 The **East of England Plan (Regional Spatial Strategy)** was adopted just after the monitoring period, in May 2008. It continued the policy approach for Norwich set out in the earlier drafts. The major policy implications for Norwich are:
- Confirming the status of Norwich as a Key Centre for Development and Change (and its designation as a New Growth Point), the RSS requires employment growth of 35,000 for the greater Norwich Area with the aim of achieving a more sustainable balance between workers and jobs, and a new housing target of 33,000 for the Norwich Policy Area (of which a minimum of 14,100 will be in Norwich);

- a Regional Transport Strategy (as part of the plan), which seeks to minimise the environmental impact of travel by reducing the need to travel and achieving an eventual reduction in traffic on the region's roads, encouraging the use of sustainable modes of transport and widening choice of travel modes. Norwich is identified as a 'regional transport node', to which accessibility should be promoted;
- regeneration priorities, of which Norwich is one, with a focus on the built heritage and on economic growth;
- protection of the distinctive historic built environment, requiring good quality of design and sustainable construction methods, including a requirement that all major developments should include sustainable energy sources;
- protection and enhancement of the region's natural environment, including its biodiversity, while minimising the risks of flooding.

1.16 The plan requires joint working in the preparation of local development documents. This is being achieved through the emerging Joint Core Strategy covering Norwich City, Broadland and South Norfolk District areas, its preparation overseen by the Greater Norwich Development Partnership. Progress on the Joint Core Strategy is outlined in section 2 below.

The East of England Regional Spatial Strategy Single Issue Review: Planning for Gypsy and Traveller Accommodation in the East of England

1.17 The East of England Regional Assembly (EERA) began the development of the draft RSS Single Issue Review on Planning for Gypsy and Traveller Accommodation in the East of England during the monitoring period. The implications for Norwich are set out at paragraph 4.8 below.

Management of the Local Development Framework (LDF) Process

1.18 Systematic procedures are in place within the Council which will ensure efficient and effective project management of the Local Development Framework programme and the preparation of the individual planning documents within it. Permanent project teams have already been set up to oversee the preparation of those planning documents likely to raise particularly complex planning issues (in particular the Northern City Centre

Area Action Plan), whilst the Greater Norwich Development Partnership has established a steering group of officers from the participating planning authorities to take forward work on the Joint Core Strategy.

- 1.19 This project team approach has been introduced for all planning documents in the LDF programme. This ensures that each Local Development Document has an agreed lead officer and project timescale; progress can be regularly monitored through monthly highlight reports; any problems and resourcing issues likely to cause slippage in the timetable can be readily identified and any remedial action taken.
- 1.20 Officers across other Council services – and stakeholders outside the Council where appropriate – are involved in preparing documents at the earliest practicable stage and consultation with the public and other agencies is carried out according to the protocol set out in the council's adopted Statement of Community Involvement.
- 1.21 The Council is also using the Planning Advisory Service's "soundness self-assessment toolkit" as a way of monitoring the process of document preparation to ensure that all regulatory matters are considered and all the tests of soundness are covered. The toolkit was revised in November 2008.
- 1.22 To ensure political accountability, all Local Development Documents brought forward through the LDF process (as well as the AMR itself) are reported to the Local Development Framework Working Party – a small group of elected members formed to consider, discuss and provide an input into these documents at key stages of preparation and consultation. Following consideration by the Working Party, documents are then referred on to the Council's Executive for approval, provided they are consistent with the Council's overall strategy and with other corporate policy statements. Where documents are likely to influence the direction of City Council policy at a strategic level, approval must be sought from the whole Council – as will be the case with the emerging Joint Core Strategy.
- 1.23 The preparation of AMRs each year requires that detailed data about approved and completed development can be readily extracted from the Council's systems and analysed systematically. There is considerable scope to

streamline monitoring practices and improve the quality of data feeding into the AMR. To this end the Norfolk planning authorities are developing their monitoring capability by adopting a joint, county-wide online monitoring system (using common reporting tools and procedures). Resourcing issues affecting several local authorities have delayed the implementation of this system (originally programmed for April 2007), but should enable a much broader range of data to be gathered from which to report on policy performance when the system becomes fully operational in 2008/9.

Key Challenges for Planning in Norwich

- 1.24 During 2007 – 08 the amount of housing development under construction and completed in Norwich reached its highest level since the 1960s. In addition, industrial and office development was sharply up on the previous year and a number of major commercial and mixed-use schemes were approved. The slowing down of development as a result of the recent economic downturn did not emerge until after the monitoring period.
- 1.25 Following the award of New Growth Point Status in October 2006, the key challenge for the City Council is to ensure that the recent high levels of development within Norwich reported in this AMR can be returned to as soon as the present economic slump reverses. This development is required to deliver the housing and economic growth across the greater Norwich area proposed in the East of England Plan. The Plan designates the Norwich area as a 'Key Centre for Development and Change' making provision for 33,000 new homes (1650 per year) and 36,000 new jobs over the period 2001 to 2021. The Plan recognises Norwich's status as "a major economic driver for the county, and a visitor destination of international importance".
- 1.26 It is also incumbent on the Council as local planning authority to ensure that the form of such development is sustainable, responsible, well-designed and consistent with the Council's strategy in other respects. It should also support and enhance the special heritage and environmental character of Norwich and provide for an appropriate mix of development which is well-related to existing services and meets the economic needs of the city.
- 1.27 There are particularly complex challenges associated with the delivery of the growth agenda, whose success depends on maintaining effective working relationships with neighbouring local authorities (principally through the

Greater Norwich Development Partnership) and on harnessing the expertise of outside agencies to identify and deliver the specific investment and infrastructure needed to support the level of growth proposed. A number of key Norwich area studies have been completed and/or commissioned during the last monitoring year, detailed in section 2.

- 1.28 The evidence base from the studies will show what constraints need to be overcome to ensure that Norwich can accommodate a significant element of growth and new development in the wider area, whilst encouraging sustainable accessibility and ensuring that the city's historic character and environmental assets can be protected.

2. LOCAL DEVELOPMENT SCHEME – IMPLEMENTATION AND SLIPPAGE

- 2.1 The Norwich Local Development Scheme (LDS) is the City Council's approved programme and timetable for the preparation of those individual planning documents which will make up the Local Development Framework. The LDS was last updated in June 2007 following approval of a revised version by the Government Office for the East of England (GO-East). The 2006-07 AMR, which was published in December 2007, set out revised timescales for many of the documents. The latest version of the Local Development Scheme and the 2006-07 AMR are both available via the Local Development Framework page on the City Council's website at www.norwich.gov.uk.
- 2.2 The AMR is required to review progress in both preparing these local development documents and achieving the milestones set out in the published LDS. This latest report assesses the period April 2007 to March 2008, indicates whether or not those targets have been achieved and shows any slippage in the LDS timetable. For the most up-to-date picture any changes in the implementation of the LDS up until November 2008 have been included.

Development Plan Documents

Joint Core Strategy

- 2.3 The Joint Core Strategy (JCS) which is being prepared by Norwich City, Norfolk County, Broadland and South Norfolk Councils, is a key part of the LDF work programme. Much of the work for the Joint Core Strategy involves planning for growth over a twenty year timescale 2006-2026, and thus extends 5 years beyond the end date of the East of England Plan (2021). This enables the Core Strategy to be more readily aligned with the recently commenced early review of that Plan.

- 2.4 A key part of the New Growth Points work has been to commission the broad range of background studies necessary to support the Greater Norwich development programme and to inform the Joint Core Strategy, engaging specialist consultants to carry out this work where necessary. The following studies were reported as being complete in the 2006-07 AMR:

- **Housing Needs Study**
- **Retail and Town Centres Study**
- **Growth Infrastructure Study**
- **Water Cycle Study** (stage1)
- **Green Infrastructure Study/Strategy and Action Plan**

The following additional studies were completed during 2007/08:

- **Employment Growth and Employment Sites and Premises Study** (May 2008)
- **Norwich Open Space Needs Assessment** (December 2007)
- **Strategic Flood Risk Assessment** (Stage 1, November 2007)

The following studies are in progress, or shortly to be commenced:

- **Strategic Housing Land Availability Assessment** (early stages undertaken in-house, final 'Stage 7' consultants' viability study in progress, to report January 2009)
- **PPS1 Energy Study** (in progress)
- **Strategic Flood Risk Assessment** (Stage 2 consultants to be appointed)
- **Water Cycle Study** (Stage 2 in progress)

- 2.5 The 2006-07 AMR reported that in the spring of 2007 a series of topic papers were prepared and published to explain the context and background to the Joint Core Strategy and define (for each topic) a number of issues for discussion. The Topic Papers were intended to inform debate at a series of evidence-gathering workshops held during June and July, to which key stakeholders and specialists in the Norwich area were invited.

- 2.6 The Issues and Options document was consulted on between November 2007 and February 2008. The full Issues and Options report was sent to all statutory consultees (some 350 in total), and a summary leaflet version of the Issues and Options report was sent to every home in the GNDP area. In total 41 exhibitions were held at 30 venues across the GNDP area. Consultants were appointed to ensure that a variety of hard-to-reach groups had the opportunity to get involved in the consultation and a variety of specific meetings were held with stakeholders and other interested parties.

2.7

Joint Core Strategy Milestones

<i>Activity</i>	<i>Target</i>	<i>Actual/Expected</i>
Commencement	January 2007	January 2007
Prepare Issues and Options and Consult	Feb 07 to Dec 07	Mar 07 to Feb 08
Prepare Preferred options document	Dec 07 to July 08	Commenced Feb 08 - Stage removed under new regulations introduced in June 2008
Prepare Technical Consultation Regulation 25 and consult	N/A	June 08 - Sept 08
Further Regulation 25 consultation	N/A	Jan 09- Feb 09
Publication		June 09
Submission		Sep 09
Adoption		April 09

- 2.8 The intention was that the Issues and Options consultation would be followed by a 'Preferred Options' document which would be issued for consultation in the late summer/autumn of 2008. Work had already begun on this document when, in June 2008, new regulations governing the plan-making process came into force with PPS12, removing the preferred options stage. Instead the new regulations required authorities to consult 'specific' and 'general' bodies on what the 'content' of the strategy should be. Therefore the Greater Norwich Development Partnership took the decision to carry out a Technical Consultation under Regulation 25 to seek guidance from technical consultees as to whether the approach taken is one they support, and whether different

options for accommodating major growth in the Norwich area could be made to work in practical terms. Because a large scale public consultation exercise had been undertaken only a few months earlier, the GNDP took the view that there would be limited value in consulting individuals again at this stage.

- 2.9 Around 180 responses were received during this consultation and these are currently being analysed. A further public Regulation 25 consultation is scheduled to take place during January and February 2009 and this will put forward the single option for accommodating major growth in the Norwich area. Good progress has been made on the Joint Core Strategy work and despite this extra consultation period, it remains broadly on target, with the anticipated adoption date being April 2010.

Site Allocations DPD

- 2.10 The Site Allocations DPD (or Plan) is a site-level representation of the Joint Core Strategy's aspirations, showing how these are to be achieved on the ground through more detailed policies for individual sites and areas. Because of the timing of the legislative changes affecting the Joint Core Strategy timetable, progress on the Site Allocations DPD – which is directly dependent on it – has in turn been delayed. In addition, work on the DPD cannot be progressed beyond a preliminary stage without detailed information from the Strategic Housing Land Availability Assessment on the viability of housing sites for development. This final stage of the study is now underway, as noted in Paragraph 2.4 above.

- 2.11 Project planning for the Site Allocations Plan commenced in October 2008. It will be prepared under the requirements of PPS12. Therefore it will not include “Issues and Options” and “Preferred Options” stages, but will instead have Consideration is being given as to whether a further study is required to assess the potential for intensifying the use of sites and increasing the density of development within certain parts of the city centre and other locations. Its purpose would be to ensure that the high levels of housing, retail, leisure and employment growth required for Norwich in the RSS and the draft Joint Core Strategy can be directed to the most appropriate locations, with minimum detriment to the historic character, environment and amenity of the City.

- 2.12

Site Allocations DPD Milestones

<i>Activity</i>	<i>Target</i>	<i>Actual/Expected</i>
Commencement	December 2008	December 2008
Prepare Draft Plan	Jan 09 to Sept 09	
Underatke Regulation 25 consultation	Oct 09 to Nov 09	
Prepare second draft plan		
Consultation on second draft plan	Jun 10 – July 10	
Publication		
Submission		
Adoption		

City-wide Development Control Policies DPD

- 2.13 The City-Wide Development Control Policies DPD will provide more detailed, generic policies to complement, and be prepared alongside, the Site Allocations DPD. The 2007 LDS showed that production of this document was likely to start at the end of 2008. As was the case with the Site Allocations Plan, commencement of this document has been postponed as a result of delays in the overall Joint Core Strategy timetable. It is now expected that the DPD will commence in mid 2009.

