

Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2015-2016

January 2017



Jobs, homes, prosperity for local people



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1. Executive Summary

- 1.1 This Annual Monitoring Report (AMR) provides a useful indication of how the Greater Norwich area is performing against the objectives set out in the Joint Core Strategy.
- 1.2 There are many indicators that are currently being met or where clear improvements have been made:
- The number of new employee jobs have increased this year;
 - The number of Lower Super Output areas among the most deprived 20% nationally has shown a relative reduction since 2009/10;
 - Net housing completions have increased from last year and are at the highest level since 2009/10;
 - The proportion of new and converted dwellings developed on Previously Developed Land has met target across the Greater Norwich area as a whole;
 - No planning permissions have been granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds;
 - The rate of new business registrations has increased;
 - Norwich has maintained its position in the national retail ranking;
 - No listed buildings have been lost or demolished;
 - The unemployment rate of the population aged 16-64 has decreased;
 - Life expectancy has increased;
 - The proportion of people claiming Employment Support Allowance/ Incapacity Benefit has remained stable over time;
 - CO₂ emissions per capita have decreased; and
 - The proportion of household waste that is recycled and composted has increased from the last monitoring year.
- 1.3 There are a number of indicators where targets are not currently being met, some of which have been adversely affected by the global economic downturn. There are however a number of indicators which are perhaps less influenced by external factors and these are the areas where the overall focus of action should be placed:
- Although housing delivery has improved in recent years, the number of completions remain well below target;
 - Affordable housing completions are below target in both percentage and absolute terms;
 - Most economic indicators are not on target – in particular the overall number of jobs, office floorspace, and city centre retail floorspace are not growing as envisaged;
 - The continued loss of office space in Norwich City, and the growth of office space in Broadland and South Norfolk is noteworthy, continuing previous years' trends;

- The percentage of the work force employed in higher level occupation has decreased;
- The total crime level has increased this year, including the number of people who were killed or seriously injured on roads in the Greater Norwich Area;

- 1.4 Even though a 5 year land supply cannot be demonstrated, throughout the monitoring period there has been a significant stock of unimplemented planning permissions for housing. The consistent under delivery of dwellings across the period reflects tough market conditions and housing industry business models that seek to maintain margins rather than necessarily increase supply. The low levels of affordable housing delivery is partly due to developers being able to demonstrate that planning obligation requirements challenge viability.
- 1.5 Similarly, the underperforming economic indicators reflect wider economic conditions. However, there is a strong argument that the ambitious JCS targets for office and retail development reflect older business models and less efficient use of space.
- 1.6 Crime rates and road accidents are among several “contextual” indicators in the AMR. The JCS has, a limited impact on these indicators.

Conclusion and next steps

- 1.7 A range of activities are underway that will have a positive impact on stimulating growth and help deliver against targets over the coming years.
- 1.8 A number of local plan site allocation documents were progressed during the monitoring year in Broadland and South Norfolk and these have since been adopted. These will provide more certainty to developers and investors.
- 1.9 The local planning authorities, working with the County Council and the LEP through the Greater Norwich Growth Board, progressed implementation of the Greater Norwich City Deal agreed with Government in 2013. Working together, the partners support the private sector to deliver in a number of ways, including: making a Local Infrastructure Fund available to developers to unlock site constraints; direct investment in infrastructure such as the NDR and other transport measures; and engagement in skills initiatives to improve the match between labour supply and demand.
- 1.10 The authorities are working with colleagues across Norfolk and Suffolk to negotiate a devolution deal with Government that includes a number of options to stimulate growth, covering areas including housebuilding, economic growth, infrastructure and skills. The LPAs have recently begun to review and roll forward the JCS to produce the Greater Norwich Local Plan

(GNLP), scheduled to be adopted in 2020. The AMR will inform and be informed by this process.

2. Introduction

Context

- 2.1 The Joint Core Strategy (JCS) for the three districts of Broadland District Council, Norwich City Council and South Norfolk Council (excluding the Broads Authority) sets out the long-term vision and objectives for the area and was adopted on 24 March 2011.
- 2.2 Following a legal challenge, parts of the JCS concerning the North East Growth Triangle (NEGT) were remitted for further consideration including the preparation of a new Sustainability Appraisal. The additional work demonstrated that the original policy approach remained the preferred option and this was submitted and examined during 2013. With some modifications, including new policies (Policies 21 and 22) to ensure an adequate supply of land for housing, the amendments to the JCS were adopted on 10 January 2014.
- 2.3 For more information on the adoption of the Joint Core Strategy please see the Greater Norwich Growth Board's website:
www.greaternorwichgrowth.org.uk/planning/joint-core-strategy/

Purpose

- 2.4 The Annual Monitoring Report (AMR) measures the implementation of the JCS policies and outlines the 5 year land supply position (Appendix A).
- 2.5 It also updates the Sustainability Appraisal (SA) baseline (Appendix D) and includes a section on the implementation of each local authority's policies (Appendices E, F and G) from their respective local plans (not covered by the JCS).
- 2.6 The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. This can be found at Appendix C.
- 2.7 CIL regulations require this report to include details of CIL receipts received over the monitoring period. These details can be found in Appendix B.

3. Joint Core Strategy Monitoring

3.1 The spatial planning objectives in the JCS provide the framework to monitor the success of the plan. They are derived from the districts' Sustainable Community Strategies:

- **To minimise the contributors to climate change and address its impact**

Throughout Broadland, Norwich and South Norfolk, high standards of design and sustainable access will be promoted to reduce greenhouse gases and adapt to the impact of climate change. Zero and low carbon developments will be encouraged. Water efficiency will be a priority in both new and existing development. New development will generally be guided away from areas with a high probability of flooding. Where new development in such areas is desirable for reasons of sustainability (e.g. in the city centre), flood mitigation will be required and flood protection will be maintained and enhanced.

- **To allocate enough land for housing, and affordable housing, in the most sustainable settlements**

The type, size and tenure, including affordable housing, will meet the needs identified by the Greater Norwich Sub Regional Housing Assessments. Most new homes will be built in the Norwich Policy Area (around 33,000 out of 36,820 between 2008 and 2026). Smaller sustainable settlements will accommodate smaller-scale growth. People will have alternatives to using cars and new housing, employment and services will be planned so they are grouped together wherever possible. The settlement hierarchy defines the towns and villages with a good range of jobs, services and facilities. Appropriate densities will make sure land is used efficiently and community needs will be met.

- **To promote economic growth and diversity and provide a wide range of jobs**

Existing employment sites will be safeguarded and enough land for employment development will be allocated to meet the needs of inward investment, new businesses and existing businesses wishing to expand or relocate. Norwich city centre will continue to exert a powerful economic influence over the wider area. Its growth will be further encouraged, so that the centre remains one of the best in the country for retail and employment. Within the Norwich Policy Area, Thorpe St Andrew, Longwater, Norwich Research Park, Norwich Airport, Rackheath, Hethel and Wymondham will also be the focus of further jobs growth. Supporting economic growth in the market towns and revitalising the rural economy are also priorities. Mixed-use development, live/ work units and diversification schemes will be encouraged to reduce the need for local people to commute long distances to work. As the employment needs of the area are so diverse it is essential to provide jobs for all people in the community.

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

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

- **To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value**

The area is a special place and everyone should be proud of where they live, work, or study. Norwich has a remarkable historic centre with some fine architecture. There are also extensive areas of open space, historic parks and gardens, wildlife sites and wooded ridges in the city. The surrounding market towns and villages are very attractive with each having its own identity. People living in the area have access to open countryside, river valleys, wildlife sites and the special qualities of the Broads and the coast. It is a priority to maintain and improve these special qualities so that everyone can enjoy them. The use of previously developed land will be prioritised to minimise the loss of agricultural land and the countryside. The scale of development we have to accommodate will require the development of some significant greenfield areas, which will affect the existing landscape. Where this is necessary, development must provide environmental gains through green infrastructure, including allotments and community gardens. Biodiversity, geodiversity and locally distinctive landscapes will be protected and enhanced. Linkages between habitats will be promoted, helping to enable adaptation to climate change. Sustainable access to the countryside will be promoted. Efficient use will be made of minerals, energy and water resources, and the production of waste will be minimised.

- **To be a place where people feel safe in their communities**

People will have a stronger sense of belonging and pride in peoples' surroundings. There will be reduced crime and the fear of crime. Better community facilities, better road safety and design of new developments will help to reduce crime.

- **To encourage the development of healthy and active lifestyles**

Within Broadland, Norwich and South Norfolk the accessibility of open space, the countryside, sports and recreational facilities will be improved. People will also be offered the best opportunities to make healthy travel choices as part of their daily lives. By working with Norfolk's Clinical Commissioning Groups, NHS England and Norfolk County Council, medical and social facilities will be properly planned for new developments and will be accessible to all.

- **To involve as many people as possible in new planning policy**

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

- 3.2 The sections that follow show how each of the objectives and indicators highlighted in the monitoring framework of the JCS have progressed since the 2008 base date of the plan.
- 3.3 In some instances relevant data will be released after the publication of this report and as such some indicators do not have complete time series information. In addition information from across the area is not always consistent given that we are drawing from three different local authority sources. Where this is the case the reasons for these inconsistencies are stated.
- 3.4 Some data is collected from sample surveys such as the Annual Population Survey. Given the nature of sample surveys there can be some fluctuation in results. Indicators which use the Annual Population Survey are: employment and unemployment rates, occupational structure and highest level qualifications.
- 3.5 Since the Joint Core Strategy's monitoring framework was drawn up various datasets have been withdrawn or altered. Again, where this is the case reasons for incomplete data will be given and where possible proxies used instead.
- 3.6 In order to ensure the monitoring stays effective and relevant, a full review of framework has been carried out. As a result, a number of indicators have been updated or revised for the 2015/16 monitoring year.
- 3.7 Datasets for the indicators monitored are set out in detail in tables on following pages.

This Annual Monitoring Report (AMR) is based upon the objectives and targets set out in the Joint Core Strategy (JCS) and covers the period between **1st April 2015 and 31st March 2016**.

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

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

The following table sets out indicators measured by the Joint Core Strategy monitoring framework

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	RAG status	
Total CO2 emissions per capita	Decrease	DECC	Broadland Norwich South Norfolk	7.5 5.1 8.0	7.3 5.4 8.1	7.2 5.2 7.8	6.6 4.5 7.2	Data not yet released		
Total CO2 emissions per capita for each sector	Decrease	DECC	See Table at Para 3.9							
Sustainable and Renewable energy capacity permitted by type	Year-on-year mega watts capacity permitted increase	LPA	See Table at Para 3.10							
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Zero	LPA	Greater Norwich area Broadland Norwich South Norfolk	0 0 0 0	0 0 0 0	No data No data 0 0	0 0 0 0	0 0 0 0		
All new housing schemes to achieve water efficiency standard of 110L/Person/Day	All new housing schemes to achieve water efficiency of 110LPD	LPA	Broadland Norwich South Norfolk	All housing developments have to show they will meet this standard therefore 100% compliance is assumed as permission will not be granted without this assurance.						
Percentage of household waste that is a) recycled and b) composted	No Reduction	LPA	Greater Norwich area Broadland Norwich South Norfolk	47% a) 27% b) 22%	49% a) 23% b) 21%	45% a) 23% b) 22%	48% a) 25% b) 22%	51% a)26% b)25%		
			Norwich	38%	a) 38% b) 8%	a) 23% b) 11%	a) 29% b) 9%	a)32% b)7%		
			South Norfolk	a) 42% b) 13%	a) 41% b) 15%	a) 40% b) 15%	a) 42% b) 18%	a)44% b)18%		

3.8 Total CO² emissions per capita

CO² emissions per capita decreased in each of the local authority areas in the Greater Norwich area between 2014 and 2015.