Northern City Centre Area Action Plan

- 2.14 The area of Norwich city centre north of the River Wensum is a focus for major change. Several key regeneration sites will be considered for redevelopment over the next ten years, including the extensive core zone comprising the Anglia Square shopping centre and the central part of Magdalen Street. A Stakeholder Forum with representatives from the local community, landowners, businesses and services has been set up in order to ensure continuous engagement throughout the process.
- 2.15 The 2006-07 AMR reported that public consultation on the Preferred Option commenced in November 2007 (one month later than planned) and it was expected that a draft plan could still be submitted to the Secretary of State in the Spring of 2008.
- 2.16 In the event the Preferred Options consultation was extended until February 2008 as the consultation had to be re-advertised. Also, due to changes in the planning regulations introduced in June 2008, the submission report for the Northern City Centre Area Action Plan must now be subject to a pre-submission consultation. This is due to take place in December 2008/January 2009. This stage is not a full public consultation but allows people to make representations about whether the plan is 'sound'. Any representations will be submitted to the Secretary of State along with this plan and associated documents in early to mid 2009. A public examination will be held (probably in mid/late 2009), by an inspector appointed by the Secretary of State. Depending on the number of representations and issues the inspector has to consider and the length of the examination, it is anticipated that the document can be formally adopted by the City Council in late 2009 or early 2010.

- 2.17 The milestones for the Northern City Centre Area Action Plan are set out in the following table:

Northern City Centre AAP Milestones

<i>Activity</i>	<i>LDS Target</i>	<i>Actual/Expected</i>
Commencement	November 2005	November 2005
Preparation of Scoping Report for Sustainability Appraisal	November 2005- July 2006	November 2005- July 2006
Reg.26 Public Participation on Issues and Options	July 2006	July 2006
Consultation on Preferred Option (Draft Plan)	October- November 2007	November 2007- February 2008
Pre-submission consultation	N/A	December 2008- January 2009*
Reg.28 Submission to Secretary of State	April 2008	Early/mid 2009*
Pre-Examination Meeting	September 2008	Mid 2009*
Commence Public Examination	November 2008	Mid/late 2009*
Adoption	August 2009	Late 2009-early 2010*

* Projected date

Norwich Research Park/UEA Joint Area Action Plan

- 2.18 The decision has been made not to proceed with this document at this stage due to ongoing consideration of the Norwich Research Park “vision” and the University of East Anglia development strategy that will be used to inform future planning of the area. There is still a commitment to produce a Joint Area Action Plan with South Norfolk, but it is unlikely that work on this document can now commence until summer 2009 at the earliest.

Supplementary Planning Documents

- 2.19 Supplementary Planning Documents (SPDs) provide more detailed interpretation of area-wide planning policies on particular topics in the City-wide Development Control Policies DPD, or (as Planning Briefs) may give detailed guidance on the development of individual sites identified in the Site Allocations DPD.

- 2.20 In the last monitoring year (2007-08) the Council formally adopted one Supplementary Planning Document on *Trees and Development* (October 2007). This was reported in the 2006-07 AMR.
- 2.21 All the SPDs already prepared – and many now planned – interpret existing policies in the adopted City of Norwich Replacement Local Plan. Some of the proposed SPDs are revised and updated versions of older Supplementary Planning Guidance prepared under the previous planning system, others require a more thorough review to incorporate changes in the national and local policy context (e.g. the Affordable Housing SPD). Both Planning Briefs described here will be new documents and are considered first.
- 2.22 The East Norwich Regeneration Area Planning Brief will be prepared for key regeneration sites east of the City centre (the Deal Ground and Utilities sites, both allocated for development in the City of Norwich Replacement Local Plan). The Brief area includes a small parcel of land in South Norfolk and a more substantial area within the Broads Authority, and its preparation will be a joint exercise with those authorities
- 2.23 Over the past two years a number of studies have been carried out to provide the evidence base necessary to produce a robust and deliverable planning framework for the sites. These include the Buro Happold Initial Options Appraisal (funded by EEDA), and more recently a number of CLG-funded studies which were managed under the Greater Norwich Development Partnership (GNDP). Funding is currently being sought for further necessary work, including intrusive site investigations. Once the evidence base is complete, a planning framework will be developed to guide the regeneration of the sites and the wider East Norwich area. Dependent on funding to complete the evidence base, the planning framework should be completed during 2009.

East Norwich Regeneration Sites Planning Brief Milestones

<i>Activity</i>	<i>LDS Target</i>	<i>Actual/Expected</i>
Commencement	Programme to be determined when constraints and viability issue can be overcome.	No change at present.
Regulation 17 Public Consultation on Draft SPD		
Adoption		

- 2.24 The Rose Lane and Mountergate Planning Brief was programmed provisionally in the 2007 LDS for consultation in November-December 2007 and adoption in February 2008. It was reported in the 2006-07 AMR that the production of the Brief was temporarily suspended in 2006 to enable further work to be carried out to assess options and capacity for public car parking in this part of the City centre in the context of the Council's car parks business plan. Furthermore additional work to investigate the scope for a partnership approach to redevelopment has further delayed the programme.
- 2.25 The Brief area is proposed to be extended to take in land and premises on the east side of Mountergate including the Hotel Nelson, Charles House, Wensum House and Baltic House, plus the office buildings fronting Rose Lane.
- 2.26 It had been agreed to recommence work on the brief in 2008 with Asset and City Management taking a key role (to reflect our status as major landowner) and Planning leading on the production of the Brief, with the involvement of Economic Development. There is however, unlikely to be staff capacity to progress work on this document until the start of the 2009/10 financial year at the earliest.

Rose Lane/ Mountergate Planning Brief (SPD) – Milestones

<i>Activity</i>	<i>LDS Target</i>	<i>Actual/Expected</i>
Commencement	May 2005	May 2005
Regulation 17 Public Consultation on Draft SPD	September 2007.	To be determined
Adoption	December 2007.	To be determined

- 2.27 The Transport Contributions SPD had been published in draft for consultation in February 2006 and adoption was originally expected in May 2006. A further round of consultation was felt to be necessary to seek a view on revised levels of transport contributions for residential development schemes, the method of calculation for which had changed compared with previous guidance. In view of current uncertainties affecting development viability in general, we are currently considering whether or not to proceed with such a re-consultation, and if not, how best to take forward this document.

Transport Contributions from Development SPD – Milestones

<i>Activity</i>	<i>LDS Target</i>	<i>Actual/Expected</i>
Commencement	July 2005	July 2005
Regulation 17 Public Consultation on Draft SPD	February-March 2006	Consider whether additional consultation needed
Adoption	August 2007	To be determined

- 2.28 The Affordable Housing SPD (interpreting Policy HOU4 of the City of Norwich Replacement Local Plan) will incorporate significant revisions to current 2002 guidance following the changes to national planning policy on affordable housing introduced by the revised PPS3 in 2007. The draft SPD was published for consultation in June 2008 and adoption was planned for October; however in light of the precedent set by the Blyth Valley case, its adoption has now been postponed. This important legal ruling means that local authorities cannot simply revise their affordable homes policy in line with national guidance – they must have up-to-date evidence to show that a proposed new policy would be appropriate to local circumstances and would be viable in the local housing development market. Such a study for Norwich will be undertaken by consultants to be appointed shortly, to inform a future, amended version of the SPD.

Affordable Housing SPD – Milestones

<i>Activity</i>	<i>LDS Target</i>	<i>Actual/Expected</i>
Commencement	October 2006	October 2006
Regulation 17 Public Consultation on Draft SPD	September-October 2007	To be determined
Adoption	December 2007	To be determined

- 2.29 The decision has been taken that a separate Planning Obligations SPD will not now be produced. Instead an online tool is being developed to raise awareness of the various S106 requirements that the Council applies and to

enable developers to easily calculate the total amount of planning contributions payable for different types of development.

- 2.30 National policy on flood risk (PPS25) has now replaced local flood risk policies and consequently an SPD on Flood Risk and Development is no longer needed. In addition the Strategic Flood Risk Assessment has been undertaken. A stage 2 flood risk assessment will be commissioned to inform the Site Allocations DPD.
- 2.31 The City Council is commissioning a masterplan for the St. Stephen's Street area of the City Centre, which will ultimately be adopted as a Supplementary Planning Document. The area is an important focus for office-based employment and retail activity but many of the buildings are obsolete and it therefore presents opportunities for major new commercial development, environmental enhancement and improved pedestrian links to the bus station and within the primary shopping area.

St. Stephen's/Westlegate Planning Brief - Milestones

<i>Activity</i>	<i>LDS Target</i>	<i>Actual/Expected</i>
Commencement (phase 1 outline masterplan)	N/A	November 2008
Public Consultation on outline masterplan	N/A	May 2009
Submission of outline masterplan	N/A	July 2009
Commissioning (phase 2 full masterplan)	N/A	Sept 2009
Adoption	N/A	December 2008

- 2.32 Other Supplementary Planning Documents included in the 2007 LDS are timetabled for production beyond 2008 and will involve a joint approach with adjoining authorities. The *Biodiversity SPD* will interpret policies in the Joint Core Strategy, whilst the *Norwich Airport Masterplan and Planning Brief* will be undertaken as a joint exercise with Broadland District Council and the Airport. The programme for these documents remains to be determined. Proposals for a *Managed Release of Housing Sites SPD* included in the 2007 LDS are now unlikely to be pursued, since a requirement for the managed

release of development sites across district boundaries has not been demonstrated (and may in any case be made unnecessary by the impending local government boundary review).

**LOCAL DEVELOPMENT SCHEME FOR NORWICH, 2008-2011
DEVELOPMENT PLAN DOCUMENTS PROGRAMME**

Document	2008												2009												2010															
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
Adopted Replacement Local Plan	saved policies (selected)																																							
Statement of Community Involvement																																								
DEVELOPMENT PLAN DOCUMENTS																																								
Joint Norwich Area Core Strategy	C	C																		S																				
Site Allocation Plan and Proposals Map												**																												
City-wide Development Control Policies																		**																						
Northern City Centre Area Action Plan	C	C																		S																				
Norwich Research Park / UEA Area Action Plan																																								
Proposals Map - JCS																																								
Proposals Map - Site Allocations																																								

Document	2011												2012												2013														
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Adopted Replacement Local Plan	saved policies (selected)																																						
DEVELOPMENT PLAN DOCUMENTS (contd)																																							
Joint Norwich Area Core Strategy																																							
Site Allocation Plan and Proposals Map			EX	IR	A																																		
City-wide Development Control Policies									S									EX																					
Northern City Centre Area Action Plan																																							
Proposals Map - JCS																																							
Proposals Map - Site Allocations																																							

KEY

Commencement of DPD/SPD process
 Consultation on Issues and Options (JCS only)
 Consultation on preferred option (NCCAAP only)
 Prepare Draft Plan
 Regulation 25 consultation
 Production of Submission Document
 Consultation on Site Allocation Responses (Reg 32)

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Public consultation
 Submission to Secretary of State (+ Public Consultation)
 Pre-Examination Meeting
 Examination in Public
 Inspector's Report
 Adoption
 Proposals Map Amended

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LOCAL DEVELOPMENT SCHEME FOR NORWICH, 2008-2011 SUPPLEMENTARY PLANNING DOCUMENTS PROGRAMME

Document	2008												2009												2010											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
SUPPLEMENTARY PLANNING DOCUMENTS																																				
Affordable Housing																																				
St Stephens masterplan																																				
Biodiversity SPD																																				
Rose Lane/ Mountergate Planning Brief																																				
East Norwich Regeneration Sites Brief																																				
Managed release of housing																																				
Norwich Airport Brief (Joint)																																				

KEY

Commencement of DPD/SPD process

Production of Submission Document

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Adoption

SPD Consultation

A



3. POLICY PERFORMANCE

3.1 This section of the AMR reviews developments given planning permission and schemes completed during 2007-08. It assesses to what extent the new development being achieved in Norwich is consistent with the policies and objectives in the adopted Local Plan and the emerging Joint Core Strategy, and shows (for particular types of development) whether planning decisions and recorded completions were in line with national and local monitoring targets. These targets are set out in detail in Annex 1 of this report and comprise

- (a) Statutory “Core Output Indicators”: are standard measures prescribed by central Government for inclusion in these reports (e.g. the proportion of new housing completed on previously developed land);
- (b) Local Plan Targets – specific local indicators included in the City of Norwich Replacement Local Plan against key policies to gauge whether these are being implemented successfully.

About Core Output Indicators

3.2 The Government’s Core Output Indicators must be reported in all AMRs. They have been revised and simplified for 2008, but still represent a substantial range of statistical data which local authorities must have the means to collect and analyse efficiently and accurately. Core Output Indicators are intended to provide standardised information about aspects of business and residential development in local authority areas as well as some indicators seeking to measure environmental quality. In addition to the statutory indicators the City Council has set its own targets by which to measure the implementation of particular policies in the adopted Local Plan. These are in some cases similar measures to the Core Output Indicators, but they have different implications – the Government indicators are mostly quantitative measures (completed commercial floorspace, completed dwellings), while the City Council’s indicators mostly assess the effect of

planning decisions made through the development control process. The results for 2007-08 are presented in Annex 1.

- 3.3 More systematic monitoring has enabled more complete and comprehensive information to be collected for the AMR this year than previously. However, a small number of indicators remain unmeasured – in particular the new indicator H6 (Building for Life Assessments) seeking to measure design quality in new housing, which requires planning services to devote significant resources and introduce new procedures to capture information systematically and effectively. Implementation of the new County-wide online development monitoring system in 2008 will help to resolve the outstanding problems with collection and collation of data across a range of indicators.

Business Development – Completions (Core Output Indicators BD1, BD2)

- 3.4 A total of 14,750 sq.m of new business floorspace was completed in Norwich in 2007-08, the majority on allocated employment land. Take up of land totalled 3.62 hectares, as against 4.62 hectares in 2006-07. In contrast to the previous year, when 3.6 hectares of employment land were lost to retail use, all recorded development on employment land was for B class business use.
- 3.5 Around half was accounted for by new development at Yarefield Park (the former Abattoir site, Old Hall Road, allocated in the Local Plan under Policy EMP11). Further industrial and warehousing development occurred at Vulcan Road North and, in the city centre, new offices at Greyfriars, Rose Lane. Business completions outside employment areas have only been monitored systematically for the city centre, significant new office development also occurring at Centenary House, Palace Street (4,223 sq.m); 64-66 Westwick Street (970 sq.m) and a smaller scheme at 6-12 St Andrews Street (166 sq.m) – albeit occupied as A2 offices. 92.5% of business completions were on previously developed land. The quantum of floorspace completed last year was sharply up on 2006-07 levels, when just 2,107 sq.m were recorded as complete.
- 3.6 Building Inspector's records show additional business floorspace completed in the past year through the installation of internal mezzanine floors in premises at Frensham Road and Europa Way (neither of which required planning permission), as well as internal subdivision of a large industrial

building at Burnet Road into three smaller units. These trends indicate a response by the market to demand for well-located, high quality office and industrial space, as well as more flexible use of existing floorspace and of established firms opting to expand in situ rather than relocating – perhaps as a result of the restricted choice of development land and premises highlighted in the recent Employment Growth and Sites and Premises Study.

Business Development – Net Employment Land Available (Core Output Indicator BD3)

- 3.7 As at 1 April 2008 a total of **42.33 hectares** of employment land [to be confirmed] was identified for development for employment purposes (uses in Class B of the Use Classes Order), comprising 5.16 hectares of land with planning permission (or under development) and 37.17 hectares allocated for employment purposes without permission. An additional 0.17 hectare is identified specifically for employment development in the emerging Northern City Centre Area Action Plan (at Peacock Street).
- 3.8 Aside from the Livestock Market and a small allocated site at Hurricane Way, there is virtually no serviced land in the City available for immediate development. The great majority of the land identified for future development is now either subject to significant constraints (Deal Ground and Utilities sites), in the control of large companies and unlikely to be available for release in the short term (Bayer Cropscience, Smurfit Kappa); or both.
- 3.9 It should be noted that (aside from Anglia Square and Smurfit, Whitefriars which are existing Local Plan allocations) no account is taken in these figures of the emerging mixed use allocations in the Northern City Centre Area Action Plan, many of which are intended to provide for a significant quantum of office floorspace in new development. Similarly, the proposed Rose Lane Planning Brief and St Stephens Masterplan, together with the recently approved Dukes Wharf office scheme at Duke Street, are expected to provide for large scale office development meeting much of the forecast employment growth in the office sector identified as necessary in the emerging Joint Core Strategy. The recently completed Employment Growth Study indicates in particular that around 100,000 sq.m of office floorspace in and adjacent to the city centre will be required to support this level of growth.

3.10 Notable permissions for new business space granted in the monitoring period include:

- Erection of a B1/B8 unit at Plot EM6 Barnard Road, Bowthorpe (6,127 sq.m) – under construction.
- Erection of ten industrial units at Diamond H Controls, Vulcan Road North (12,890 sq.m)
- Change of use of surplus stadium space at the Jarrold Stand, Norwich City Football Club to offices for Broadland Housing Association (2,788 sq.m) - implemented
- Erection of three-storey building for B1 office use at the Bus Station, Surrey Street (841 sq.m)
- Change of use from language school to B1 offices at Bowthorpe Hall, Bowthorpe (1,487 sq.m)

3.11 An additional 2315 sq.m of office space was permitted in small schemes in the City centre and on defined employment areas. The year also saw the approval of one of the first housing developments in Norwich to include live-work units, at Armes Street.

3.12 The number of proposals for new business development coming forward point to a steady demand for new, high quality office, industrial and warehousing space which cannot, by and large, be accommodated by adapting the existing floorspace stock, much of which is increasingly dated and unsuitable for modern requirements. With the recent completion of new offices at Palace Street, the impending approval of the Dukes Wharf scheme and work well advanced on the first phase of the redevelopment at Barrack Street, there is an identified pipeline of new city centre office schemes to meet demand in the short term. In the longer term the need to deliver high quality employment opportunities in the City centre will require significant new office-led development allocations and much stronger policy protection for existing premises outside defined employment areas, for which there is no Local Plan policy at present. .

- 3.13 The lack of strong protection in planning policy for City centre office buildings (other than those located in areas specifically allocated for office development) has been an issue of growing significance this year. The City Council's Corporate Plan contains a short term objective to "protect economic development sites from being used for other land use purposes" but does not yet have sufficiently robust planning policy in place to achieve it in all areas. Where long term vacant office buildings are clearly not attracting tenants and with no prospect of them being redeveloped for commercial office use in the foreseeable future, there is little to prevent them being converted and reoccupied for other beneficial uses if those uses are otherwise acceptable in planning terms. Recent examples where office premises have been approved for other purposes include St Andrews House, St Andrews Street (educational use for Norwich City College as a training centre for the financial services sector), Horsefair House St Faiths Lane (educational use for Norwich School); 60 St Faiths Lane (apart-hotel use) and, more recently, Temple House St Vedast Street (conversion to budget hotel).
- 3.14 To support longer term job growth, the Employment Growth and Sites and Premises study concluded not only that 100,000 sq.m of new office space is required in the City centre, but that an additional 250 hectares of new land allocations for employment purposes would be needed in the Greater Norwich area by 2021. With both this report and the Study showing a restricted (and steadily diminishing) supply of ready-to-develop employment land in the City and the wider area, the priority for the City Council and its partners in the Greater Norwich Development Partnership will be to protect, promote and enhance the best quality employment areas and safeguard them from other forms of development, whilst ensuring that new office development can be attracted and effectively promoted in the centre.

Completed development for Town Centre uses (Core Output Indicator BD4)

- 3.15 This indicator (previously called Regional Services) monitors completed development for retail, financial and professional services, offices and leisure purposes (respectively Use Classes A1, A2, B1(a) and D2 of the Use Classes Order). It records categories of development which are regarded by national planning policy (PPS6) as being most appropriate in town centres, irrespective of whether or not that development was actually in such a centre.

- 3.16 New City centre shopping development over the monitoring period was limited. There were three completions to note. These were for 2,210 sq.m of additional floorspace at 14-28 St Stephens Street, 186 sq.m at 21-22 St Benedicts Street and a new mezzanine floor within Unit 1 (JJB Sports) at Riverside. Overall there has been a reduction in A1 retail floorspace within the City Centre. Between January 2007 and January 2008 the total floorspace fell from 230,940 sq.m to 229,733 sq.m (a loss of 1,207 sq.m).
- 3.17 Following the opening of the new Chapelfield shopping centre in September 2005, the various impacts of the scheme on the general health and vitality of Norwich central shopping area have been monitored through the City Council's six-monthly retail surveys. The last AMR reported that the vacancy rate returned to a more typical level as many premises which were vacant as a result of retailers moving to Chapelfield, were reoccupied.
- 3.18 The proportion of vacant retail floorspace has changed little since the last AMR and it currently stands at 5.4% (up from 5.3% in 06/07). This is almost the same level as July 2001 (pre Chapelfield). Within the Primary Retail Area the vacancy rate has also remain stable reducing from 2.9% to 2.8%. The most noticeable difference has been a reduction in vacancies in Castle Mall from 6.2% in July 2007 to 2.6% in January 2008. In general terms, therefore, the retail core remains vibrant and has adjusted well to the introduction of a major new shopping development, though pockets of vacancy remain and the situation will be kept under regular review. Shop rental levels remain competitive and Norwich is ranked as 13th in the 2008 Experian Retail Rankings. Norwich slipped from 10th in 2007 as it has been overtaken by Liverpool, Cardiff and the newly opened Westfield shopping centre at White City (London). Norwich nevertheless remains the premier retail destination in East Anglia. Overall comparison goods spending in Norwich is up from £1.14 billion in 2007 to £1.38 billion in 2008. It should be noted that these figures derive from a standard estimation methodology used by the retail industry and have not taken account of the recent downturn in consumer retail spending nationally.
- 3.19 In terms of the other town centre uses, the only substantive A2 scheme to be completed was for two office units at 6-12 St Andrew Street, approved as part of the new Rumsey Wells Court housing scheme. The most significant new leisure development over the past year was the completion of the upgrading

of Cinema City (albeit with no overall gain in floorspace). Also of note was the refurbishment of the Theatre Royal – although this is not a D2 leisure use in planning terms, theatres being treated as special “sui generis” uses, and therefore not included in this indicator.

- 3.20 There were also a significant number of new completed office developments within Norwich as noted in paragraph 3.5 above.

Town Centre Development Decisions

- 3.21 Seven applications were approved during the monitoring period which increase the amount of retail floorspace. Five of these were for change of use. The remaining two applications were for amendments to a previous application to provide for 2 retail units and 7 flats on St Benedict's Street (which is now complete) and a comprehensive scheme at the bus station which includes a small retail unit. There were; however 19 applications approved which result in the loss of A1 floorspace. All of these were change of use applications to either residential, A1, A3 or A5 uses.
- 3.22 There were eleven change of use applications to A2 use. The most significant of these was the change of use of part of Hardwick House (Agricultural Hall Plain) from a former TV studio to 3 separate areas of office (A2) accommodation (1178sq m). This is now part occupied by Savills.
- 3.23 The most significant increase in town centre uses was in B1 (a) use. In total over 7,000 sq m of office space was permitted. Examples include the football stadium, the bus station and Bowthorpe Hall. In addition there were also 20 live/work units permitted at Nelson Street and Armes Street.
- 3.24 There was only one application approved for new leisure development (use class D2). This was for an 8 court sports hall at the UEA. One application was approved for the loss of D2 facilities. This is was for the change of use of a children's play centre to a warehouse at Twickenham Road.
- 3.25 There were three schemes to note where permission was refused for town centre use development:
- A revised outline application for the erection of hotel and replacement bowling alley at 10 Barnard Road on the Bowthorpe

Employment Area (It is subject to an appeal to be heard at a public inquiry in December 2008).