3.9 Total CO² emissions per capita for each sector

Location	Sector	11/12	12/13	13/14	14/15	15/16	RAG status
Broadland	Ind & Com	3.2	2.9	2.9	2.6	Data not yet released	
	Domestic	2.1	2.2	2.2	1.8		
	Transport	2.0	1.9	1.9	1.9		
Norwich	Ind & Com	2.3	2.5	2.4	2.0		
	Domestic	1.8	1.9	1.8	1.5		
	Transport	1.0	1.0	1.0	1.0		
South Norfolk	Ind & Com	2.2	2.4	2.2	2.0		
	Domestic	2.2	2.3	2.2	1.9		
	Transport	3.3	3.2	3.2	3.1		

CO² emissions per capita across the three sectors in the Greater Norwich area have generally decreased between 2014 and 2015.

3.10 Sustainable and Renewable energy capacity permitted by type

Location	Type	11/12	12/13	13/14	14/15	15/16	RAG status
Broadland	TOTAL	6.4 MW	59 MW	18MW	13.36MW	13.94MW	
	Wind	3.6 MW	9 MW	0.1MW	0.01MW	0MW	
	Solar PV	0.8 MW	49 MW	10MW	10.17MW	11.14MW	
	Hydro	0 MW	0 MW	0MW	0MW	0MW	
	Biomass	2 MW	1 MW	8MW	3.18MW	2.8MW	
Norwich		No data	No schemes submitted	No schemes submitted	No schemes submitted	Solar PV - 355.03 kW (0.36MW) (six schemes)	
South Norfolk	TOTAL	142 kW	37kW	140kW	8.0MW	39.45MW	
	Wind	13 kW	11 kW	110 kW	0MW	0MW	
	Solar PV	121 kW	25 kW	30 kW	7.5MW	37MW	
	Sewerage	0 MW	0 MW	0 MW	0MW	0MW	
	Biomass	-	-	0 MW	0.5MW	2.45MW	
	Air	8 kW	8 kW	0 MW	0MW	0MW	

- 3.11 In many cases micro generation of renewable energy on existing buildings does not require planning permission therefore precise information on the amount of renewable energy capacity is not systematically recorded or available.
- 3.12 The permitted capacity has increased from 2014/15 in Broadland and South Norfolk. 6 schemes including 301.5kW solar PV array at Chapelfield have been consented in Norwich. However, for the data presented here, results have fluctuated considerably over the plan period so far. Permitted development rights have recently been extended to allow a wide range of renewable energy schemes (especially solar panels) to be installed without requiring planning permission, therefore this indicator can only now capture a sample of larger schemes. Results are thus made up of relatively few sites and therefore might be expected to fluctuate somewhat from one year to the next, making it difficult to assess this indicator with certainty.
- 3.13 **Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality**
No planning permission has been granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality this year.
- 3.14 **Water efficiency**
All New housing to meet the optional higher Building Regulations water efficiency requirement of 110 Litres per person per day, other development to maximise water efficiency.
All developments of 10+ dwellings have to show they will meet this standard therefore 100% compliance is assumed as permission will not be granted without this assurance.
- 3.15 The government's national housing standards review means the part of the adopted JCS policy 3 requiring developments of over 500 dwellings to be built to the former Code for Sustainable Homes (CfSH) level 6 standard of 80 litres/person/day (l/p/d) by 2015, which encouraged a design led approach to water efficiency on large scale sites, can no longer be applied. This is because there is no equivalent new national standard as demanding as the requirement set in the JCS.
- 3.16 The remainder of the policy can and is still being applied. The optional water efficiency standard set out in new Building Regulations part G2 regulation 36 2(b) of 110 l/p/d is directly equivalent to the former CfSH requirement in JCS policy 3 for housing developments of less than 500 dwellings. This level of water efficiency can be easily achieved at very little extra cost through the use of water efficient fixtures and fittings.
- 3.17 Non housing development is unaffected by these changes and must continue to show how it will maximise water efficiency. An advice note provides information to enable this standard to be implemented through JCS policy 3.

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

The indicator for this year has changed slightly to monitor the percentage of household waste that is recycled and composted only. The percentage has increased from last year and for the third consecutive year.

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

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

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	RAG status
Net housing completions	NPA – 1,825 per annum	LPA	NPA	915	882	992	1140	1164	Red
	Greater Norwich area – 2,046 pa		Greater Norwich area	1,182	1,214	1,241	1,681	1,728	
	Broadland NPA – 617 pa		Broadland - NPA	157	56	217	217	340	
	Broadland RPA – 89 pa		Broadland - RPA	70	111	139	188	258	
	Norwich – 477 pa		Norwich	280	377	210	249	365	
	South Norfolk NPA – 731		South Norfolk - NPA	478	419	565	674	459	
South Norfolk RPA – 132	South Norfolk - RPA	197	251	110	353	306			
Affordable housing completions	Affordable housing target of 561 per year (just number, no % required for 15/16)	LPA	Greater Norwich area	394	407	245	243	222	Red
			Broadland	44	67	74	98	107	
			Norwich	171	145	32	50	25	
			South Norfolk	179	195	139	95	90	
				27%	24%	21%	9%		
(Gross)New house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	New Target 1 bedroom – 7% 2 bedrooms – 23% 3 bedrooms – 52% 4+ bedrooms – 18%	LPA		See table at Para 3.28					
Provision of Gypsy and Traveller pitches to meet local plan requirements	To meet GT Norwich GTAA targets:18 pitches in total (8 from 2015-18, further 10 to 2026)	LPA	Greater Norwich area	7	7	8	3	4	Green
			Broadland	2	1	2	1	1	
			Norwich	3	0	0	0	0	
			South Norfolk	2	6	6	2	3	
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	No decrease	Norfolk County Council	Greater Norwich area	96.9%	96.2%	96.6%	94.6%	92.5%	Red

3.20 **Net housing completions**

Overall the level of delivery of new housing remains considerably below target. Although 2015/16 saw the highest level of housing completion across the Greater Norwich Area since 2009, it remains a long way below the annual delivery target. Rates of delivery in rural areas overall remain significantly above target levels.

3.21 All parts of the NPA show a considerable rate of under delivery against target but the level of shortfall is particularly acute in the Broadland part of the NPA. This is largely due on the dependence of the Broadland part of the NPA on bringing forward large strategic scale allocations in order to deliver the JCS. Its progress was inhibited as a result of the legal challenge to the JCS in addition to challenging market conditions. However, it should be noted that delivery in the Broadland part of the NPA in 2015/16 is the highest since 2008/9 and bearing in mind the progress being made on planning permissions and site allocations this has the potential to be just the start of long term sustained and significant increases in delivery in the area.

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

3.23 **Affordable housing completions**

Affordable housing completions were just 40% of the current target of 561 completions per year, partly reflecting the fact that overall completions are below target. Another reason for this under-delivery is because flexibility in housing policy allows developers and the councils to negotiate on affordable housing numbers if it can be proved development would not otherwise be viable. A number of developers have proved this to be the case on a number of schemes, therefore reducing overall delivery of affordable housing. However, a number of section 106 agreements have a "claw back" provision which may mean that additional affordable housing will be delivered at a later date if viability improves.

3.24 **Provision of Gypsy and Traveller pitches**

The Greater Norwich area has a target provision of 8 Gypsy and Traveller pitches between 2015 and 2018. The area is set to achieve to this target as 7 pitches have already been provided since 2014/15. Additional sites for gypsy and traveller pitches will be delivered through the grant of further planning permissions or through the GNLP in emerging local plans, as appropriate.

3.25 Norwich City Council has secured funding from the Homes and Communities Agency's Affordable Homes Programme 2015-18 for 13 additional pitches for the city and has recently entered a joint venture with Broadland Housing to deliver the project. The pitches must be completed by 31st March 2018. A site has been identified to accommodate the new pitches and a scheme is in preparation with a view to submitting a formal planning application before the end of 2016.

3.26 South Norfolk Council is preparing a separate Gypsies and Travellers Local Plan Document and the Issues and Options consultation ended on 24 October 2014. The publication of Preferred Options in autumn 2015 was postponed due to changes to the national planning policy definition of Gypsies and Travellers in 2015. A Caravan and Houseboats Need Assessment covering Greater Norwich has recently been

commissioned and this will update the identified need for additional Gypsies and Travellers pitches in Greater Norwich.

3.27 **Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)¹**

This indicator has shown a slight reduction in accessibility during the 2015/16 monitoring year. This is largely due to bus service changes in South Norfolk reducing its accessibility score. This effect is expected by the Travel and Transport team, but most bus services are run by bus companies on a commercial basis and Local authorities have little influence over these changes.

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

Since we do not have data for Norwich, it is not clear whether this indicator has achieved its target this year (see objective 2 on page 13).

Location	11/12	12/13	13/14	14/15	15/16
Greater Norwich area	1 bed – 137 2 bed – 428 3 bed – 402 4+ bed – 213 Unknown – 41	1 bed – 111 2 bed – 253 3 bed – 399 4+ bed – 307	1 bed – 138 2 bed – 356 3 bed – 400 4+ bed – 296 Unknown – 12	No data	No data
Broadland ²	1 bed – 53 2 bed – 73 3 bed – 71 4+ bed – 53	1 bed – 38 2 bed – 34 3 bed – 42 4+ bed – 67	1 bed – 20 2 bed – 92 3 bed – 95 4+ bed – 107	1 bed – 50 2 bed – 115 3 bed – 174 4+ bed – 112 Unknown - 3	1 bed – 26 2 bed – 133 3 bed – 221 4+ bed – 241
Norwich ³	1 bed – 54 2 bed – 191 3 bed – 46 4+ bed – 53	1 bed – 51 2 bed – 113 3 bed – 33 4+ bed – 20	1 bed – 58 2 bed – 106 3 bed – 27 4+ bed – 19	No data collected	No data collected
South Norfolk	1 bed – 30 2 bed – 164 3 bed – 285 4+ bed – 155 Unknown – 41	1 bed – 22 2 bed – 106 3 bed – 324 4+ bed – 218	1 bed – 58 2 bed – 158 3 bed – 278 4+ bed – 169 Unknown – 12	1 bed – 56 2 bed – 257 3 bed – 461 4+ bed – 240 Unknown – 13	1 bed – 70 2 bed – 173 3 bed – 263 4+ bed – 248 Unknown – 11

¹ Results from September: 2015/16 figures from September 2016

² Gross completions

³ Includes conversions, data updated from Aug 2015 information from Norwich City Council and different from previous years