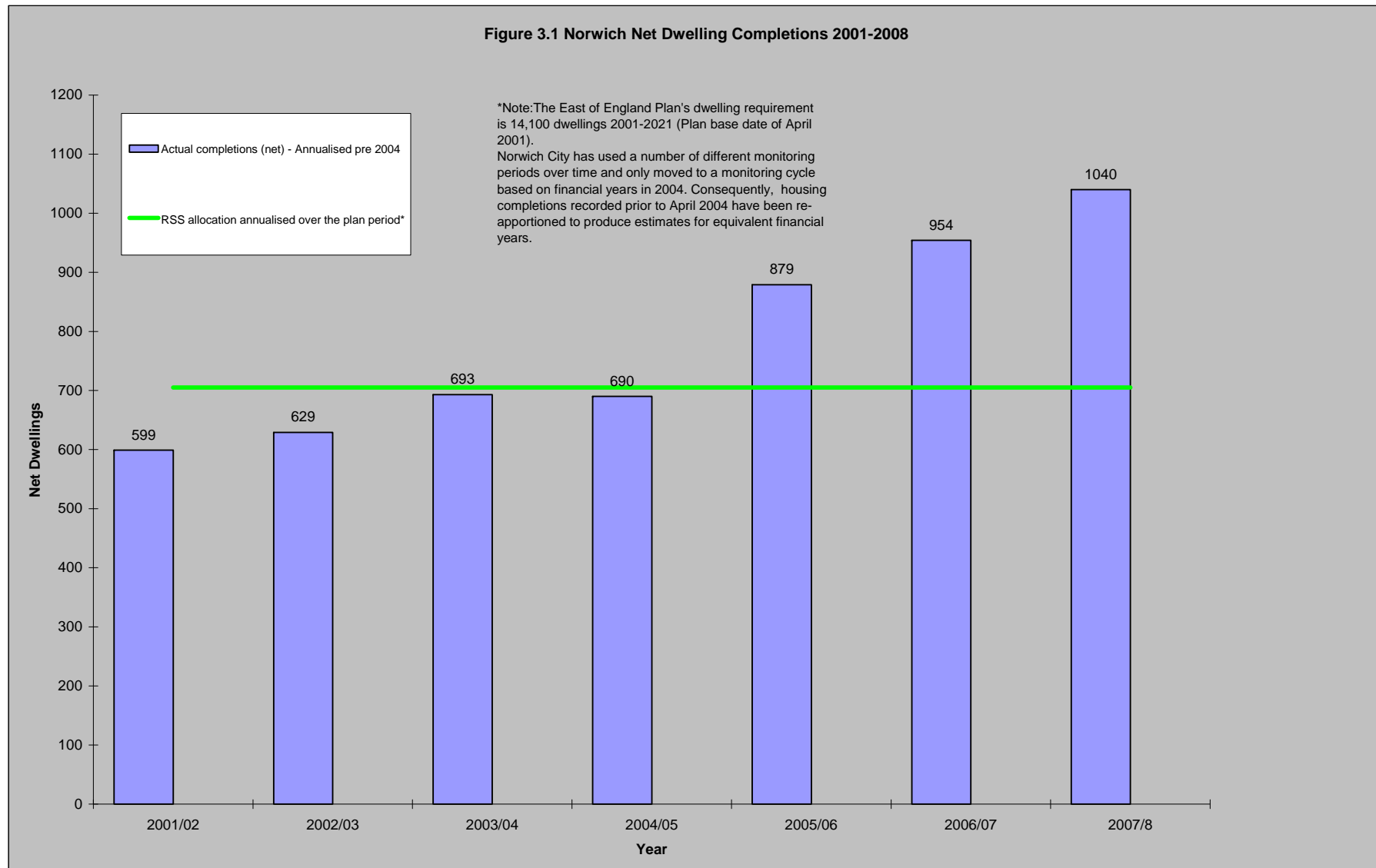
- A small local centre at Roys Motor Company, Leopold Road comprising 5 commercial units (within any of use classes A1, A2, A3, D1, D2, and B1) and 5 dwellings. The appeal was dismissed in September 2008 (outside the monitoring period) with the main issues being the impact on the character and appearance of the area and highway safety.
- A revised proposal for the erection of a two-storey building for use as a neighbourhood convenience foodstore at 84 Unthank Road, to be occupied by Tesco Express. The application – the latest in a sequence of similar proposals – was refused on transport and car parking grounds. An appeal has since been lodged and will now be heard at a Public Inquiry in January 2009.

3.26 There were 14 other refusals of permission relating to town centre uses within the monitoring period. These mainly involved the loss of shops in City centre shopping frontages and local shopping centres or loss of small businesses or businesses in employment areas. Policies SHO10, SHO11 and SHO15 are all essential to the continued success of the Council's long-established shopping strategy, which has been recognised by Government as an exemplar of good practice in planning for town centres. Policies such as EMP3, EMP4, EMP5 all important in order to maintain a good supply of employment land.

3.27 In the 2006-07 AMR it was reported that the redevelopment of a site at 174-180 Plumstead Road (partly within the Plumstead Road District centre) for a discount foodstore for Aldi (1605 sq.m) was refused. The reasons for refusal included poor design, inadequate landscaping, a poor functional relationship with the existing shopping centre, traffic and highway considerations, pedestrian safety and the loss of housing and recreational facilities (a bowling green). The appeal was allowed in November 2007. The inspector's conclusions were that the site forms a logical extension to the District Centre and the new store would offer improved convenience shopping facilities. The inspector also concluded that the proposal would cause no harm either from the design, scale, massing, layout or appearance of the development.

Housing Development – Plan Provision, Past and Future Housing Completions
(Core Output Indicators H1, H2)

- 3.28 The overall plan provision for new housing development in Norwich (Core Output Indicator H1) is now set by the adopted Regional Spatial Strategy. The RSS requires 14,100 new dwellings to be built in Norwich between 2001 and 2021. This replaces the adopted Local Plan target of 5,270 dwellings between 2001 and 2011, which has already been achieved (see below). In the Greater Norwich area as a whole, the corresponding housing target for 2001-2021 is 37,000.
- 3.29 A total of 5,484 dwellings have been completed in Norwich since 2001 and the housebuilding rate has been steadily increasing since that time. Year by year dwelling completions since the start of the RSS period (Core Output Indicator H2(a)) are shown in Figure 3.2 opposite.



- 3.30 Housebuilding maintained its previously high rate in Norwich over the 2007-08 monitoring period, with the total number of recorded dwelling completions increasing for the fifth year in succession. A total of 1040 new dwellings were completed over the year (Core Output Indicator H2(b)). These figures represent a further increase in housebuilding over 2006-07 rates (a total of 954 were completed that year) and are thought to represent the highest rate of housing development in any single year since the 1960s. Last year's housebuilding total was 48% above the average housebuilding rate required for Norwich in the East of England Plan (705 dwellings per year). It was also more than double the required annual development rate set by the current adopted Local Plan in 2004 for the remaining seven years of the plan period (see Annex 1, Indicator LP11). It is especially notable that the high rates of housing delivery in recent years have already brought the number of new homes built since 2001 well beyond the target of 5,270 set for the whole of the ten year Local Plan period (5,484 had already been built by April 2008). Technically then, the Local Plan's old ten-year housing target has been achieved in less than seven years – although the longer term housebuilding targets now set for Norwich by the Regional Spatial Strategy and Joint Core Strategy are of course appreciably higher than those in the adopted Local Plan.
- 3.31 Of the 1040 dwellings built in 2007-08, 63% (650) were flats, apartments or bedsits, a slightly higher proportion than 2006-07 (60%). The average density of new housing achieved across the City was 88 (significantly higher than the 56.8 dwellings per hectare achieved in 2006-07 and well in excess of the 40 dwelling per hectare minimum required in the Local Plan). The average density was 180 dwellings per hectare in the city centre and 58 outside the city centre.
- 3.32 The great majority of housing was on previously developed (brownfield) land – 93% of all dwellings and over 87% by land area. Much of this development was on city centre sites. The following major schemes were completed during the year :

Site	Total dwellings approved	Completed 07/08
Paper Mill Yard, Carrow Works King Street	180	180
Land Between Greyfriars Road and Rose Lane ("Nu-Centrale")	130	112
The Loke, Dereham Road	97	43
Part of Former Bowthorpe School Site, Bowthorpe Road	166	42
Corton House City Road	34	34

3.33 Housebuilding in the city centre increased again during 2007-08. 507 dwellings were completed on development schemes in the centre – almost half of the total (this compares with 368 in 2006-07, 307 in 2005-06 and only 147 the year before that). Schemes at Paper Mills Yard, Nu-Centrale, Fishergate, Old Millers Wharf and Quayside were completed in 2007-08. Work commenced at Foulgers Opening and the Ironworks site, Oak Street. Work continued on new housing within two major redevelopment and regeneration schemes in and around King Street: Reads Mill/Cannon Wharf and the Football Club development and at Appleyards Mill, Oak Street.

3.34 Outside the city centre, major schemes were commenced at Start-Rite Shoes Crome Road, Land to the rear of 523-527 Earlham Road and Centenary House Kerrison Road and 69 further dwellings were added at the Norfolk and Norwich Hospital site, completing the portion of the site under development by Persimmon Homes.

3.35 Previous AMRs have measured housing delivery against the adopted City of Norwich Replacement Local Plan and the (now almost obsolete) Norfolk Structure Plan. Both now have very little time left to run – both plan periods run out in 2011 and the housebuilding targets set by each plan were achieved by April 2008, more than three years early. In practice then, it is necessary to

look ahead at new housing development over a much longer timescale. Housing delivery must now be planned in the context of the more ambitious growth targets for the City set by the adopted Regional Spatial Strategy (running to 2021) and their contribution to the wider housing delivery programme for Greater Norwich at least five years beyond that. The RSS requires 14,100 new dwellings to be built in Norwich from 2001-2021: a housebuilding rate of 705 dwellings a year. We have seen already that a total of 5,484 dwellings have been completed over the first seven years of the RSS period – on average 783 dwellings a year and around 11% above target – leaving a further 8,616 to be provided by the end of the plan period. To meet that adjusted target (the “residual dwelling requirement”), Norwich would still need to maintain an average housebuilding rate of about 663 dwellings a year until 2021. That rate will determine our target for a minimum five year land supply for the City – at least 3,314 dwellings.

- 3.36 The likely future rate of housing development (Core Output Indicator H2(b) and (c)) can be projected by taking account of schemes with planning permission, allocated housing sites which have not yet been brought forward, and other known sites with development potential where proposals are anticipated to come forward soon. This is known as the Housing Supply Trajectory. A Trajectory must be included in the AMR to demonstrate that local planning authorities are planning for future housing delivery effectively and that the identified housing supply will be sufficient to keep pace with the housing targets contained in Local Development Documents. The Trajectory diagram for Norwich is illustrated in Annex 1 and will give a general indication for the City’s prospects of development in future and is required to show a minimum five year supply of housing from “deliverable” sites, as well as an indicative supply of housing from sites which can be developed up to fifteen years ahead. Whether or not we can show a five year supply of deliverable housing sites will partly determine the level of additional funding available to Norwich City Council from central government next year through the Housing and Planning Delivery Grant regime.
- 3.37 The 2006-07 AMR suggested that in the light of a sustained housebuilding boom Norwich’s targets for housing delivery over the RSS period were eminently achievable and that there would be ample developable sites available to ensure a five-year supply of housing land in the short term. In the

year since that report – and especially in the past few months – the widely-reported global “credit crunch” has resulted in extremely difficult and worsening conditions both for prospective homebuyers and more especially for housebuilders. The effects of the resultant sharp downturn in housebuilding activity had not become fully apparent by the end of the monitoring period in April, however by the time work was underway on a review of future housing delivery (around mid year) it became apparent that our forecasts for housebuilding in the short term would need to be revised downwards.

3.38 The supply trajectory shows the following estimates of future housing development for Norwich (Core Indicator H2(c)). The time periods for housing delivery forecasts are specified by the DCLG and the initial five year housing supply period will commence in the next financial year (2009-10). It does not include forecast housing development in the current year, although this has been estimated for this AMR.

- 554 dwellings for the current year (2008-09)
- 3624 dwellings on deliverable sites in years 1 to 5 (April 2009-March 2014)¹ – 109.4% of the minimum requirement
- 2742 dwellings on developable sites in years 6 to 10 (April 2014-March 2019)
- 1181 dwellings for potential development in years 11 to 15 (April 2019-March 2024)
- 474 dwellings in the remaining 2 years of the Joint Core Strategy period to March 2026

3.39 The year-by-year rates of development predicted in the Trajectory are derived from a desktop review of the current housing supply, made up of sites which are either under construction, have planning permission for housing or are allocated in the Local Plan and in other DPDs. There are, in addition, a small number of sites which are known to be subject to active developer interest and which are considered likely to come forward for development in the near future, but where permission had not been issued by the end of the monitoring period.

¹ The calculated five year supply including the current year 2008-09 is estimated at 3,353 dwellings or 101.2% of the minimum requirement.

- 3.40 Because of growing uncertainties over the short-term housing supply (in particular the five year supply of deliverable housing sites required to be identified in PPS3) additional analysis was carried out this year through consultation with housebuilders, landowners and agents. This took place in July/August and sought to determine their best estimates of when they expected their housing schemes already in the pipeline to be completed.
- 3.41 For the longer term, the Strategic Housing Land Availability Assessment (SHLAA) for Greater Norwich is looking more systematically at housing potential and development viability on a wide range of housing sites across the Norwich area. The results of the ongoing site viability testing in the final stage of the SHLAA will not be released until January 2009, just after this AMR is published. For this reason, the Trajectory for this AMR includes only a broad preliminary estimate for sites for longer term housing development, taking account of the likely housing capacity of the sites put forward for consideration in the SHLAA, and the possible contribution of development at increased housing densities on sites already identified. It is assumed that these sites would not come forward until after 2014, but in practice some may emerge earlier, particularly those involved in the RSL programme.
- 3.42 There are several caveats that must be placed on our Trajectory analysis as it stands:
- (i) The full impact and duration of the housing market downturn are, at this point in time, far from clear. Dwelling completions in Norwich in 2007-08 exceeded the forecast contained in the 2006-07 AMR, but our expectation is that housebuilding rates in 2008-09 will show a sharp fall – we estimate 554 completions achieving only just over half the housebuilding rate in 2007-08, as developers only build out those dwellings they are committed to finishing and other sites are “mothballed” for a longer period, abandoned completely or sold on for other forms of development. Developers are also seeking to reduce housing densities in approved schemes, introducing a larger proportion of houses rather than flats, or reducing the housing content in mixed use schemes in favour of commercial development such as offices. Our delivery forecast is a conservative one, which takes these factors into account, but if the downturn turns out to be more

severe than anticipated, the release of sites for development may be delayed further and the trajectory forecast for the first five years may require a further downward adjustment.