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

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	RAG status	
Permitted amount of floorspace and land by employment type	B1 – 118 hectares/ 295,000m2 B2/8 – 111 hectares 2008 – 2026	LPA	Greater Norwich area Broadland Norwich South Norfolk	See Table at Para 3.29						
Amount of permitted floor space	100,000m ² Norwich City Centre 100,000m ² Norwich Research Park (NRP) 50,000m ² Broadland Business Park (BBP)	LPA	Norwich City Centre	-115 m ²	-3188m ²	-2024m ²	-29122m ²	-7774m ²		
			NRP	0m ²	892 m ²	2504m ²	1797m ²	1512m ²		
			BBP	0m ²	No data	No data	0	No data		
			Elsewhere	1,701m ²	S. Norfolk 2,072 m ²	S.Norfolk 3866m ²	S.Norfolk - 78m ²	S.Norfolk 1288m ²		
Annual count of employee jobs by BRES across plan area	2222 per annum increase	ABI/BRES (nomis)	Greater Norwich area	171,700	172,800	175,500	177,100	182,000		
			Broadland	44,200	43,300	44,100	43,700	45,000		
			Norwich	81,600	83,100	84,700	85,300	87,000		
			South Norfolk	45,800	46,400	46,700	48,100	50,000		
Employment rate of economically active population	Increase	Annual Population Survey (nomis)	Greater Norwich area	75.70%	78.80%	74.10%	72.90%	79.20%		
			Broadland	80.20%	81.60%	75.60%	78.10%	80.90%		
			Norwich	69.50%	70.40%	70.10%	69.10%	77.10%		
			South Norfolk	78.60%	86.60%	77.60%	72.40%	80.30%		
Percentage of workforce employed in higher occupations	Annual increase of 1%	Nomis	Greater Norwich area	39%	46%	47%	41%	41%		
			Broadland	38%	38%	46%	36%	43%		
			Norwich	37%	50%	49%	44%	37%		
			South Norfolk	43%	49%	46%	46%	44%		
National retail ranking	Maintain top 20 ranking	Venuescore	Norwich	9 th	13 th	14 th	13 th	13 th		
Net change in retail floorspace in city centre	No decrease in retail floor space	LPA	Norwich	-188sqm	-3268sqm	+544sqm	-859sqm	+225 sqm		
Percentage of permitted town centre uses in defined centres and strategic growth locations	100%	LPA	Broadland	A1 = 99% A2 = 94% B1a=43% D2 = 0%	No data	A1 = 94% A2 = 0% B1a = 76% D2 = 0%	A1 = 0% A2 = 0% B1a = 15% D2 = 13%	A1 = 18% A2 = 0% B1a = 19% D2 = 0%		
			Norwich	No data	No data	No data	No data	A1 = 28% A2 = 100% B1a = 100% D2 = 73%		
			South Norfolk	A1 = 40% A2 = 0% B1a = 0% D2 = 97%	A1 = 36% A2 = 33% B1a = 39% D2 = 62%	A1=81% A2=0% B1a = 63% D2 = 40%	A1=63% A2=50% B1a = 41% D2 = 0%	A2 = 100% B1a = 100% D2 =73%		

3.29 Permitted amount of floor space and land by employment type⁴

For a number of years, data relating to floor space completions has not been collected by the local planning authorities owing to resource constraints. In recent years, it has only been practical to collect data on planning permissions granted. Consequently as the data presented here is incomplete, it is not clear whether we have achieved our target. What is clear here however is there has been a sustained loss of employment floor space in Norwich across all use classes.

		11/12	12/13	13/14	14/15	15/16	RAG status
B1	Greater Norwich area (floorspace in sqm)	8,525	Incomplete	46,639	-30,694	26,627	
B2		10,907		33,243	724	2035	
B8		7,482		35,021	819	13,194	
B1	Greater Norwich area (hectares)	3.4	Incomplete	18.7	-12.2	10.7	
B2		2.7		8.2	0.2	0.5	
B8		5.0		23.5	0.5	8.8	
B2/B8		7.7		-	0.7	9.3	
B1	Broadland (sqm)	2,406	3,576	3,576	2,861	28,923	
B2		7,802	760	2,989	2389	1,364	
B8		3,238	8,277	1,704	552	105	
B1	Norwich (sqm) ⁵	-115	-3,188	B1a -2024 B1b 16,926 B1c 19,129	B1a - 31063 B1b -785 B1c -3940	B1a -8891 (net loss) B1b -None B1c -8562 (net loss) B2 +1498 (net gain) B8 -1968 (net loss)	
B2		0	No data	23,648	-3051		
B8		0	No data	21,780	-214		
B1	South Norfolk (sqm)	6,234	11,828	21,704	2233	15,157	
B2		3,105	3,453	6,606	1386	-827	
B8		4,244	6,675	11,537	481	15,057	

3.30 Office space developed

⁴ Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

⁵ Data updated from 2015 information from Norwich City Council and different from previous years

There was a net loss of 8,891 sqm of office floor space (use class B1a) in Norwich this monitoring year, predominantly in the city centre. There is currently very limited commercial impetus to develop new office space in the city centre due to relatively low rental values making speculative development unviable.

- 3.31 Data published by the VOA (Business Floorspace (Experimental Statistics), Valuation Office Agency, May 2012) shows that the office stock in the Norwich local authority area stood at 362,000sqm in 2006 and that this had grown to 378,000sqm in 2012. The office floorspace total is likely to include a proportion of floorspace which for planning purposes is actually in use class A2 – financial and professional services, or D1 – for example offices associated with police stations and surgeries, rather than just B1 (a). However, in the absence of any more accurate and up to date national or local datasets, the VOA figure of 378,000sqm is used as a baseline Norwich stock figure for 2012.
- 3.32 Annual monitoring since the base date of the JCS (April 2008) shows the following change in the stock of B1 (a) office floorspace in Norwich from 2008 to 2015, derived from planning permissions and completions records. In 2015/16, the city has experienced considerably less net loss of office space, in comparison to 2014/15, which may signal a slowdown in the loss of office space.

2008/09	13,205sqm net gain
2009/10	657sqm net gain
2010/11	2,404sqm net gain
2011/12	-115sqm net loss
2012/13	-3187sqm net loss
2013/14	-2024sqm net loss
2014/15	-31063 sqm net loss
2015/16	-8891 sqm net loss

3.33 **Annual count of employee jobs⁶⁷**

4900 new jobs were created according to this dataset in the last year. This means the annual target for this monitoring year has been achieved and it is a significant improvement from performance from the previous monitoring year. The biggest sectors that have contributed to the job growth in Greater Norwich area are Arts, Entertainment, recreation and other services, construction, retail, health, Education, Business admin and support services. Arts, Entertainment, recreation and other services have achieved the biggest growth in numerical term as well percentage term, continuing the upward trend of the previous year. This is likely to be a result of positive impact of Norwich University of the Arts. The construction sector, which had experienced decline in previous years, have grown by 1500 jobs, which is about 14% increase in Norwich, 19% increase in South Norfolk and 20% increase in Broadland in the last monitoring year. The

⁶ Data gathered in September

⁷ Although this dataset is not recommended for monitoring purposes it is nonetheless the only dataset available for measuring jobs at lower level geographies.

recent rise in house completions across the Greater Norwich area, one of the main objectives of the Joint Core Strategy, is likely to be the one of the driving forces behind this.

3.34 Employment rate of economically active population

Employment rates have increased in all local authority areas over the past year. However it is important to note that this dataset is based on sample surveys and fluctuates between surveys.

3.35 Percentage of workforce employed in higher occupations

The percentage of workforce employed in higher occupations across the Greater Norwich area has remained the same in this monitoring year. The decrease in Norwich is possibly due to financial services relocating a number of its jobs to the outskirts, hence fuelling the increase in Broadland area.

3.36 National Retail Ranking for Norwich

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

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

3.38 In addition, a number of the shopping centres ranked above Norwich have received large retail investment in the past few years. For example, Buchanan Quarter in Glasgow, Lime Square in Manchester, Union Square in Aberdeen and Monument Mall in Newcastle. Whilst Norwich has had significant investment in recent years, for example improvements to M&S and John Lewis stores, there has not been the level of development anticipated in JCS policies.

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

3.40 Net change in retail floor space in the city centre

There has been a small net increase of retail floor space in the city centre in this monitoring period (+225sqm), thus achieving the revised target of no decrease in retail floor space. However, the amount of retail floor space overall has decreased from the 2008 base line. A continuing trend toward diversification of uses and expansion of the evening economy has seen further growth in the hospitality sector this monitoring period, most obviously an increase in the number of cafes and restaurants at the expense of shops especially in the secondary areas, which has been the main contributor to the net reduction in

shopping floor space across the centre. There have also been examples of new community and educational uses being approved in former retail space. These developments have assisted in promoting city centre vitality.

3.41 In recent years, retail investment in the city centre has concentrated on improvements and enhancements to existing stock, for example the ongoing programme of refurbishment to Castle Mall and the emerging new proposals for Anglia Square.

3.42 **Previous Years**

Last year's small reduction in total retail floor space in the city centre continues the trend evident in the period between April 2008 and April 2013. The change in policy in 2011 allowed more flexibility of uses in the city centre to encourage the development of other city centre functions such as cafes and restaurants to support retail strength and the early evening economy function of the primary retail area (see above). In addition, a decline in the proportion of retail units in several frontage groups throughout the primary and secondary areas also occurred. This has been assisted by an ongoing planning deregulation at a national level which has greatly extended the scope of permitted development rights, introducing much more flexibility in the use of retail and commercial floor space and in many cases allowing former shops to change their use without the need for planning permission.

3.43 Although a reduction in retail floor space runs counter to the aim of Policy 11: Norwich City Centre of the JCS to increase the amount of retailing in the city centre, it is in support of the aim to increase other uses such as the early evening economy, employment and cultural and visitor functions. Such diversification of uses has helped strengthen the city centre's function during the recession and in times of increased internet shopping.

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

Proportions vary depending on use class and location. In Norwich and South Norfolk, the use of Financial and professional services (A2) and Office Space (B1a) have achieved the set target of 100%, however, overall targets for town centre uses have not been met.

Objective 4: to promote regeneration and reduce deprivation

Indicator	Target	SOURCE	Location	10/11	14/15	15/16	RAG
Number of Lower ⁸ Super Output Areas in national most deprived 20%	Reduction by 50% in plan period (28 out of 242 in 2007)	IMD (DCLG)	Greater Norwich area	23	17	No data	
			Broadland	0	0		
			Norwich	23	17		
			South Norfolk	0	0		
The amount of land on brownfield register that has been developed	Increase the amount of completions for housing on land identified in brown field register in % form	LPA	Broadland Norwich South Norfolk	Data not yet collected			

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

The Index of Multiple Deprivation allows each Lower Super Output Area (LSOA) in England to be ranked relative to one another according to their level of deprivation. It must be noted that just because the rank of deprivation has improved it does not mean that deprivation itself has improved in any given area, but rather that deprivation has decreased relative to other parts of the country. Index of Multiple Deprivation this year has shown a relative⁹ improvement from previous results. Across the districts, all the deprived LSOAs in this regard are in Norwich.

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

⁸ The number of Lower Super Output Areas (LSOAs) in Greater Norwich area has increased to 248 for 2014/15 data

⁹ Relative to all other LSOAs in England

reasonable to say this indicator is currently on track to meet its target as a pro rata reduction of 0.8 LSOAs per annum is required.

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

This is a new indicator introduced in this year's monitoring report. Its purpose is to aim for 90% of suitable brownfield sites have planning permission for housing by 2020. The first results are likely to be available in 2016/17 once the government has clarified requirements for the brownfield register.

Objective 5: to allow people to develop to their full potential by providing educational facilities to meet the needs of existing and future populations

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	RAG status
School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English	Year-on-year increase from 2007 value of 53%	Norfolk County Council	Greater Norwich area	59.89%	57.48%	56.54%	57.14%	Data not yet released	
			Broadland	63.55%	62.16%	61.08%	59.41%		
			Norwich	51.66%	45.04%	43.79%	45.52%		
			South Norfolk	63.04%	62.57%	62.48%	64.47%		
16 to 18 year olds who are not in education, employment or training	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Central	No data	No data	No data	No data	No data	
			Greater Norwich area	7.20%	5.60%	5.30%	5.10%	5.30%	
			Broadland	5.20%	3.80%	3.30%	3.60%	3.50%	
			Norwich	11.60%	8.90%	9.20%	9.50%	8.20%	
			South Norfolk	5.40%	4.50%	3.90%	2.80%	2.80%	
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Population Survey	Greater Norwich area	31.00%	34.70%	34.80%	33.80%	34.20%	
			Broadland	25.30%	29.30%	32.50%	29.30%	31.40%	
			Norwich	37.40%	40.00%	39.00%	35.90%	39.30%	
			South Norfolk	29.30%	33.90%	31.80%	35.70%	30.80%	

- 3.48 **School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English**
The proportion of school leavers achieving 5 or more GCSEs at A* to C including Maths and English increased from 2013/14.
- 3.49 **16 to 18 year olds who are not in education, employment or training**
The proportion of 16 to 18 year olds not in education, employment and training has increased slightly in the Greater Norwich area as a whole but is still below the 2006 baseline.
- 3.50 **Proportion of population aged 16-64 qualified to NVQ level 4 or higher**
The proportion of population aged 16-64 qualified to at least NVQ level 4 increased in the Greater Norwich as a whole over the monitoring year.

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

Indicator	Target	Source	Location	2010 - 2013	14/15	15/16	RAG status
IMD access to service	Increase the number of LSOAs in the least deprived 50% on the IMD for access to housing and service	IMD	Greater Norwich	131	127	No data	
			Broadland	43	40		
			Norwich	54	58		
			South Norfolk	34	29		

3.51 **IMD access to Service**

This is a new indicator introduced for the 2015/16 Annual Monitoring Report. The most recent data available is from 2014/15. Compared to the 2010 data, the number has decreased slightly. The progress of this indicator will be monitored when future data becomes available.

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

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

3.52 Percentage of residents who travel to work

The data is derived from Census 2011. No new data has been released for this year. In comparison with the 2001 census, the overall target has not been met. The percentage of residents who travel to work by private motor vehicles has increased; the percentage of residents who travel to work by public transport and work at home has decreased. However, there has been improvement in increasing the percentage of residents travelling to work by foot or cycling. More recent data from monitoring showed that cycling levels increased overall in Norwich between 2014 and 2015, with the proportion of adult residents cycling more than 3 days a week for utility purposes almost doubled. The number of people passing automatic counter sites increased by 5%.

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

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	RAG status
Percentage of Conservation Areas with appraisals adopted in the last 10 years	Year-on-year increase	LPA	Broadland	74%	76%	76%	76%	76%	
			Norwich	71%	71%	76%	76%	76%	
			South Norfolk	10%	33%	12%	12%	12%	

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

The percentage of conservation areas with appraisals remains the same as 2014/15.

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

Indicator	Target	SOURCE	Location	11/12	12/13	13/14	14/15	15/16	RAG status
Net change in local sites in "Positive Conservation Management"	Year-on-year improvements	Norfolk Wildlife Trust	Greater Norwich area	60%	63%	67%	73%	No data	
			Broadland	64%	69%	69%	75%		
			Norwich	79%	88%	88%	93%		
			South Norfolk	56%	59%	64%	70%		
% of river assessed as good or better: a. Overall Status; b. Ecological Status; c. Biological Status; d. General Physio Chem Status; e. Chemical class	To increase the proportion of Broadland rivers classified as 'good or better'.	Environment Agency	Broadland Rivers	26.0%	No data	No data	No data	4%	
				0.1%				4%	
				8.0%				17%	
				79.0%				23%	
				17.6%				100%	
Concentration of selected air pollutants a)NO2 b)PM10 (particulate matter) ¹⁰	Decrease	LPA	Broadland	a)11	a)No data	a)No data	a)No data	a)below 40ug	
				b)16	B)No data	b)No data	b)No data	b)below 40ug	
			Norwich	a)13	a)14	a)15	a) 14 (LF); 66 (CM)	a) No data	
				b)19	b)14	b)15	b) 16 (LF); 21 (CM)	b) No data	
			South Norfolk	a)No data	a)28	a)11	a)29	a)18.6µg	
				b)No data	b)no data	b)17	b)No data	b)No data	
Percentage of SSSIs in favourable condition or unfavourable recovering condition ¹¹	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland	83%	94%	94%	94%	94%	
			Norwich	60%	75%	75%	100%	100%	
			South Norfolk	86%	86%	78%	93%	93%	
Number of listed buildings lost/demolished	None	LPA	Greater Norwich area	1	0	1	0	0	
			Broadland	0	0	0	0	0	
			Norwich	0	0	1	0	0	
			South Norfolk	1	0	0	0	0	
Percentage of new and converted dwellings on Previously Developed Land	25%	LPA	Broadland	57%	51%	46%	54%	44%	
			Norwich	90%	76%	96%	88%	69%	
			South Norfolk	25%	23%	15%	28%	27%	

¹⁰ 2014/15 figures corrected

¹¹ 2014/15 figures corrected

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

No data has been released for this indicator.

3.55 **% of river assessed as good or better**

The percentage of Broadland rivers assessed as good or better has improved in several indicators such as in ecological, biological status and chemical class.

3.56 **Concentration of selected air pollutants**

The pollution level in most areas of Greater Norwich are well below the recommended maximum. However, some specific locations form hotspots within Norwich. These include Castle Meadow and St Stephens where concentration of nitrogen dioxide has been high. Buses and Taxis are the main causes of these emissions. The City Council is aware of this situation and is working on measures including traffic management and enforcement of Castle Meadow’s Low Emission Zone to address this issue.

3.57 **Percentage of SSSIs in favourable condition or unfavourable recovering condition**

The percentage of SSSIs in favourable or unfavourable recovering condition, apart from Norwich, remains below target across the area.

3.58 **Number of listed buildings lost/demolished**

Target is being achieved as there is no listed building lost or demolished this year.

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

Target is being achieved across all 3 districts for this indicator.

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

Indicator	Target	Source	Location	11/12	12/13	13/14	14/15	15/16	RAG status
Reduction in overall crime	12/13 (pro rata)		Greater Norwich area	20,247	18,435	18,769	20,363	22,403	Red
	BDC	3,871	Broadland	3,227	2,950	3,106	3,619	3,985	
	Norwich	14,409	Norwich	12,985	11,812	11,881	12,562	13,919	
	South Norfolk	4,033	South Norfolk	4,035	3,673	3,782	4,182	4,499	
Number of people killed or seriously injured in road traffic accidents	Year-on-year reduction in those KSI	Norfolk County Council	Greater Norwich area	158	148	193	196	173	Green
			Broadland	39	55	70	68	45	
			Norwich	42	49	61	65	58	
			South Norfolk	77	44	62	63	70	

3.60 Reduction in overall crime

There has been an increase in total crime between 2014/15 and 2015/16. However, rates of total crime are considerably lower now than they were in 2008/09 which was 24,159. The Crime Survey of England and Wales (CSEW) continues to cite the impact of improvements in crime recording processes as a reason for increases in police recorded crime.

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

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

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

Indicator	Target	Source	Location	11/12	12/13	13/14	14/15	15/16	RAG status		
Percentage of working age population receiving Employment Support Allowance and incapacity benefits	In line with annual national average	DWP benefits claimants (NOMIS)	Greater Norwich area	5.70%	5.60%	5.50%	5.50%	5.70%	Green Red Green		
			Broadland	4.50%	4.50%	4.50%	4.40%	4.60%			
			Norwich	7.80%	7.50%	7.40%	7.50%	7.80%			
			South Norfolk	4.40%	4.40%	4.30%	4.10%	4.20%			
Life expectancy at birth of a) males and b) females	Increase at each survey	ONS	Broadland	No data		a)80.7	No data	No data	Grey		
			Norwich			b)84.6					
			South Norfolk			a)79.9 b)83.4 a)81.7 b)84.7					
Percentage of physically active adults	Increase percentage annually	Public Health England	Broadland	No data		57.30%	59.60%	62.10%	Green Red		
			Norwich			59.40%				61.10%	59.50%
			South Norfolk			57.00%				58.70%	63.40%
Percentage of obese/overweight adults	Decrease percentage	Public Health England	Broadland	No data	21.74%	No data	No data	No data	Grey		
			Norwich		18.52%						
			South Norfolk		21.78%						
Percentage of obese children (yr 6)	Decrease percentage	Public Health England	Broadland	No data		13.40%	14.80%	No data	Grey		
			Norwich			16.40%				18.60%	No data
			South Norfolk			15.30%				16.30%	No data
Health Impact Assessment	All development of 500+ dwellings to have health impact assessment	LPA	Broadland Norwich South Norfolk	Assume all relevant planning applications comply					Green		
Accessibility of leisure and recreation facilities based on Sport England Active Places Power website	Trajectory to reduce by half the percentage of wards with less than the EoE average personal share of access to sports halls (2009 base = 67%), swimming pools (65%) and indoor bowls (12%)	LPA/Sport England		See Table above Para 3.68					Grey		

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

Rates have remained broadly consistent for this indicator over the plan period and below national average.

3.63 Life expectancy at birth

This is a new indicator introduced for the 2015/16 monitoring year. While data for the current year is unavailable, the most recent available data is for the year 2013/14. It is recorded in this report for reference purposes and to be used as a comparison when future data set is released.

3.64 Percentage of physically active adults

This is a new indicator introduced for the 2015/16 monitoring year. Current year data as well as previous years' data have been included for reference purposes. The trend from past years seem to suggest the percentage of physically active adults is on the increase.

3.65 Percentage of obese/overweight adults

This is a new indicator introduced for the 2015/16 monitoring year. While data for the current year is unavailable, the most recent available data is for the year 2012/13. It is recorded in this report for reference purposes and to be used as a comparison when future data set is released.

3.66 Percentage of obese children

This is a new indicator introduced for this monitoring year. As data for the current year is not available, the nearest previous years' have been included for reference purposes and to be used as a comparison when future data set is released.

3.67 Health Impact Assessment

All relevant planning applications will require health impact assessments in order to be validated/approved, so it is assumed that compliance with this indicator had to be achieved.

3.68 Accessibility of leisure and recreation facilities

Data is not available for this monitoring year.

		11/12	12/13	13/14	14/15	15/16	RAG status
Greater Norwich area	Sports Halls	60%	No data	No data	No data	No data	
	Swimming Pool	61%	No data	No data	No data	No data	
	Indoor Bowls	22%	No data	No data	No data	No data	
Broadland	Sports Halls	86%	88%	88%	No data	No data	
	Swimming Pool	93%	89%	89%	No data	No data	
	Indoor Bowls	21%	21%	21%	No data	No data	
Norwich	Sports Halls	62%	No data	No data	No data	No data	
	Swimming Pool	46%	No data	No data	No data	No data	
	Indoor Bowls	46%	No data	No data	No data	No data	
South Norfolk	Sports Halls	33%	No data	No data	No data	No data	
	Swimming Pool	44%	No data	No data	No data	No data	
	Indoor Bowls	0%	No data	No data	No data	No data	

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

Indicator	Target	Source	District	11/12	12/13	13/14	14/15	15/16	RAG status
Statement of Community Involvement	Statement of community involvement † Less than 5 years old	LPA	Broadland Norwich South Norfolk	Adopted 2006 First adopted in 2007 and updated in 2010. Revised SCI adopted July 2013 Adopted 2007					Yellow Green Yellow

3.69 Statement of Community Involvement/ Engagement

All districts had an adopted Statement of Community Involvement at the end of the 2015-16 monitoring period although the currency of the document varies across authorities, only Norwich's SCI having been adopted less than five years ago. The SCIs for all three districts have since been reviewed and revised in 2016 to standardise the approach to public involvement in plan making across the three districts and support the preparation of the new Greater Norwich Local Plan.