- (ii) Aside from Bowthorpe Three Score, there are no large undeveloped housing allocations within the City boundary. Consequently, the contribution of Norwich to overall housing delivery in the Greater Norwich area is heavily reliant on identifying additional “urban capacity” – that is, redeveloping at higher densities within existing housing areas and bringing forward other housing development and regeneration opportunities on previously developed sites currently in other uses. The housing market downturn is already resulting in pressure to reduce the housing content of schemes which are approved. Moreover, the Joint Core Strategy’s promotion of significant new office development in the City centre and protection of designated employment land may also reduce the potential for new housing allocations in certain areas of Norwich which might otherwise have been considered as suitable candidates for residential use.
- (iii) The findings of the SHLAA Stage 7 viability study, together with work on the planned intensification study supporting the Site Allocations DPD, will provide further evidence on the viability, deliverability and development potential of specific sites which have been identified as suitable for housing. It is possible as a result of these studies that the overall capacity for new housing development from previously unidentified sites may need to be revised, either up or down.

Housing Development on Previously Developed Land

(Core Output Indicator H3)

- 3.43 A further indicator of housing development is the proportion of new homes built on previously developed (brownfield) land. With only limited development on greenfield sites at the former Bowthorpe School, the Loke playing field and Sunningdale (and virtually no new housing occurring on the largest greenfield allocation at Bowthorpe), almost 93% of all new housing built in Norwich in

2007-08 was on previously developed sites – thought to be the highest rate ever recorded.

- 3.44 In subsequent years the rate of brownfield development is likely to fall again as the first phases of the 1200-dwelling housing allocation at Three Score Village are approved and get underway, as well as other greenfield or part-greenfield sites such as the former Civil Service Sports Ground development at Eaton (for which a planning application for 78 dwellings has recently been approved).

Gypsy and Traveller Pitches (Core Output Indicator H4)

- 3.45 From this year the Government requires local authorities to include information in their AMRs about new pitches provided for gypsies and travellers in their areas. No new pitches were provided in Norwich in 2007-08.
- 3.46 The following table shows the latest available gypsy caravan count information for the City of Norwich:

Gypsy Caravan Count for Norwich

Authorised occupation - Mile Cross Site, Swanton Road	
Number of Pitches (permanent)	18
Caravan Capacity	36
Number of Caravans Occupied on Site	
January 2007	21
July 2007	26
January 2008	26
Unauthorised Occupation	
January 2007	0

July 2007	0
January 2008	1

- 3.47 The main gypsy site in Norwich is the permanent provision made at Swanton Road through Norfolk County Council. Unauthorised sites appear from time to time, but the caravans are moved on as quickly as possible. One unauthorised pitches was recorded in Norwich in the last available survey.
- 3.48 In addition Norwich has a site at Hooper Lane owned by the Showmen's Guild of Great Britain, which accommodates Travelling Showpeople and their families. This site currently has 65 occupied plots and is fully occupied. Both this and the Swanton Road gypsy site are allocated in the adopted Local Plan.
- 3.49 The draft policy emerging from the RSS single issue review, referred to as Policy H4, identifies the need for at least 1,187 net additional residential pitches for Gypsy and Traveller Caravans over the period 2006 to 2011 in the region. It requires 15 additional pitches in Norwich. It is also considering the need for further provision beyond 2011 and provision for Travelling Showpeople in addition to the Hooper Lane site.
- 3.50 This need will be addressed through the Site Allocation DPD. Initial analysis has not identified any obvious sites. Given the tightly bounded, urban nature of Norwich, the council aims to work with its GNDP partners to find appropriate sites if none are available in Norwich.

Affordable Dwelling Completions (Core Output Indicator H4)

3.51 There were 291 affordable housing completions recorded in 2007-08². This was the highest figure in the East of England and in the top ten nationally. This was an increase over the already high rate of development achieved in the previous year, 277, and were 28% of total housing completions. This is significantly above the target rate set in the Local Plan (see Indicator LP12 in Annex 1). The total included further phases of the concrete block housing replacement programme in North and South Earlham, Foulgers Opening, Corton House, together with smaller infill developments on sites at Lefory Road, Bowers Avenue, Sale Road and Paine Road. 130 units were completed on private development schemes funded through s106 contributions, including schemes at the former Bowthorpe School site; Start Rite shoes, the Loke (Dereham Road), the Norfolk and Norwich Hospital site, Nu-Centrale housing scheme at Rose Lane and Paper Mills Yard, King Street.

Density analysis

3.52 Information on the density of completed housing development is still collected for the Regional Annual Monitoring Return but is no longer required as a Core Output Indicator. It is nevertheless useful for monitoring purposes.

3.53 A substantial number of flatted schemes made the average density of completed housing development in Norwich exceptionally high in 2007-08 at 88.1 dwellings per hectare, as against just 57 per hectare the previous year. This compares with the Government's national advice to achieve at least 30 dwellings per hectare. Only 0.4% of development was on sites below this density. 17.2% of all new housing achieved a density of between 30 and 50 dwellings per hectare and 82.4% was on sites above 50 dwellings per hectare. 90.4% of completed dwellings achieved at least the Local Plan's minimum recommended density of 40 dwellings per hectare: this was less than in 2006-07 (94%) although two schemes were only marginally below this figure.

² This is slightly above the figure recorded in the Council's Housing Strategy Statistical Appendix (HSSA) return for the same period. The discrepancy in the two datasets results from differences in the timing of surveys and the point at which housing schemes are regarded as "complete" – monitoring for planning purposes takes completion as when schemes are ready for occupation, monitoring by Strategic Housing normally regards completion as when schemes are let and occupied. Planning and Housing staff are working to resolve these anomalies, which are common to many local authorities.

3.54 The high development densities achieved last year (averaging an unprecedented 180 dwellings per hectare for City centre sites), show the domination of flats in the City housing market to be even greater than it was last year, but this trend has most likely peaked. The market view is that flats are now significantly over-supplied and that developers are now reducing housing densities or reducing housing content in favour of commercial uses in mixed use schemes. It is likely that development densities will fall next year, although some significant flatted developments are still under construction, most notably at the former Norfolk and Norwich Hospital.

Housing Development Decisions (to be completed)

3.55 In 2005-06 over 1500 new dwellings were approved – an unprecedented number for a single year – almost 800 of these potential new dwellings coming from just three large regeneration sites in the King Street area. By contrast in 2006-2007, comparatively few larger housing schemes gained planning permission, although the number of new dwellings agreed in principle or being negotiated in submitted planning applications remained at a high level. A total of 848 dwellings were permitted during 2006-07, of which 431 were described as flats or apartments (this figure may rise significantly once detailed proposals emerge for sites approved in outline where dwelling types and numbers may not have been specified). Of the 848 dwellings approved, 586 can be regarded as “new housing commitments”: that is, dwellings approved on newly identified sites and additional dwellings accepted through higher density development on already permitted or allocated sites. The new housing commitment arising in 2005-06 had been rather higher (994) but this was only because the total number of dwellings approved was itself exceptionally high.

3.56 Major housing schemes approved in the year include the following:

- Cobblers Mews, former Start-Rite Factory, Crome Road (redevelopment for 91 flats and 60 houses)
- Foulgers House, Foulgers Opening, (redevelopment for 58 flats replacing redundant home for the elderly)

- Jarrolds Printing Works, Barrack Street (mixed redevelopment providing 20,500 sq.m of office space, retail, 200 residential units, hotel and car park)

The first two of these schemes are under construction, whilst demolition and site preparation have commenced on the Barrack Street site .

3.57 Of the permissions granted in the year 2006-07, virtually all were on previously developed (brownfield) sites although in one instance (The Loke, Dereham Road) an amended site layout was approved which constituted a six-dwelling extension to a development partly on greenfield land .

3.58 During the year planning applications for a further 299 dwellings were refused. As last year, the majority of these were for relatively small scale development schemes including flat conversions, infill development of various kinds and subdivision of residential gardens to provide sites for single dwellings, or pairs of dwellings. Reasons for refusal varied and included over-intense development, other aspects of design and layout, inadequate or no provision for playspace, inadequate landscaping, poor residential amenity and outlook, highway and pedestrian safety considerations and adverse impact on the character of Conservation Areas.

3.59 There were also two more significant mixed use schemes with housing where permission was refused. In both cases these were decisions of the Planning Applications Committee to reject proposals contrary to a planning officer recommendation:

- 569 Sprowston Road and 4 Mousehold Lane: (Redevelopment with 4 houses, 11 apartments and 2 retail units, with ancillary parking, open space and access from Templemere). Reasons for refusal: vehicular access from Templemere inadequate, highway and pedestrian safety concerns, adverse effect on amenity for residents.
- Former Bertram Books Depository Site, Rosary Road: (Redevelopment of site for 99 flats, 14 houses and 7 office units: site is allocated for housing development in the Local Plan). Reasons for refusal: bulk, massing and height of development out of scale with adjacent Thorpe Hamlet Conservation Area,

excessive number of flats not justified, predominance of one- and two- bedroom flats would not meet identified local housing need, contemporary modern design out of character with adjacent Conservation Area.³

- 3.60 With the trend continuing for flatted development, (much of it “buy to let”), and some concern expressed that flats are becoming an over-dominant element in the Norwich housing market), it is important that the Council should have robust evidence with which to assess the requirement for different types of housing and to ensure that the mix of dwelling types promoted in emerging schemes can be matched to demand (as well as securing an element of affordable housing through planning policy for those in the greatest housing need). As reported in last year’s AMR, the Housing Market Appraisal for the Greater Norwich area (Broadland, Norwich and South Norfolk Districts) has been published and will help to inform future policy development for affordable housing (see above, Para. 2.22). The key challenge in planning for new housing development will be to secure and identify sufficient available and deliverable housing sites to ensure that the growth targets for Norwich can be achieved, at the same time ensuring that development at higher densities is well designed and does not compromise local amenity or environmental quality.

Other Major Developments

- 3.61 This year saw the completion of work of major rebuilding of Heartsease Lane, City Road (Lakenham) and Catton Grove primary schools, continuing the ambitious schools rebuilding programme of the last few years. Major expansion continued at the University campus. Work continues on the International School, Medical School, new multi-storey car park and biomass fuelled CHP power plant. Schemes to convert redundant offices at 2 Dove Street and St Andrews House to educational use were completed.
- 3.62 Completions to note include the refurbishment of the Theatre Royal, the completion of a £9m, 150 bed hotel adjoining the Football club, a media industry centre (Eastern of England Production Innovation Centre (EPIC)) and student accommodation at the University of East Anglia.

³ The applicants, Hopkins Homes, subsequently lodged an appeal against the Council’s refusal of permission. The Inspector upheld the appeal and granted planning permission for the Rosary Road scheme in September 2007.

Other Development Decisions

3.63 During the year a number of other types of development were approved:

- Installation of public art at Hay Hill
- Travel health centre at 26 Cattle Market Street
- Sports injury clinic at 27 Prince of Wales Road
- Advice facility for new businesses and conference facilities at 4B Guildhall
- Leisure uses, hostel, retail and café at the bus station
- Residential care home at Ivy Road
- Day Care Nursery at Norwich community Hospital
- Outline permission for a hotel with conference facilities at Jarrold Works, Barrack Street.

3.64 There were also several applications approved for new facilities at the schools across the city. These were at Blyth Jex School, Eaton (City of Norwich) School, Cavell First and Nursery School, Norwich High School for Girls, Angel Road First School and Town Close House Preparatory School. There were also two applications approved at the University of East Anglia. These were for a temporary modular building and an 8 court sports centre. A new education block was approved at the H M Prison.

3.65 In the 2006-07 AMR it was reported that there were no new proposals approved for clubs or bars and only one for a restaurant/café. During the past monitoring year there have been several approvals including a karaoke bar on Prince of Wales Road, a bar at Eastbourne Place and several restaurant/cafes across the local authority area.