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

- 3.70 Following the adoption of the Joint Core Strategy in March 2011 a court judgment remitted parts of the previously adopted plan for further consideration. This judgment remitted specific elements of the proposals within the Broadland part of the Norwich Policy Area and in particular: a) the Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle (including employment growth at Rackheath but excluding employment land at Broadland Business Park and the airport); and b) 2,000 homes proposed on smaller sites throughout the Broadland part of the Norwich Policy Area. These proposals were resubmitted for further examination, and policies 21 and 22 were necessary in order to ensure the soundness of this part of the JCS. For the avoidance of doubt, policies 21 and 22 apply only to the proposals previously remitted by the Court order.
- 3.71 A number of additional indicators were added to monitor policies 21 and 22 and these are highlighted here
- 3.72 **Percentage of residents who travel to work:**
- **by private motor vehicle**
 - **by public transport**
 - **by foot or cycle**
 - **work at home or mainly at home**
- 3.73 See Appendix D for figures.
- 3.74 The percentage of residents who travelled to work by private motor vehicle in Broadland increased between the 2001 and 2011 censuses.
- 3.75 Over the same period the percentage of residents who travelled to work by public transport decreased while the percentage of residents who travelled to work by foot or cycle increased.
- 3.76 The percentage of residents who worked from home decreased between the 2001 and 2011 censuses.
- 3.77 **Housing land supply within the Broadland part of the Norwich Policy Area**
Appendix A contains the housing land supply assessment for the Greater Norwich area. At Appendix A2 is the Broadland Norwich Policy Area housing trajectory. This shows that, as at April 2016, the housing land supply in the Broadland part of the Norwich Policy Area was 4.55 years (including allowing for an additional buffer of 20% in accordance with the National Planning Policy Framework) or 90.8% of the required supply.
- 3.78 See Appendix A for further details

- 3.79 **Unfit housing – percentage of overall housing stock not meeting ‘Decent Homes Standard’**
- 3.80 Most recent data (2006) shows that 14% of all housing stock in Broadland did not meet ‘Decent Homes Standard’.
- 3.81 **Heritage at risk – number and percentage of:**
- **Listed Buildings; and**
 - **Scheduled Ancient Monuments on Buildings at Risk Register**
- 3.82 See Appendix D for figures.

Appendix A – Greater Norwich area Housing Land Supply Assessment April 2016

Summary

This note identifies the housing land supply for the Greater Norwich area, with a focus on the Norwich Policy Area (NPA), to meet Joint Core Strategy and national policy requirements. When measured against the National Planning Policy Framework (NPPF) requirement for 5 years supply, plus 20% to facilitate choice and competition in the market for land, as at 1 April 2016 there was:

- 93.9% of the required supply in the Norwich Policy Area (NPA), 4.70 years of a 5 year supply;
- 567.5% of the required supply in the Broadland Rural Area; and
- 792.1% of the required supply in the South Norfolk Rural Area.

It should be noted that the supply of planning permissions in the NPA has continued to improve between April 2015 and April 2016 building on the significant increases over the previous two years. Between April 2015 and March 2016 1,164 dwellings were completed in the NPA; during the same period additional sites were permitted which both replaced the completed units and added a further 2,000 units to the 5 year supply. The total supply of housing available for development within the 5 year period is now almost 14,000 units. In total, across the remaining plan period (2016 to 2026), there are sites with planning permission or in adopted local plans sufficient to deliver over 27,500 homes in the NPA.

Whilst a 5 year supply cannot be demonstrated, each authority within the NPA will need to take a view on how to address the requirements of the NPPF when considering planning applications.

Further scenarios will be explored in relation to the 5 year land supply in the Norwich Policy Area in a separate evidence paper.

Introduction

1. The National Planning Policy Framework (NPPF) sets out the Government's aims for delivering a choice of high quality homes. The NPPF seeks to achieve a significant increase in housing delivery, including measures to promote a more responsive and flexible supply of housing land. Paragraph 47 of the NPPF requires local authorities to meet the '*full, objectively assessed needs for market and affordable housing in the housing market area*'. One of the key elements of ensuring a responsive supply of housing land is the requirement for local planning authorities to be able to demonstrate '*a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% ... to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%*'. To be considered deliverable NPPF footnote 11 states that sites should be:
 - Available – available for development now;
 - Suitable – in a suitable location for development now; and
 - Achievable – there is a reasonable prospect of housing being delivered in the five-year period, including taking into account the viability of sites.

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

2. Overall land supply within the five year period has risen from 9,535 units in 2013, to 11,317 in 2014, 11,926 in 2015 and 13,931 in 2016. However, because delivery has remained below target, the land supply requirement for the five year supply period has risen from 11,320 in 2013 to 11,839 in 2014, 13,593 in 2015 and 14,835 in 2016. The tables attached as appendices A to D set out the position as at 1 April 2016 for the respective parts of the Greater Norwich area.

Housing Requirement and Sources of Supply

Housing requirement

3. The Joint Core Strategy (JCS) sets out the strategic planning framework for the three authorities to 2026. The JCS was originally adopted in March 2011 but was partly remitted following a legal challenge. This led to a process where a part JCS was prepared and examined. The part JCS, plus certain amendments to the original JCS, were adopted in January 2014.
4. The JCS housing requirement is based on an assessment of local need (including a Strategic Housing Market Assessment (SHMA)). A Topic Paper which looked at a range of evidence sources was produced by the Greater Norwich Development Partnership (GNDP) in December 2012¹² to accompany submission of the part JCS; this concluded that the level of growth set out in the JCS strikes a balance between what is achievable within environmental and infrastructure constraints and a reduced level which may artificially constrain delivery.
5. The topic paper was supplemented in April 2013 to take account of the latest government Household Interim Projections¹³ and again in July 2013 by analysis related to the East of England Forecasting Model¹⁴. This evidence showed that housing provision in the JCS sat within the latest regional and national projections and accorded with local evidence.
6. This position was examined in the context of the part JCS. The GNDP evidence on housing was challenged through the Examination by those arguing for both higher and lower numbers. On this matter the Inspector backed the GNDP position concluding that '*I am not convinced that the adopted JCS figure is so wrong that the amounts of housing proposed in this Plan need to be reduced or increased*'¹⁵.
7. On the basis of the available evidence the levels of housing growth planned for in the JCS are sufficient to fully meet the objectively assessed housing needs for the various housing market areas with the GNDP area, consistent with the NPPF requirements.
8. A new SHMA was published in January 2016, the implications of which are considered in paragraphs 32 to 37, below.

Sources of Supply

¹² Topic Paper: Homes and Housing (GNDP, December 2012) GNDP ref TP12/SDJCS14

¹³ Topic Paper: Homes and Housing Supplement (GNDP, April 2013) GNDP ref TP13/SDJCS14.1

¹⁴ Publication of the East of England Forecasting Model (GNDP, July 2013) GNDP ref DV36.

¹⁵ See part JCS Inspector's report para 40.

9. The JCS housing figures are presented on the basis of a Norwich Policy Area (NPA), made up of the city and those parts of Broadland and South Norfolk which relate most closely to the city, plus separate Rural Areas figures for Broadland and South Norfolk. Figures in this paper are also presented for the constituent parts of the NPA.
10. Each local authority has taken a broadly similar approach to collecting and presenting information for monitoring land supply. For sites of 5 or more units (10 or more units in Norwich) the authorities have undertaken a site-by-site assessment, in conjunction with site owners, developers or agents where possible. It is assumed that all sites of less than 5 units (less than 10 units in Norwich) will be delivered within the five-year supply period; this is distinct from the windfall assumption as it is based on known sites with planning permission, which are considered suitable and available for delivery in accordance with NPPF paragraph 47, footnote 11. Details of the larger sites are included in Appendices C (Norwich Policy Area) and D (Rural Areas).
11. Previous Greater Norwich Housing Land Supply Assessments have split sites into:
- a. 'existing' sites i.e. planning permissions, applications with a resolution to permit, existing allocations or proposed allocations in submitted plans with no significant outstanding objection; and
 - b. 'emerging' sites i.e. proposed allocations in a submitted plan but with outstanding objections to be resolved through examination,
- The latter were shown for information and to assist with demonstrating the soundness of emerging Local Plans. At 1 April 2016 all of the Local Plan documents allocating sites were either adopted or at a sufficiently advanced stage (post- examination main modifications) that *all* of the sites are now considered to be 'existing'. All of the relevant Local Plan documents were adopted by July 2016.
12. Although the JCS does not rely on the provision of windfall development to meet objectively assessed needs, it is considered appropriate (and in accordance with paragraph 48 of the NPPF) for some element of windfall provision to be included in the housing land supply calculations. JCS Policy 4 requires new allocations to be made to meet the minimum figures and this has been done through adopted Local Plan documents. The windfall figures used are based on past trends in the respective parts of the NPA and Rural Area and exclude garden land and sites that have specifically been released to address previous shortfalls in the 5 year land supply. In each case the average figures have been moderated downwards by 1/3 and applied in a staged manner, starting with 0 units in the first year and rising to the full amount in year 4; this is to avoid any 'double counting' of windfall sites that already have permission, which are already taken into account as part of the smaller sites figures referred to above.
13. There is no prescribed approach to the sources of supply that can be included within housing land supply; assumptions need to relate to local circumstances and evidence. However, it is considered that the assumptions used are reasonable and robust.

Methodology for Calculation of Housing Land Supply

14. Both locally and nationally there is considerable debate about the appropriate methodology for calculating housing land supply. The two main areas of contention are around how 'persistent under delivery' is defined and how previous shortfalls in delivery should be recovered.

Persistent Under Delivery

15. Up to the 2013/14 monitoring year the Greater Norwich authorities used the 5% buffer in calculating land supply, as required by the NPPF. The Councils maintain that prior to the

economic downturn, which affected completions from 2008/09 onwards, the previous requirements of the Norfolk Structure Plan had been met across the NPA. However the Greater Norwich authorities acknowledge that since the economic downturn and the adoption of the JCS requirements, there has been under-delivery in each year, now amounting to eight consecutive years; as a result the 20% buffer, set out in NPPF paragraph 47, is applied to the NPA. The 5% buffer remains appropriate for the two Rural Areas where delivery has been consistently above the JCS requirements.

16. In terms of applying the 20% buffer, there is debate as to whether the buffer should be applied to the baseline requirement or to the figures adjusted for backlog e.g. for the NPA should the 20% be applied to the baseline requirement of 1,825 units (making the total requirement 2,837), or to the backlog adjusted for previous shortfalls of 2,473 units (making the requirement 2,967). Whilst there is no fixed guidance on this issue, the Greater Norwich authorities' arguments for taking the former approach in previous land supply assessments were considered at the recent appeal into Wymondham Rugby Football Club (WRFC)¹⁶; the Inspector concluded at paragraph 310 of her report: '*I disagree. The baseline plus the shortfall element ... is the housing that is needed*', the Inspector's assessment of Land Supply is endorsed by the Secretary of State in paragraph 10 of his decision letter. In addition, the recent Local Plan Expert Group report to Government¹⁷ also recommended that a more standardised approach to calculating five year land supply be adopted, which would include '*clarifying that the application of the buffer is to the requirement plus backlog*'. As a consequence, the calculations for 2016 apply the 20% buffer to the baseline requirement plus the backlog.

Liverpool vs Sedgfield approaches to recovering shortfall

17. The other main area of contention is the approach to how any previous shortfall in delivery is dealt with; whether it should be met across the remaining plan period (the residual or 'Liverpool' approach) or met in full within the five year period (the 'Sedgfield' approach).
18. The JCS was prepared and is monitored in accordance with the Liverpool approach. This is clearly illustrated in the trajectory contained in JCS Appendix 6 and is made explicit in the definition of indicators in Appendix 8¹⁸. Current government guidance allows for both methodologies to be used and the issue was the subject of debate at the part 2013 JCS Examination. On this issue the Inspector agreed with the Greater Norwich authorities that '*the shortfall should be added to the housing delivery target over the plan period*¹⁹.
19. Since the adoption of the JCS the Planning Practice Guidance (PPG) has been published (March 2014) which favours the use of the Sedgfield methodology. However, it does not require it; instead stating that Local Authorities should '*aim to deal with any undersupply within the first 5 years of the plan period where possible*' (emphasis added). Subsequent to the publication of the PPG various site specific documents for South Norfolk and Broadland²⁰ have been examined and found sound based on the Liverpool approach. The Inspector for the South Norfolk Site Specific Allocations noting that '*this is*

¹⁶ Appeal Ref. APP/L2630/W/15/3007004 made by Wymondham RFC, Landstock Estates and Landowners Group Ltd.

¹⁷ Local Plans: Report to the Communities Secretary and to the Minister of Housing and Planning (March 2016) – Local Plans Expert Group

¹⁸ Adopted JCS (January 2014), page 149, where the housing supply indicator is defined as 'CLG Core Output indicators H.2 a-d' which uses the residual approach.

¹⁹ 2013 JCS Inspector's Report, para 66

²⁰ South Norfolk Site Specific Policies and Allocations Document; Wymondham AAP; Long Stratton AAP; Broadland Site Allocations DPD; and Growth Triangle AAP

*a reasonable, realistic and pragmatic approach, particularly given the reliance on larger strategic sites*²¹, similarly the Inspector for the Broadland documents concluded in both reports that *'I find that in this case the Liverpool approach is the most appropriate'*²².

20. There is a strong logic to taking this approach. Having considered all reasonable alternatives in the plan preparation process and determined that an approach involving a significant urban extension is the preferred option (the North East Growth Triangle accounting for 1/3 of new allocations), it is appropriate to allow for the Growth Triangle and the major growth locations in South Norfolk to be implemented before alternative sites are considered; failure to do this could undermine investor confidence and the planned approach to long-term sustainable development. This issue is particularly significant in view of the extent of the backlog resulting from the prolonged downturn in the property market since 2008, which coincided with the base year of the JCS, which if the Sedgefield approach were applied could lead to a significant volume of permissions diverting investment away from the sites necessary to deliver the strategy. The JCS is built around delivering significant new infrastructure, including the Northern Distributor Road, Long Stratton Bypass, new High School provision in the NE Growth Triangle, new Primary School provision at various locations, Bus Rapid Transit on key corridors, significant Green Infrastructure as well as a range of local enhancements; sites promoted due to a lack of 5-Year Land Supply are often smaller and in locations which mean that they make no direct contribution to, and undermine the efficient and timely delivery of, this key infrastructure
21. Application of the Liverpool approach already results in the need to almost treble recent development rates, and an increase of over 60% above the JCS baseline requirements; therefore the Greater Norwich authorities believe that this represents the significant boost to supply required by the NPPF. To date the development industry has not demonstrated that, even with a stock of dwellings with permissions in the NPA of over 18,000 units, the rates required by the Sedgefield approach could be delivered. Applying the Sedgefield approach with a 20% buffer would produce a requirement in the 5 year supply period of 3,745 units a year, more than double the JCS annualised requirement and over three and a half times the average delivery over the past eight years.
22. Application of the Liverpool approach delivers the objectively assessed need across the Plan period, indeed current projections suggest delivery of more than 3,000 units above the JCS minimum requirements, and still shows a slowing of development in the later years of Plan. Consequently applying the Liverpool approach does not leave a significant proportion of delivery to the last years of the Plan with the consequent risk that it may not be delivered.
23. The recent Wymondham RFC appeal considered the arguments for using the Liverpool approach for Development Management purposes, and concluded that, with the Local Plan documents having recently been found sound, there should be a period of time where the newly made allocations are not undermined by the application of the Sedgefield approach: *'it seems to me that the Liverpool approach would reflect the policy making approach and give the Councils time to deliver the housing they project'*. However, the Inspector notes that this is not an indefinite position, and that *'support for the Liverpool approach is very much linked to the newness of the policy position'*.

²¹ Report on the Examination into the South Norfolk Local Plan (Site Specific Allocations and Policies Document, Development Management Policies Document and Wymondham Area Action Plan), 28 September 2015

²² Report on the Examination into the Broadland Site Allocation DPD, 30 March 2016 & Report on the Examination into the Broadland District Growth Triangle Area Action Plan, 17 May 2016

24. The Greater Norwich area Councils believe strongly that the 'Liverpool' approach to calculating housing land supply remains appropriate in the light of local circumstances. This approach will therefore continue to be used as the basis for Local Plan monitoring and Development Management decisions across the Greater Norwich area for at least this 2016/17 monitoring year.

Norwich Policy Area (NPA)

25. How the NPA is used in relation to land supply has been the subject of debate at the part JCS Examination and as part of an appeal decision at Carshalton Road, Norwich²³. The outcome of these decisions means that for development management purposes the local planning authorities will treat the whole NPA as the relevant area for the calculation of housing land supply. Separate figures for constituent parts of the NPA will continue to be published in this monitoring report for the purposes of monitoring the respective district Local Plans.
26. The whole NPA performance against the JCS requirement is set out below and shown as a trajectory over the JCS period in Appendix A1.

Year	Actual/Projected Completions	Required Completions	Shortfall/Surplus
2008/09	1,193	1,825	-632
2009/10	923	1,825	-902
2010/11	910	1,825	-915
2011/12	915	1,825	-910
2012/13	882	1,825	-943
2013/14	992	1,825	-833
2014/15	1,143	1,825	-682
2015/16	1,164	1,825	-661
Total 2008-15	8,122	14,600	-6,478
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 20% required by the NPPF		2,967	
2016/17	1,975	2,967	-992
2017/18	2,250	2,967	-717
2018/19	2,776	2,967	-191
2019/20	3,190	2,967	223
2020/21	3,740	2,967	773
Five year supply/requirement	13,931	14,835	-904

28. The above table and the trajectory in Appendix A1 demonstrate that across the NPA the supply of deliverable land at 1st April 2016 represented 93.9% of what is required under the NPPF, 4.70 years supply or a shortfall of 904 units. The trajectories in Appendices A2 - 4 illustrate the respective positions for the constituent parts of the NPA.
29. The Greater Norwich authorities acknowledge that there has been a shortfall in delivery in the NPA since the start date of the JCS. Over and above the effects of the slow

²³ Appeal Ref. APP/G2625/A/13/2195084

housing market, this is largely because until the adoption of the JCS (in March 2011) the Local Plans for the area made allocations on the basis of achieving the 1999 Norfolk Structure Plan target of 1,195 units per annum in the NPA (1993-2011), 35% lower than the JCS requirements. As noted above, by July 2016 the documents allocating the JCS requirements had been adopted; it is therefore anticipated that the level of delivery will increase significantly.

30. It should be noted that the 5 year supply above is not the entire land supply that is available within the plan period. There are further sites that are expected to continue beyond the 5 year supply period, as well as those where uncertainties about whether they will be implemented mean that they are timetabled outside the 5 year supply period. In a number of instances it is possible that these sites will actually come forward within the 5 year period.

Broadland and South Norfolk Rural Areas

31. For the non-NPA Rural Areas, separate trajectories are produced for the Broadland and South Norfolk elements. The trajectories attached at Appendices B1 and B2 demonstrate that Broadland and South Norfolk have 567.5% and 792.1% of the NPPF requirement respectively in their Rural Areas. This equates to a current surplus of 1,134 units in Broadland's Rural Area and 1,531 units in South Norfolk's Rural Area. As there has been consistent over-delivery across both areas since 2008, the 5% buffer required by the NPPF is applied. The calculations are also set out in the following table:

Year	Broadland Rural Area			South Norfolk Rural Area		
	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus
2008/09	198	89	+109	345	131	+214
2009/10	109	89	+20	205	132	+73
2010/11	69	89	-20	189	131	+58
2011/12	70	89	-19	197	132	+65
2012/13	111	89	+22	250	131	+119
2013/14	139	90	+49	110	132	-22
2014/15	188	89	+99	345	131	+214
2015/16	258	89	+169	306	132	+174
Total 2008-15	1,134	713	+429	1,947	1,052	+895
Annual requirement to 2025/26 adjusted to take account of previous surplus, plus 5% required by the NPPF		49			44	
2016/17	218	49	169	232	44	188
2017/18	303	49	254	402	44	358
2018/19	386	49	337	429	44	385
2019/20	288	49	239	376	44	332
	184	49	135	312	44	268
Five year supply/ requirement	1,379	245	1,134	1,751	220	1,531

New Strategic Housing Market Assessment (SHMA)

32. The new SHMA has been prepared in accordance with the latest best practice in collaboration with North Norfolk and Breckland Councils. This approach reflects the wider Housing Market Area that emerged during the evidence gathering for the SHMA production. The SHMA sets out the Objectively Assessed Needs (OAN) for the period 2012 to 2036 and forms part of the evidence base for the new Greater Norwich Local Plan.
33. With the figures rebased to 2012 the requirement for the NPA, even when taking into account the uplift in housing numbers required to meet the employment aspirations of the greater Norwich City Deal, is lower than the JCS requirement. The backlog against the JCS figures between 2008 and 2012 no longer exists (as it is incorporated into the 2012-2036 figures), and the backlog between 2012 and 2016 is reduced. These factors will help improve the 5 year supply deficit which has accrued against the JCS requirements.
34. Whilst the SHMA represents the most up-to-date assessment of OAN for the area, the outcomes of the SHMA have not yet been tested through the Local Plan process, which reduces the weight which can be given to them at this point in time. This was reflected by the Inspector at the Wymondham RFC Appeal, who noted that there was no certainty that a future plan would adopt a lower level of growth than the JCS, concluding that she could '*not afford significance to the potential for change at this stage*'.
35. Notwithstanding the above, the Greater Norwich authorities are concerned that, in seeking to achieve the current JCS five year requirements, provision is being made for additional houses significantly over and above the actual need. A five year supply calculation for the NPA using the SHMA OAN is set out below. For comparison with the JCS figures above, the SHMA calculation is presented using the Liverpool approach to recovering the shortfall; however, this would mean recovering the shortfall over a 20 year period which would not accord with the spirit of the PPG, particularly as the policy position in terms of the pattern of development and type of sites being promoted beyond the current JCS may or may not require the Liverpool approach. Depending on the approach taken in the forthcoming GNLP to the distribution of growth and allocation of sites, it may be appropriate to seek to maintain the Liverpool approach for the GNLP. The 20% buffer for persistent under delivery has been applied on the basis that there has been under delivery in each of the four years since 2012/13.
36. The SHMA will shortly be updated to reflect the Government's 2014 household projections and the latest outputs of the East of England forecasting model. It is intended that these updated SHMA figures will form part of the Regulation 18 Consultation on the GNLP in October 2017.

Year	Actual/Projected Completions	Annualised requirement	Shortfall/Surplus
2012/13	882	1,698	-816
2013/14	992	1,698	-706
2014/15	1,143	1,698	-555
2015/16	1,164	1,698	-534
Total 2012-15	4,181	6,792	-2,611
Annual requirement to 2035/36 adjusted to take account of previous shortfall, plus 20% required by the NPPF		2,194	
2016/17	1,975	2,194	-219
2017/18	2,250	2,194	56

2018/19	2,776	2,194	582
2019/20	3,190	2,194	996
2020/21	3,740	2,194	1,566
Five year supply/requirement	13,931	10,970	2,961

37. It should be noted that the SHMA also indicates that the annual requirement for the wider three district area has increased, meaning an increased requirement for the Rural Areas. This is most pronounced in the South Norfolk Rural Area, which would fall short of a five-year supply by 126 dwellings (4.67 years), if the SHMA figures were applied.