Environmental Issues (awaiting info from DM and Env Agency on flood risk and renewables)

3.7 The 2005-06 AMR highlighted the issue of lack of open space in some schemes and the potential loss of green space as a consequence of new

development. With high housebuilding targets and high land values continuing to drive up housing densities, the inclusion of sufficient neighbourhood open space and children's playspace in development schemes – particularly in the city centre – remains a key issue. A city-wide Open Space Needs Assessment was commissioned earlier in 2007 and the results of this study will shortly be published, enabling the Council to defend open space and target s106 funding to address local needs more effectively. As last year, the schools development programme has had a temporary impact on existing playing fields but the eventual restoration and promotion of shared community use of the restored open space will bring about an overall improvement in local qualitative provision.

- 3.8 Two major housing schemes commenced this year will include a substantial area of new on-site open space negotiated through s106 agreements: Persimmon Homes' 103-dwelling development at Dereham Road and The Loke and Taylor Wimpey's 151-dwelling scheme at Crome Road: providing (respectively) 0.32 and 0.45 hectares of green space and play areas.
- 3.9 New requirements introduced into the planning application process in 2006-07 will help to support the council's environmental policies. The requirement for Design and Access Statements to accompany most planning applications (introduced by Circular 01/06 in August 2006) is intended to encourage a higher quality of design overall (although, to date, the standard of such statements in Norwich has varied considerably). Particular issues have been raised by the requirement in PPS25 for more extensive (statutory) consultation with the Environment Agency, for Flood Risk Assessments to be submitted in support of applications for development of any significance and for an explicit "sequential test" to be undertaken to assess whether that proposed development could reasonably be located in an area of lower flood risk.
- 3.10 The new flood risk requirements have tended to make the process of assessing relatively small-scale applications for development rather more complex, particularly in the city centre. A large tract of the centre north of the river is low-lying, falling within the Environment Agency's 1 in 100 year flood zone (Zone 2): an area where development for the most flood-vulnerable uses ought to be discouraged, but which at the same time is identified (in the Northern City Centre Area Action Plan) for major urban regeneration,

3.11 This is an area of major concern for Norwich City Council members. As a result officers have made every effort to progress forward looking policies in this area and have been involved at the regional and national level in promoting positive policy making to address energy efficiency and wider climate change issues. The requirement for Energy Efficiency Statements to be submitted for all new housing development proposals over 10 dwellings was introduced in the Council's Energy Efficiency and Renewable Energy SPD, adopted in December 2006. During the year, the quality of statements improved and many developers increasingly took on energy efficiency concerns. As mentioned in 1.9, a GNDP Advice Note was produced to inform developers of recent and future the changes in this rapidly developing policy area. Lack of specific targets resulting from having to rely on relatively old Local Plan policies resulted in difficulties in accurately assessing progress. An attempt was made through the Northern City Centre Area Action Plan to introduce tighter requirements. This was unsuccessful as delayed new national policy came out during the plan making process requiring an energy study as an evidence base for such a policy approach. However, major steps have been taken nationally and regionally, as outlined in 1.9, which are already having a major effect on planning applications locally (eg Anglia Square, Duke's Wharf) which will be reported in the next AMR.

5. PLANNING POLICIES NO LONGER BEING IMPLEMENTED

- 5.1 Regulation 48 (4) of the Local Development Regulations (2004) requires that AMRs should specify any policies in Development Plan Documents which are no longer being implemented. In the case of Norwich this relates to saved policies in the adopted Replacement Local Plan, as there are no adopted Development Plan Documents yet (although the Northern City Centre Area Action Plan is likely to be adopted next year).
- 5.2 Under the transitional arrangements introduced by the new planning system, old-style development plan policies (including Local Plan policies) are “saved” – that is to say, they can remain in use for three years from the date of commencement of the Planning and Compulsory Purchase Act in September 2004, or for three years from the adoption of the plan, whichever is later. In the case of Norwich the Local Plan’s policies were saved in their entirety until 30 November 2007 (three years from the adoption date of the Plan).
- 5.3 The Secretary of State may make a direction to save specified policies beyond this three year period, where no successor policies are yet in place. The City Council applied to the Government Office in 2007 with a view to saving relevant Replacement Local Plan policies for a longer period and received notification that the majority of policies (around 70%) could be saved beyond 30 November 2007. With effect from that date the remaining unsaved policies in the Local Plan ceased to apply.
- 5.4 The following Replacement Local Plan policies were not saved beyond 30 November 2007. A number of these have already been highlighted in previous AMRs as no longer being implemented. They include:
- Policies reflecting proposals which have been fully implemented;

- Policies which are no longer appropriate because they reflect aspirations or proposals which are no longer being pursued;
- Policies which are little more than general statements of intent, which are in fact given force through related, more detailed policies;
- Policies which have been superseded by (or duplicate) more recent national legislation;
- Policies covering matters of detail, considered redundant because other Local Plan policies or Supplementary Planning Guidance can cover the same issues adequately.

NATURAL ENVIRONMENT

NE5	Protection of Sites of national nature conservation interest
NE6	Protection of Sites of Special Scientific Interest

HERITAGE AND BUILT ENVIRONMENT

HBE5	Agreement with developers for archaeological investigation
HBE10	Maintenance and enhancement of City Walls, Historic Churches
HBE11	Enabling Development for heritage or environmental assets
HBE15	Visual quality of urban open spaces
HBE16	Design of lighting schemes
HBE17	Alterations and extensions to existing buildings
HBE18	Street furniture design
HBE21	Advertisement hoardings

ENVIRONMENTAL PROTECTION

EP4	Airport safety regulations
EP7	Prevention of noise pollution
EP9	Development of noise-sensitive uses
EP11	Protection of the functional floodplain
EP12	Development in areas at risk of flooding
EP13	Flood Risk to other Sites
EP14	Protection of Groundwater Source Protection Areas
EP15	Separation of foul and surface water sewers

EMPLOYMENT AND BUSINESS

EMP8	Design and landscaping of development in new employment areas
EMP17	High technology communications networks

TOURISM AND VISITOR ATTRACTIONS

TVA9	Visitor signing within major development
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SHOPPING

- SHO16 New local convenience shops outside defined centres
SHO19 Refurbishment of Norwich Provision Market (policy implemented)

HOUSING

- HOU3 Promotion of affordable housing
HOU14 Encouragement of residential development where current use ceases
HOU20 Sites for travellers and showground operators

ARTS ENTERTAINMENT AND COMMUNITY

- AEC5 Health Centre at Wessex Street site (policy implemented)
AEC6 School site at Bowthorpe

SPORT AND RECREATION

All Sport and Recreation policies were saved beyond 30 November 2007

TRANSPORTATION AND ACCESSIBILITY

- TRA4 Denser development in locations of high accessibility
TRA17 Turning Basin east of Carrow Bridge
TRA20 Long stay parking in City Centre resisted
TRA25 Area Transport Action Plans in the outer areas
TRA27 Reduction of intrusion of signing in the highway

CITY CENTRE

All City Centre policies were saved beyond 30 November 2007

- 5.5 It should also be noted that the majority of policies in the Norfolk Structure Plan ceased to have effect on 30 September 2007, and additional policies saved then have since been superseded by the adoption in May 2008 of the more up to date strategic policies in the Regional Spatial Strategy. Only four Structure Plan policies now remain in effect. [add]

6 KEY ACTIONS TO BE TAKEN

- 6.1 This section provides a summary of the key findings of the AMR for 2006-07 and the key actions that are required as a result. The key actions are identified in ***bold italic type***. They are also identified in relation to the agencies which will need to be involved in that action.

National and Regional Policies

- 6.2 Norwich was designated as a New Growth Point in October 2006 and to reflect this, the area was confirmed as a Key Centre for Development and Change in the Secretary of State's Proposed Modifications to the Regional Spatial Strategy in December 2006. The growth agenda (managed by the Greater Norwich Development Partnership) is underpinned largely by the housing and employment targets in the Strategy. The key action for the Council – and for its partner authorities – is to ensure that these ambitious targets can be delivered through a co-ordinated and managed programme of growth, shaped by the Joint Core Strategy and the more detailed policies to be prepared subsequently. The growth programme is supported by a three-year funding bid to the Government Office for key infrastructure projects and feasibility studies, totalling £92m.
- 6.3 It had been expected that by now the Regional Spatial Strategy would have been formally adopted and in place. In the event, factors beyond the control of the City Council have delayed the adoption of this key strategic planning document and another round of consultation on further proposed modifications is now underway (from October 2007). These fresh modifications are not expected to have a bearing on the growth programme for the City, or the Norwich area as a whole, but the absence of an adopted RSS at this stage does introduce a degree of uncertainty which could, in theory, lessen the weight which can be afforded to the emerging Joint Core

Strategy. Any implications for Norwich arising prior to formal adoption of the RSS will need to be kept under review. Also, the likelihood of an early review of the RSS means that the GNDP programme needs to look forward a further five years beyond the RSS timescale, to 2026. ***The City Council will maintain an effective role in the Greater Norwich Development Partnership. We will seek to ensure that the ongoing growth programme and emerging planning strategy for greater Norwich remains closely aligned with the RSS (as adopted) and recognises the potential for substantial urban-centred growth over the period to 2021 and beyond. Working with its GNDP partners, the City Council will also ensure that resources can be made available for the social, economic, environmental and physical infrastructure necessary to support the growth programme [City Council in conjunction with Greater Norwich Development Partnership].***

- 6.4 The eventual adoption of the Regional Spatial Strategy (RSS) will have implications for the City Council's proposed priorities for LDF documents and the implementation of policies through development control. ***The City Council will consider how it should respond to the adoption of the RSS and intends to submit a revised LDS by February 2008 [City Council in conjunction with Greater Norwich Development Partnership].***
- 6.5 The emergence of new national planning policy statements and their associated regulations, in particular the draft Planning for Climate Change Supplement to PPS1, PPS3 (Housing), PPS10 (Sustainable Waste Management) and PPS25 (Planning and Flood Risk) will introduce a greater degree of scrutiny in the assessment of development proposals and will influence the review of detailed planning policy in these areas. In order to achieve a growth programme which is genuinely sustainable, viable and deliverable, these policy considerations must be fully integrated into the Joint Core Strategy for Greater Norwich. To this end a number of evidence-based studies required by these national policy documents are in progress or planned, among them the Strategic Flood Risk Assessment (SFRA) and the Strategic Housing Land Availability Assessment (SHLAA). ***In the context of the Greater Norwich Development Partnership, the City Council will ensure that the requirements of new national planning policy statements are fully and effectively integrated within the Joint Core Strategy and***

will seek to develop appropriate policy and implementation tools to respond to the new requirements in these documents [City Council in conjunction with Greater Norwich Development Partnership].

Local Development Scheme

- 6.6 The Joint Core Strategy, which has now reached the key stage of public consultation on Issues and Options, continues to be the most important item in the LDS work programme. A robust, evidence-based strategic planning framework is central to the management and delivery of sustainable growth in the Greater Norwich area and will inform more detailed planning policy development within the Local Development Frameworks for the City and its partner authorities. This will include commencing substantive work on the Site Allocation Plan and City-wide Development Control Policies (for the City) in 2008. ***In the context of the Greater Norwich Development Partnership, the City Council will assess the consultation response to Issues and Options for the Joint Core Strategy and will progress the document to Preferred Option stage during 2008, alongside work towards the Site Allocation Plan and DC Policies. [City Council in conjunction with Greater Norwich Development Partnership where appropriate].***
- 6.7 The key Local Development Documents for production in the coming year both involve potential large-scale regeneration and redevelopment. These are the Northern City Centre Area Action Plan (Draft Preferred Option now out for consultation) and the East Norwich Regeneration Sites Planning Brief (further technical studies in progress or planned to assess the overall viability and deliverability of development). ***The City Council will address the issues raised by the consultation response on the draft Northern City Centre Area Action Plan and during 2008 will progress the document to submission and formal adoption as a priority within the revised LDS. It will also seek to establish a firm programme for the East Norwich Regeneration Sites Planning Brief as soon as practicable, once further technical studies are complete [City Council acting jointly with adjoining authorities as necessary].***
- 6.8 A number of Supplementary Planning Documents proposed in the Local Development Scheme have slipped in timescale, some of this slippage (as last year) due to difficulties in resourcing the level of work involved within the

Planning Service, but other delays consequent on the need for more detailed input and evidence-gathering from other Council services and outside agencies. Improved project management procedures, and an increased level of resourcing under the Council's improvement programme for the planning service, should ensure that the Local Development Scheme can be delivered to timetable next year. The programme should nevertheless ensure that sufficient time can be devoted to document production to deliver an effective and high-quality end product rather than rushing out with policies that may not achieve the plan objectives. ***The Local Development Scheme for Norwich will be updated by February 2008 [City Council].*** The timetable within the revised LDS will need to be realistic in the light of available resources and allow sufficient time for each stage in processing each document.