Action

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

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

40. Further scenarios will be explored in relation to the 5 year land supply in the Norwich Policy Area in a separate evidence paper.

41. Additionally, the Growth Board will continue to promote the development of housing sites which do have planning consent. Notwithstanding recent strengthening of the housing market, rates of delivery remain low whilst housing land supply is at an all-time high. Indeed at current rates of delivery sufficient sites have already been identified through the planning system to last for over 30 years. Through working closely with partners in the development sectors and the LEP and through initiatives such as the Local Infrastructure Fund, the GNGB will do all that it can to stimulate delivery.

December 2016

Appendix B2 – South Norfolk Rural Area Trajectory

South Norfolk RA - 2008/09 to 2025/26		COMPLETIONS								PROJECTIONS													
1 April - 31 March		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26				
Past Completions	Actual completions - Previous Years	345	205	189	197	250	110	345	306														
Future Supply	Projected Completions - Current Year									232													
	Projected Completions - Existing Sites										402	429	376	312	203	98	98	98	98	4293	Total Delivery		
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions (current/existing sites only)	132	119	114	109	102	91	89	66	42	21	-27	-92	-170	-266	-383	-544	-865	-1827				
	JCS allocation annualised over 18 years (2008 - 2026)	131	132	131	132	131	132	131	132	131	132	131	132	131	132	131	132	132	132	2368	Total Required		
										Five Year Requirement					42	42	42	42	42	211	Units		
										Five Year Requirement plus additional 5% brought forward from later in the plan period					44	44	44	44	44	221	Units		
										Five Year Supply					232	402	429	376	312	1751	Units		
																				1530	Unit Surplus		
																				39.61	Years		

APPENDIX C – NPA SITES INFORMATION

Address	Five Year Supply Period					2021/2 2	2022 /23	2023 / 24	2024/ 25	2025/ 26	Beyond 2026
	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21						
BROADLAND NPA											
Blofield: Land off Wyngates	12	25	25	2							
Blofield: Land Off Woodbastwick Road				12	12						
Blofield: Land off Blofield Corner Road			12	12	12						
Blofield: Land East of Plantation Road		7	7								
Blofield: Land Adj. 20 Yarmouth Road		20	10								
Blofield: Land South of Yarmouth Road and North of Lingwood Road		7	45	28							
Blofield: Land South of Yarmouth Road and North of Lingwood Road, Phase II				22	8						
Blofield: Land at Yarmouth Road			25	50	50	50					
Brundall: Land to west of Cucumber Lane	7										
Brundall: Vauxhall Mallards & Land Rear of Hillside, Strumpshaw Road	32	12									
Drayton: Land Adj. Hall Lane			25	50	50	50	25				
Drayton: Land East of School Road						20					
Great and Little Plumstead: Land at Former Little Plumstead Hospital		35	35	35	4						
Hellesdon: C T D Tile House, Eversley Road		27	40								
Hellesdon: Carrowbreck House	14										
Hellesdon: Land at Hospital Grounds, southwest of Drayton Road			50	100	100	50					
Hellesdon: Royal Norwich Golf Course		50	50	100	125	125	125	125	125	50	125
Horsford: Land at Sharps Hall Farm	25	25	14								
Horsham & Newton St Faiths: Land East of Manor Road				12	25	23					
Old Catton: 11 Dixons Fold		8	8								
Old Catton: Repton House		7									
Rackheath: Land off Salhouse Road	12	25	25	17							
Salhouse: Land Adj. 24 Norwich Road	14										
Spixworth: Land East of Buxton Road			25	50	50	50	50				

Address	Five Year Supply Period					2021/2 2	2022 /23	2023 / 24	2024/ 25	2025/ 26	Beyond 2026
	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21						
Aylsham Road, 261-277 (3)									25	25	
Aylsham Road, Former Pupil Referral Unit (3)											11
Barn Road Car Park (3)					20	20					
Barrack Street – CC17a St James Place (1a)						50	50	50	50		
Barrack Street, 126-128 (3) CC17b										15	
Beckham Place, 5, 6a and 6b (1a & 3)				12	15						
Ber Street 147-153 (3)										20	
Ber Street, 10-14 (3)			10								
Ber Street, 60-70 (3)										20	
Bethel Street, 59, Labour Club site (1a)						14					
Bethel Street, Aldwych House (5)	52										
Bishop Bridge Road, 29-31 (Box and Barrell Site) (1a)									20		
Bishop Bridge Road, Egyptian Road and Ketts Hill, land at (3)								15	15		
Bishop Bridge Road, land east of (1a and 3) excl 29-31 Bishop Bridge Road										30	
Blackfriars Street/St Saviours Lane, Pendleton Gate (1a)	4										
Bluebell Road, Bartram Mowers site (3, part 6b)		62				60					
Bowthorpe Road, Norwich Community Hospital Site (3)					73						
Bracondale, Deal Ground (1a) <i>excludes May Gurney/Carrow Yacht Club site (SNDC)</i>									50	50	450
Brazen Gate, former Aviva Car Park (Brazen Plain) (1a)	14										
Carrow Road, The Clarence Harbour Public House (1a)	1										
Carrow Road, Land adj to Norwich City Football Club (NR1 Phase 2) (1a)											
Carshalton Road, Former Lakenham Sports and Social Club (1a)	49										
Cattle Market Street, 23, St Peters House (5)	53										
City Hall, land to the rear (3)						10	10				
City Road, 24, John Youngs Ltd (3)						30	15				

Address	Five Year Supply Period					2021/2 2	2022 /23	2023 / 24	2024/ 25	2025/ 26	Beyond 2026
	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21						
St Stephens Street, east side inc St Stephens Towers (3)											
Starling Road, Enterprise Garage (1a and 3)		14									
Starling Road, Industrial sites (Cordova Buildings) (1a and 3)											
Starling Road, Industrial sites; remainder of allocation (3)			9								
Sussex Street, 70-72 (1a)					17						
Thorpe Road, 112-114, Tibenham House (5)	18										
Thorpe Road, Eastgate House, 122 (1a and 5)		49									
Thorpe Road/Lower Clarence Road, Busseys Garage (3)										25	
Thorpe Road: 13-17 Norwich Mail Centre (3)											150
Three Score (1a)		41	62	57	60	75	75	75	75	75	313
Upper King Street, 7, St Cuthberts House (5)	56										
Upper King Street, 19, second and third floors (5)		10									
Wall Road, part Sewell Park Academy (1a)		36									
Waterworks Road, Heigham Water Treatment Works (3)									50	50	50
Wellesley Avenue North, Lionwood School site (1a)	14										
Westwick Street Car Park (3)				15	15						
Wherry Road, site adjacent Novi Sad Bridge (3)	66										
Whitefriars, Smurfit Kappa (3x)											
Windmill Road, land north of (1a and 3)		17									
Norwich Sites of 1-9 units with planning permission at 1 April 2016	123	37	73	4	10						
Norwich Windfall Assumption	0	50	75	100	100	100	100	100	100	100	0
Norwich Subtotal	574	628	526	347	751	780	713	595	726	743	2,129
SOUTH NORFOLK NPA SITES											
Bawburgh: Stocks Hill	5										
Bracon Ash: Norwich Road				20							
Bramerton: Herbert Parker Seeds	5										
Costessey: North of the River Tud/Queen's Hills	138	85	61	35	36						

Address	Five Year Supply Period					2021/2 2	2022 /23	2023 / 24	2024/ 25	2025/ 26	Beyond 2026
	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21						
Surlingham: New Road			5								
Swardeston: Bobbins Way		14	25								
Swardeston: Main Road			30								
Tasburgh: Church Road				20							
Tharston: Chequers Road	21	38	33	23							
Trowse: May Gurney/Keir site & Carrow Yacht Club							20	50			20
Trowse: White Horse Lane		10	40	55	55	13					
Wymondham: South Wymondham	33	123	139	135	138	185	141	100	100	100	57
Wymondham: Carpenter's Barn	75	75	75	75	50						
Wymondham: Norwich Common/Beckett's Grove	2										
Wymondham: Norwich Road/Spinks Lane	50	50	50	50	50	9					
Wymondham: Sale Ground				25	25	14					
Wymondham: Chapel Lane/Bunwell Road, Spooner Row	8	8	8	9							
Wymondham: between Burdock Close and Blackthorn Road	10	10	11								
Wymondham: Friarscroft Lane		20									
Wymondham: Chestnut Drive/London Road	18										
Wymondham: BOCM Paul, Rightup Lane		14									
Wymondham: 1 Cantley Villas, Spooner Row		7									
Wymondham: SE 9 Spinks Lane	5										
Wymondham: The Bungalow, Station Road, Spooner Row			5								
Wymondham: School Lane, Spooner Row			5								
South Norfolk NPA sites of 1 to 4 units with planning permission at 1 April 2016 (Total: 145)	29	29	29	29	29						
South Norfolk NPA Windfall assumption	0	12	28	40	40	40	40	40	40	40	0
South Norfolk NPA Subtotal	1,035	1,078	1,249	1,276	1,087	932	829	785	740	730	1,098
Norwich Policy Area Total	1,975	2,250	2,776	3,190	3,740	3,551	3,154	2,643	2,481	2,143	7,052

Address	Five Year Supply Period					2021/ 22	2022/ 23	2023 / 24	2024 / 25	2025/ 26	Beyond 2026
	2016 / 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21						
Hales: North of Yarmouth Road		5	5								
Harleston: Mendham Lane	47										
Harleston: Spirkett's Lane/Limes Close				25	50	20					
Harleston: Former Howard Rotavator Works, Mendham Lane		25	10								
Harleston: Maltings at Tudor Rose Way		5									
Hempnall: off Bungay Road, west of Roland Drive			20								
Hingham: land at Seamere Road	50	32									
Loddon: land north of George Lane		25	50	50	50	25					
Loddon: Former Police Station, 8 Bridge Street	5										
Pulham Market: Sycamore Farm, Tattlepot Road		10									
Pulham St Mary: South of Chestnut Road		3	4								
Rockland St Mary: off Bee Orchid Way		10	10								
Roydon: Denmark Lane				25	17						
Scole: Old Norwich Road			15								
Scole: The Reading Rooms, The Street	1										
Seething: land on Seething Street		5									
Tacolneston: Land adj. The Fields			20								
Thurlton: Beccles Road, west of College Road	12	15									
Thurlton: rear of Norman Close	3	4									
Thurlton: South of Holly Cottage, Beccles Road	1	4									
Wicklewood: fronting High Street	14										
Wicklewood: High Oaks Works	2	2	2								
Wicklewood: Hackford Road				6							
Woodton: rear of Georges House, The Street			10	10							
Wortwell: Land at The Bell Field			5								
Wreningham: adj. builder's yard, Church Road		10									
South Norfolk Rural Area sites of 1 to 4 units at 1 April 2016 (Total 315)	63	63	63	63	63						
South Norfolk Rural Area Windfall Assumption	0	49	73	98	98	98	98	98	98	98	0
South Norfolk Rural Area Totals	232	402	429	376	312	203	98	98	98	98	0
BROADLAND RURAL AREA SITES											
Acle: Land to North of Springfield	9	3									
Acle: Land to North of Springfield		5	8	8	3						