Policy Performance

- 6.9 The performance of adopted Local Plan policies has been discussed mainly in the sections about development decisions under various topics (section 3). The transitional arrangements for the implementation of the new planning system mean that around 30% of adopted Local Plan policies can no longer be applied after the end of November 2007, and any impacts on the decision-making process arising from the loss of these policies should be carefully monitored in the next period. Issues identified in previous years – land and premises safeguarded for employment use being approved for other uses; the predominance of flats in new housing development; pressure on open space in areas of higher density housing – are being addressed to some extent but remain problematic. The main issue facing the City Council is how best to reconcile the high rate of housing development required by the Greater Norwich growth agenda – much of it at increased densities – with effective protection of the natural and historic built environment, the promotion of high-quality design and providing sufficient affordable housing to meet identified needs (through the application of revised SPD). ***The City Council will continue to monitor and manage the impact of new housing and employment growth; in particular seeking to align the form and content of new housing development approved to the level of affordable housing need identified in the Housing Needs Study and the market requirements highlighted in the Housing Market Appraisal for Greater Norwich. New housing development opportunities will be identified and***

brought forward through the Strategic Housing Land Availability Assessment, whilst employment needs will be identified and addressed through the Employment Land and Premises Study [City Council, in conjunction with the Greater Norwich Development Partnership authorities].

6.10 The performance of shopping policies in response to the opening of Chapelfield was highlighted last year. The City Council has succeeded at appeal in resisting the change of use to A2 of prime retail premises at 10 Haymarket. The Inspector's decision to uphold the Council's refusal of permission and dismiss this appeal is a welcome endorsement of the Local Plan's policies protecting the retail function of shopping frontages, and gives added weight to the shopping strategy for the centre as a whole. It is clear from recent monitoring that the effects of Chapelfield have not yet been fully absorbed and although the new shopping centre has had a generally beneficial effect on Norwich's overall retail attraction, ***the Council will continue to monitor the health and vitality of the central shopping area in order that any emerging problems can be identified and addressed [City Council].***

6.11 The Retail and Town Centres Study for the Greater Norwich Area has recently delivered its final report. Next year's AMR will cover the Study's findings (and their implications for shopping policy development) in greater detail. ***In the context of the Greater Norwich Development Partnership, the City Council will consider the results of the Greater Norwich Retail and Town Centres Study and these will be used to inform a review of shopping policy in the Joint Core Strategy and appropriate proposals in the Site Allocation Plan and DC Policies for the City [City Council, in conjunction with the Greater Norwich Development Partnership authorities].***

Targets and Indicators

6.12 Monitoring procedures are being reviewed to enable more timely and accurate collection and analysis of data required for the Core Output Indicators and the Council's local policy performance indicators contained in this AMR. A coordinated Norfolk-wide online monitoring system is being set up which will streamline the present process of data capture, which is

laborious and often ineffective for monitoring purposes. ***The City Council will continue to develop its monitoring capability through the new County-wide system in order to gather the additional data to report on the full range of indicators and targets [City Council with Norfolk County Council].***

- 6.11 A number of indicators or targets show unsatisfactory performance of existing policies. For the second year in succession the level of new development on employment land was very low and dominated by greenfield development. ***The City Council will consider ways of bringing forward some of the urban employment development opportunities and increase the contribution of brownfield sites [joint working with County Council and adjoining authorities and EEDA].***

ANNEX 1**CORE INDICATORS AND TARGETS****Core Output Indicators**

POLICY THEME	BUSINESS						
INDICATOR	BD1: Total amount of additional employment floorspace- by type						
Use class:	B1a	B1b	B1c	B2	B8	B1-B8 split unknown	Total
Floorspace (sq.m)	6276	0	0	4645	1100	2729	14750
Information Source	Annual Employment Land Monitor (Norfolk County Council) and Building Inspectors' recorded completions						
Note	All recorded completions in use class B1 were offices (B1(a))						

POLICY THEME	BUSINESS						
INDICATOR	BD2: Total Amount of completed employment floorspace on previously developed land- by type						
Use class:	B1a	B1b	B1c	B2	B8	B1-B8 split unknown	Total
Floorspace (sq.m)	6276	0	0	4645	0	2729	13650
Percentage	100	N/A	N/A	100	0	100	92.54
Information Source	Annual Employment Land Monitor (Norfolk County Council) and Building Inspectors' recorded completions						
Note	All recorded completions in use class B1 were offices (B1(a))						

POLICY THEME	BUSINESS		
INDICATOR	BD3: Net employment land available- by type		
Land identified for employment development (Use classes B1/B2/B8) as at 1/4/08			B1/B2/B8 Development permitted on employment land 2006/7 (sq.m)
Land allocated: with permission	Land allocated: without permission	Total	
6.88	43.0	49.9	14787
Information Source	Annual Employment Land Monitor		

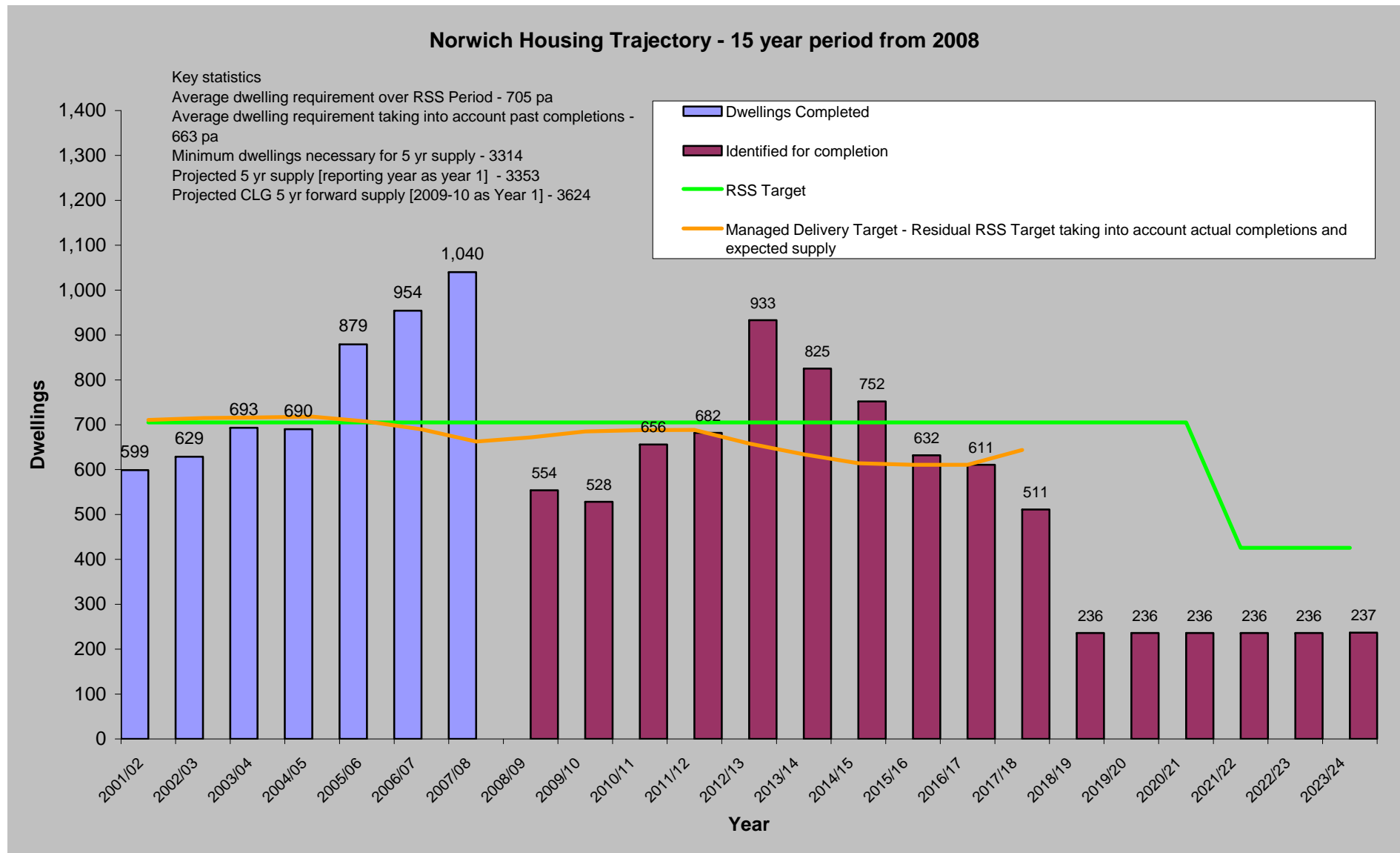
POLICY THEME	BUSINESS				
INDICATOR	BD4: Total amount of floorspace for 'town centre uses'				
	A1	A2	B1a	D2	Total
Gross floorspace					
Net floorspace					
Information Source	Annual Employment Land Monitor/DC Monitor/ Shops monitor				

POLICY THEME		HOUSING	
INDICATOR		H1: Plan period and housing targets	
Start of plan period	End of plan period	Total housing required	Source of plan target
2001	2011	5270	Adopted Local Plan
2001	2021	14100	RSS
Information Source		City Council Housing Land Availability Survey 2008	
As follows (see also Appendix 2 which provides the detailed explanatory material)			

POLICY THEME		HOUSING
INDICATOR		H2: Net additional dwellings completed a) in previous years b) for the reporting year c) in future years
2001-02		599
2002-03		629
2003-04		693
2004-05		690
2005-06		879
2006-07		954
2007-08 (reporting year)		1040
2008-09 (current year)		554

2009-10 (forward supply, year 1)	528
2010-11	656
2011-12	682
2012-13	933
2013-14	825
2014-15 (forward supply, year 6)	752
2015-16	632
2016-17	611
2017-18	511
2018-19	236
2019-20 (forward supply, year 11)	236
2020-21	236
2021-22	236
2022-23	236
2023-24	237
Total dwellings for delivery in years 1-5	3624
Total dwellings for delivery in years 6-10	2742
Total dwellings for delivery in years 11-15	1181
Information Source	City Council Housing Land Availability Survey 2008

SEE GUIDANCE NOTES



POLICY THEME	HOUSING	
INDICATOR	H3 New and converted dwellings- on previously developed land	
Information Source	City Council Housing Land Availability Survey 2008	
Proportion on pdl 2007/8	92.8%	
Note	This includes all dwelling completions.	Compares with 79% on pdl on average since 2001

POLICY THEME	HOUSING	
INDICATOR	H4: Net additional pitches (Gypsy and Travellers)	
Information Source	City Council Strategic Housing Services	
Permanent	0	
Transit	0	
Travelling Showpeople	0	
Total	0	

POLICY THEME	HOUSING	
INDICATOR	H5: Gross affordable housing Completions	
Information Source	City Council Housing Land Availability Survey 2008	
Affordable dwellings completed April 07 – March 08	291 dwellings	Note that this figure is higher than the total given in the Annual HSSA Return due to inconsistencies in the definition of when completion has actually occurred.

POLICY THEME	HOUSING
INDICATOR	H6: Housing Quality- Building for Life Assessment
	Not returned for 2007-08
Information Source	Officer to be appointed so that data is collected for next year's AMR.


Refer to this in text


POLICY THEME	ENVIRONMENTAL QUALITY	
INDICATOR	E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	
Applications Objected to by Env Agency	19 applications	TED LEGGET LOOKING INTO THIS – COMPLETE BY 19/11/08
Decisions contrary to EA advice	None (but see note)	
Note	<p>Out of the 19 schemes objected to, 2 were withdrawn, 2 were refused, 4 are awaiting determination and six were granted permission during the monitoring period after the Agency's objections were satisfied. The remaining 5 applications objected to were determined after the end of the 2006-07 monitoring period, four of these approved subject to s106.</p> <p>The EA have recorded one application as being approved contrary to EA advice in 2006-07 – the scheme providing sports pitches and a multi-use games area at Kerrison Road. In this case the negotiated flood protection measures were regarded as only partially mitigating EA concerns.</p> <p>This application was in fact determined on 9 March 2006. It thus falls outside the current monitoring period and we have therefore not recorded it against indicator 7 this year. The proposal is referred to in last year's AMR.</p>	
Information Source	Environment Agency Website and Dev Control Monitor	


POLICY THEME	ENVIRONMENTAL QUALITY
INDICATOR	E2: Change in areas of biodiversity importance
Change in areas defined	3.3 hectares added to County Wildlife Site at Marriotts Way (CWS 1453). Procedures commenced for designation of Local Nature Reserve at Earlham Marsh.
Change in Population/ environmental value through impacts of development, management agreements, etc.	None identified by agencies at present
Note	City Council's Natural Areas Officer, Natural England and Norfolk County Council consulted.
Information Source	Statutory Notifications and Natural England


POLICY THEME	ENVIRONMENTAL QUALITY
INDICATOR	E3: Renewable energy generation
Renewable Energy Projects + stage of progress	None – but CCHP (Combined Cooling, Heat and Power) plant under development at University.
Information Source	Planning Applications/Decisions Monitoring


Local Plan Targets


LOCAL PLAN CHAPTER	NATURAL ENVIRONMENT
MEASURE LP1	NE1 Development permitted contrary to policy
TARGET	Zero
Achieved	Yes – No such developments permitted. 
Information Source	Planning decisions monitoring


LOCAL PLAN CHAPTER	HERITAGE AND BUILT ENVIRONMENT
MEASURE LP2	HBE9 Historic buildings lost by development approved
TARGET	Zero
Achieved	Yes – approved works to demolish City Hall Car Park did not affect fabric of listed building. 
Information Source	Planning decisions monitoring

LOCAL PLAN CHAPTER	HERITAGE AND BUILT ENVIRONMENT
MEASURE LP3	HBE20 Number of telecommunications installations approved in or close to designated areas
TARGET	Zero
Achieved	Yes – two applications given prior approval: none in the designated areas – Mousehold Heath, river valleys, Conservation Areas, woodlands, historic parks. Seven applications refused. 
Information Source	Development Control Monitor

LOCAL PLAN CHAPTER	ENVIRONMENTAL PROTECTION
MEASURE LP4	EP11/12 Development in functional floodplain or area at 1 in 100 year risk
TARGET	Zero (except in accord with policies)
Achieved	Yes – no permissions granted 
Information Source	Development Control Monitor

LOCAL PLAN CHAPTER	EMPLOYMENT
MEASURE LP5	EMP1 Number of new small business units below 500 sq. m.
TARGET	5 per annum
Achieved	Yes – six units approved within the development at the former Abattoir site, Oldhall Road. 
Information Source	Development Control Monitor


LOCAL PLAN CHAPTER	EMPLOYMENT
MEASURE LP6	EMP4/5 (i) Loss of employment land or sites to other uses (ii) Amount of employment development
TARGET	(i) No sites lost (ii) Floorspace permitted on employment land
Achieved	(i) No - 3.61 hectares lost to completed retail development (B and Q, Livestock Market) (ii) 32200 sq.m of business floorspace approved on employment land (but offset by permitted losses of floorspace totalling 5635 sq.m; net change 26565 sq.m) 
Note	<i>Employment land</i> means land within areas allocated primarily for <i>employment development</i> in the City of Norwich Replacement Local Plan. <i>Employment development</i> means development for purposes within business classes B1, B2 and B8 of the Use Classes Order (offices, light and general industry, research and development, warehousing). Permitted schemes last year on other sites outside defined employment areas resulted in a net loss of 3532 sq.m of business floorspace. 7130 sq.m of business floorspace was recorded as approved in 2005-06.
Information Source	Development Control Monitor


LOCAL PLAN CHAPTER	TOURISM AND VISITOR ATTRACTIONS
MEASURE LP7	TVA3 Number of developments approved which will provide access to or facilities on the river
TARGET	2 per annum
Achieved	No – one qualifying development approved (Barrack Street) – however this will have a substantial river frontage with public access and a pedestrian bridge 
Information Source	Development Control Monitor


LOCAL PLAN CHAPTER	TOURISM AND VISITOR ATTRACTIONS
MEASURE LP8	TVA5/6 New Hotels implemented
TARGET	Completion of allocated sites over plan period
Achieved	One new hotel completed - Holiday Inn Norwich City (Football Club site allocated under TVA5 and as part of mixed use policy, CC14) – 150 beds. 
Information Source	Planning Decisions Monitoring/BI Records


LOCAL PLAN CHAPTER	SHOPPING
MEASURE LP9	SHO3 Floorspace approved in centre or edge-of-centre locations
TARGET	Floorspace
Achieved	<p>4,217 sq.m approved in total. Of this, 900 sq.m was not in a defined retail centre, but this decision related to the authorised use of a long-established retail warehouse rather than new development per se. The remaining approved floorspace was either in or within walking distance of defined centres.</p> <p style="text-align: center;">😊</p>
Information Source	Development Control Monitor
Notes	Includes 1,176 sq.m of de facto retail floorspace for which Certificates of Lawful Development were issued. For the purposes of this indicator “edge of centre” was taken to mean a site within the City centre but outside the defined retail and leisure area, or a site within 400m of a district or local centre.


LOCAL PLAN CHAPTER	SHOPPING
MEASURE LP10	SHO10/11 Number of frontages falling below specified percentages (of frontage length in A1 retail use)
TARGET	No more than two frontage groups
Achieved	<p>No – four frontage groups fall below the relevant policy threshold at the end of the monitoring period as follows :</p> <p>In Primary Retail Areas: London Street West Gentleman’s Walk/Market Timberhill/ Westlegate In Secondary Areas : London Street East</p> <p style="text-align: center;">😞</p>
Information Source	Planning Services twice-yearly Shop Survey/Shops Database - Survey of January 2008


LOCAL PLAN CHAPTER	HOUSING
MEASURE LP11	HOU1 (i) Completion rate for new dwellings (ii) Proportion on brownfield sites
TARGET	(i) Above minimum 470 per annum (ii) Above 66% of all housing development
Achieved	(i) Yes – 1040 completions in 2007-08 (ii) Yes – of these 92.8% were on brownfield sites 
Information Source	Housing Land Availability Schedule 2008


LOCAL PLAN CHAPTER	HOUSING
MEASURE LP12	HOU4 Affordable dwellings completed
TARGET	At least 210 per annum
Achieved	Yes – completed 291 in 2007-08. 
Information Source	Housing Land Availability Schedule 2008


LOCAL PLAN CHAPTER	HOUSING
MEASURE LP13	HOU8 to 12 Minimum density achieved on allocated sites
TARGET	% of completions above LP minimum densities
Not Achieved	<p>90.5% of all completions achieved densities above the minimum (specified as 40 per hectare in the Local Plan).</p> <p><i>Three developments on allocated sites failed to achieve the stipulated LP minimum density:</i></p> <p><i>Bowers Avenue 37.4 dwellings per hectare (but includes on site CHP)</i></p> <p><i>Elizabeth Fry Road/Gould Road - 39.4 dwellings per hectare – only marginally below target</i></p> <p><i>523-527 Earlham Road (part developed) – 29.9 dwellings per hectare)</i></p> <p style="text-align: center;"></p>
Information Source	Housing Land Availability Schedule 2008

LOCAL PLAN CHAPTER	ARTS, ENTERTAINMENT AND COMMUNITY
MEASURE LP14	AEC1 Major leisure development in centre or on edge-of-centre sites
TARGET	Floorspace + none approved out of centre
Achieved	<p>No schemes approved or completed in monitoring period.</p> <p style="text-align: center;"></p>
Information Source	Development Control Monitor

LOCAL PLAN CHAPTER	SPORT AND RECREATION
MEASURE LP15	SR3 Loss of open space except in circumstances permitted
TARGET	None
Achieved	No – one additional school building scheme approved on playing field land. However, it is expected that community use will be allowed and this is the key criterion. 
Information Source	Development Control Monitor

LOCAL PLAN CHAPTER	TRANSPORTATION
MEASURE LP16	TRA3 Proportion of walking and cycling at each main cordon
TARGET	Increase %
<p>Cycling – Inner Ring Road cordon = 7.2% of all vehicles (+6.2% from 2001)</p> <p>Walking – Inner Ring Road cordon = -8.9% (2001-04)</p>	<p>Cycle movements represented 9.3% of motor vehicle movements across the Inner Ring Road in 2006 (figure as a proportion of motor vehicle movements is unchanged from 2005 but the absolute number of vehicle movements has decreased by 2.5% year on year)</p> <p>Walking – Yes. Marginally decreased from 2005-2006 (0.5%) but still 10.4% up on 2004 and overall increase of 0.4% from 2001 figures.</p> 
Information Source	Norfolk County Council website

LOCAL PLAN CHAPTER	TRANSPORTATION
MEASURE LP17	TRA10/11 Level of contributions negotiated through s106 for transport schemes
TARGET	£250k per annum
Not Achieved	£74,400 received in developer contributions from s106 agreements (not including highway works) 
Information Source	Development Control Monitor
Notes	Resourcing difficulties have affected our capacity to effectively monitor the level of negotiated s106 contributions for part of the monitoring period.

LOCAL PLAN CHAPTER	TRANSPORTATION
MEASURE LP18	TRA15 Provision made on cycle network for enhanced facilities for cyclists
TARGET	Number of schemes implemented
Achieved	Cycle schemes 2006-07 involving construction: Cycle friendly gullies - various locations. King Street/Mountergate - cycle friendly barrier Take a Stand scheme - cycle parking at various locations Chapelfield Cycling project - cycle parking at various locations 
Information Source	City Council Cycling Officer

ANNEX 2 HOUSING TRAJECTORY SUMMARY OF SITE INFORMATION 06/07

						Local Plan Period Five year deliverable sites period East of England Plan Period									
HOUSING TRAJECTORY SUMMARY Situation as at 1 April 2007						2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-2021
Published HLA															
Residue (as permitted/ allocated) ⁽²⁾															
Residue (allowing for anticipated changes in net capacity) ⁽¹⁾															
Hsg capacity of sites as permitted/ allocated															
Assumed potential total net hsg delivery ⁽¹⁾															
Dwellings Completed to April 2007															
Sites of 10 dwellings and over															
(a) Under Construction/partially complete ⁽³⁾	2499	2465	753	1746	1710	750	410	216	127	132	75	0	0	0	0
(b) Full Permission/reserved matters not started	896	871	0	896	942	10	137	228	160	80	80	80	80	87	0
(c) Outline permission with part reserved matters approval	200	160	0	200	160	0	0	40	40	40	40	0	0	0	0
(d) Outline Permission only	333	335	0	333	331	0	0	8	30	67	50	50	50	76	0
Permissions subtotal	3928	3831	753	3175	3143	760	547	492	357	319	245	130	130	163	0
(e) Local Plan housing allocations (no permission)	2458	2916	0	2458	2916	0	99	344	519	552	387	200	215	225	375
(f) Housing potential from other Local Plan allocations	100	645	0	100	645	0	0	0	55	190	140	169	80	11	0
Local Plan Allocations subtotal	2558	3561	0	2558	3561	0	99	344	574	742	527	369	295	236	375
(g) Sites with s106 (where not included in (e))	120	120	0	0	120	0	63	31	26	0	0	0	0	0	0
(h) Sites with application submitted	201	201	0	0	201	0	47	67	76	11	0	0	0	0	0
(i) Sites with pre-application discussions	298	292	0	0	292	0	14	85	90	45	48	0	10	0	0
(j) Other sites with development potential	587	587	0	0	587	0	20	149	93	80	145	25	0	75	0
Emerging sites subtotal	1206	1200	0	0	1200	0	144	332	285	136	193	25	10	75	0
Windfall Sites (under 10 dwellings)															
(k) Under Construction/partially complete ⁽³⁾	78	81	3	75	77	48	21	0	1	0	7	0	0	0	0
(l) Full Permission not started	169	164	0	169	164	15	93	46	6	0	0	0	0	0	4
(m) Outline permission with part reserved matters approval	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(n) Outline Permission only	46	46	0	46	46	0	20	16	9	1	0	0	0	0	0
Windfall sites with permission subtotal	293	291	3	290	287	63	134	62	16	1	7	0	0	0	4
(o) Residual Local Plan windfall allowance to 2011 ⁽⁵⁾	0	204	0	489	204	52	0	53	99	0	0	0	0	0	0
(p) Assumed windfall contribution post-2011	0	1150	0	-	1150	0	0	0	0	115	115	115	115	115	575
Additional windfall allowance subtotal	0	1354	0	489	1354	52	0	53	99	115	115	115	115	115	575
GRAND TOTAL	7985	10237	756	6512	9545	875	924	1283	1331	1313	1087	639	550	589	954

Notes

- (1) Takes account of additional housing capacity likely to arise on identified sites through development at higher densities, constraints which may prevent development in accordance with extant permissions, and loss of existing housing involved in development.
- (2) Reflects the methodology of the published housing land monitor, which only takes account of permissions and housing allocations for which there is an identified housing site capacity figure quoted in the Local Plan.
- (3) Includes both sites which are under construction and sites where a legal start has been made (such that permission for any residual dwellings remains valid) but no active development is taking place.
- (4) Sites which are known to have housing development potential but are not allocated in the adopted Local Plan and have not yet reached the stage of a formal planning application. In most cases these would be considered for potential future allocation for housing in the LDF.
- (5) Local Plan windfall allowance assumes that 115 dwellings per year will be developed on unidentified sites up until the end of the Plan period (mid-2011): technically this is 4 years 3 months from April 2007 (c.489 dwellings). For the purposes of the Trajectory the windfall allowance discounts any dwellings already permitted on small sites recorded on lines k to n. Lines o and p represent "topping up" of windfall development to 115 for each separate phasing year (unless detailed assessment indicates that more than 115 dwellings are likely to be contributed from windfall sites in any one year in which case no top-up figure is added).