Address	Five Year Supply Period					2021/ 22	2022/ 23	2023 / 24	2024 / 25	2025/ 26	Beyond 2026
	2016 / 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21						
Acle: Land North of Norwich Road		25	50	50	12						
Acle: Hillside Farm, Reedham Road			15	15							
Aylsham: Land Adj. Woodgate Farm	50	50	50	34							
Aylsham: Aegel House, Burgh Road		10	12								
Aylsham: Land North of Sir William's Lane	50	50	50	50	50	17					
Aylsham: The Old Mill, Dunkirk			6								
Buxton: Land East of Lion Road		8	12								
Cawston: Land East of Gayford Road		8	12								
Coltishall: Land off Rectory Road		10	20								
Coltishall: Land at Jordon's Scrapyard		10	20								
Freethorpe: Land Adj. 139 The Common	8	3									
Freethorpe: Land North of Palmer's Lane		5	5								
Hainford: Land off Stratton Road	3										
Lingwood and Burlingham: Lingwood Primary School, Chapel Road		7	8	7							
Reedham: Land at Station Road	8	12									
Reepham: New Road		4	5								
Reepham: The Dial House, Market Place	9										
Reepham: Abb's Garage, 32 School Road			8								
Reepham: Land off Broomhill Lane			25	50	45						
Reepham: Land at Former Station Yard		10	10								
South Walsham: Land to Rear Burlingham Road and St Mary's Close		12	8								
Strumpshaw: Former Hamper People, Norwich Road	5	5									
Wroxham: Land West of Salhouse Road	50	16									
Broadland Rural Area sites of 1-4 units at 1 April 2016 (Total 156)	26	26	26	26	26	26					
Broadland Rural Area Windfall Assumption		24	36	48	48	48	48	48	48	48	0
Broadland Rural Area Totals	218	303	386	288	184	91	48	48	48	48	0

Appendix B – CIL receipts

Greater Norwich Infrastructure Investment Fund Reporting Year 2015-16

1. Under the Greater Norwich City Deal, signed in December 2013, Broadland District Council, Norwich City Council and South Norfolk Council (hereafter referred to as 'the Councils') committed to pooling the majority of their Community Infrastructure Levy (CIL) income to create a Greater Norwich Infrastructure Investment Fund.
2. In accordance with the CIL legislation, the Councils may deduct up to a maximum of 5% of the CIL to cover administration costs, such as invoicing and collection of CIL. A further 15% or 25% neighbourhood contribution (dependent upon whether there is a Neighbourhood plan in place) is deducted by the Councils and in the case of Broadland and South Norfolk is required to be paid over to the relevant Parish/Town Council. As Norwich is un-parished and has no Neighbourhood Plans, the community element of CIL (15%) is retained and managed by Norwich City Council.
3. The remaining balance of CIL revenues from each of the Councils is paid into the Infrastructure Investment Fund to be designated for infrastructure investment, identified in the long-term capital programme to 2026.
4. The Infrastructure Investment Fund is administered by the Greater Norwich Growth Board (GNGB) – a partnership of the three District Authorities working with Norfolk County Council and New Anglia Local Enterprise Partnership (the LEP). Norfolk County Council has been appointed as the Accountable Body.
5. The GNGB has responsibility for overseeing the delivery of the strategic infrastructure identified as being required to support the planned growth of the Greater Norwich area. The Board agrees an annual programme of infrastructure projects to be delivered by the GNGB via a Greater Norwich Growth Programme which will be funded either wholly or in part from the Infrastructure Investment Fund.

Reporting information as required by the Community Infrastructure Levy Regulation 62 (4) for the year 2015 to 2016, for the element of CIL which is pooled across the authorities of Broadland District Council, Norwich City Council and South Norfolk Council.

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

	2013/14	2014/15	2015/16	Total
Broadland	£43,489.23	£629,847.55	£1,703,176.60	
Norwich	£12,210.00	£128,572.48	£332,441.45	
South Norfolk		£92,397.28	£454,782.37	
Total CIL pooled into the Infrastructure Investment Fund.	£55,699.23	£850,817.31	£2,490,400.42	£3,396,916.96

Total CIL receipts for the Infrastructure Investment Fund:

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

Project	CIL Expenditure re. 2014/15	CIL Expenditure re. 2015/16	Total
Harrisons' Plantation	£5,000.00	£25,969.82	
Danby Wood	£25,861.85		
Marston Marsh	£23,805.33	£639.83	
Earlham Millennium Green Phase	£3,159.83	£11,924.47	
Riverside Walk	£17,360.76	£31,000.00	
Marriott's Way Phase	£60,000	£236,451.52	
Heathgate Pink Pedalway		£150,000.00	
Health Walk		£37,852	
TOTAL	£135,187.77	£493,837.64	£629,025.41

The total amount of CIL receipts transferred to the Infrastructure Investment Fund and retained at the end of the reported year is **£2,767,891.55**

More information on the full programme of infrastructure projects which have been approved through the Greater Norwich Growth Programme to receive funding from the Infrastructure Investment Fund is available here:

<http://www.greaternorwichgrowth.org.uk/delivery/growth-programme/>



Broadland District Council: CIL report for 1st April 2015 to 31st March 2016

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

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

Regulation 62	Description	Amount
4(a)	Total CIL receipts	£2,130,824.54
(b)	Total CIL expenditure	* Also see Parish Table
(c)(i)	The items of infrastructure to which CIL has been applied	* Also see Parish Table
(ii)	Amount of CIL expenditure on each item	* Also see Parish Table
(iii)	Amount of CIL applied to repay money borrowed	Nil
(iv)	Amount of CIL applied to administrative expenses	£106,542.09 (5%)
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 15 & Apr 16)	£273,732.37
(ii)	Amount of CIL passed to any individual (reg 59(4))	Nil
4(cb)	Summary details of the receipt and expenditure of CIL to which regulations 59A or 59B applied.	See Parish Tables
(i)	The total CIL receipts that regulations 59A or 59B applied to	£273,732.37
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	N/A
(iii)	The amount of expenditure on each item	See Parish Table
4(cc)	Summary details of any notices served in accordance with regulation 59E	N/A
4(d)(i)	The total amount of CIL receipts retained at the end of the reported year, other than those to which reg 59E or 59F applied	£47,379.48
(ii)	CIL receipts from previous years retained at the end of 2015/16 other than those to which regulation 59E or 59F applied	Nil
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	N/A
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	N/A
4(e)	Infrastructure payments	None

CIL Payments made to Parishes for Financial Year 2015/2016

Parish/Town	15%	25%
Aylsham	328.35	-
Blofield	67,223.73	-
Brundall	596.38	-
Buxton	830.89	-
Cantley	3,544.50	-
Drayton	706.90	-
Felthorpe	849.83	-
Freethorpe	3,008.02	-
Frettenham	1,512.64	-
Great & Little Plumstead	-	3,720.70
Gt Witchingham	4,463.56	-
Hainford	2,287.27	-
Haveringland	1,862.47	-
Hellesdon	6,032.18	-
Hevingham	776.33	-
Heydon	189.64	-
Honingham	50.17	-
Horsford	107,843.12	-
Marsham	684.60	-
Reepham	5,603.77	-
Salhouse	5,479.00	-
Spixworth	2,148.75	-
Stratton Strawless	538.33	-
Taverham	1,244.79	-
Thorpe St Andrew	1,260.35	-
Wood Dalling	616.57	-
Wroxham	50,329.53	-
Total	270,011.67	3,720.70

Total CIL Payments to Parishes 2015/2016 is £273,732.37

Broadland District Council Parish CIL Expenditure 1 Apr 15 to 31 Mar 16

Parish	Project	Date	Expenditure
Cawston	Playing field driveway	17.12.15	£650.00
Great Witchingham	Bus shelter	Sep-15	£5,319.00
Hainford	New play equipment QE playground (part of parish contribution)	03.11.15	£2,459.02
Horsford	Additional street light Mill Lane/Millers Way	07.12.15	£1,380.14
Horsham & Newton St Faith	New street light column Beck Lane	20.07.15	£1,502.06
Thorpe St Andrew	Concrete base for Queensbury bus shelter	Aug-15	£1,177.00
Drayton	Consultancy for Neighbourhood Plan	21.10.15	£4,038.08
		Total	£16,525.30

NB - Based on information supplied by town and parish council's at time of production of report



Norwich City Council Community Infrastructure Levy (CIL)

**Regulation 62
Monitoring Report 2015/2016**

Published October 2016

1 Introduction

- 1.1. The Norwich City Council Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 25th June 2013 and came into effect on the 15th July 2013. Planning applications determined on or after the 15th July 2013 may therefore be subject to CIL.
- 1.2. The City Council is party to a Joint Working Agreement entered into with the Local Authorities and the LEP participating in the Greater Norwich Development Board (GNGB). (Broadland District Council, Norwich City Council, South Norfolk Council and Norfolk County Council are the Local Authorities for the Greater Norwich area. New Anglia LEP is the Local Enterprise Partnership for Norfolk and Suffolk)
- 1.3. The GNGB is the body responsible for delivering the strategic infrastructure identified as being required to support the planned growth in the Greater Norwich area. In accordance with the Community Infrastructure Regulations 2010 (as amended) regulation 123 a list of infrastructure identified has been published and can be viewed at https://www.norwich.gov.uk/downloads/file/1539/13_regulation_123_listpdf
- 1.4. The Joint Working Agreement agreed between the participating members of the GNGB confirms that Norwich City Council have agreed to transfer 80% of the CIL revenues collected by the authority to an Infrastructure Investment Fund to be administered by the Greater Norwich Growth Board. Norfolk County Council has been appointed as the Accountable Body.
- 1.5. The parties to the Joint Working Agreement will agree an annual programme of infrastructure projects to be delivered by the GNGB via a Greater Norwich Growth Programme which will be funded via the Infrastructure Investment Fund. Further details about the delivery of Greater Norwich Growth Programme are available via the following link <http://www.greaternorwichgrowth.org.uk/growth-board/>
- 1.6. The CIL regulations require that 15% of CIL revenues received by the City Council (or 25% where there is a neighbourhood plan) are retained as neighbourhood funding to be spent on local infrastructure projects or anything else that is concerned with addressing the demands that development places on an area. The City Council will be obliged to use existing community consultation and engagement processes in deciding how the neighbourhood funding element will be spent. This is to help communities to accommodate the impact of new development and encourage local people to support development by providing direct financial incentives to be spent on local priorities.
- 1.7. The Community Infrastructure Regulations 2010 (as amended) require a Charging Authority to prepare a report for any financial year in which:-
 - a) It collects CIL, or CIL is collected on its behalf; or
 - b) An amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent.

The financial year to which this document relates is 2015/16

2 Reporting

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

Regulation 62 reference	Description	Amount
4.(a)	Total value of CIL Demand Notices raised in 2015/16	£982,609
	Total CIL receipts for 2015/16	£439,109
	Total CIL payable in 2016/17 from Demand Notices issued in 2015/16.	£650,256
4.(b)	Total CIL expenditure in 2015/16 (From CIL receipts retained for neighbourhood funding)	£62,138
4.(c) (i) & (ii)	The items of infrastructure to which CIL receipts retained for neighbourhood funding have been applied and amount of CIL funded expenditure on each item -:	
	1. Community Infrastructure	£9,488
	2. Transportation	£4,881
	3. Green Infrastructure	£47,770
4.(c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	Not Applicable
4.(c) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of the CIL Demand Notices issued in that year in accordance with regulation 61.	£49,130 (5%)
4.(ca) (i)	Amount of CIL paid to any local council under regulation 59A or 59B	Not Applicable
4.(ca) (ii)	Amount of CIL paid to the Greater Norwich Growth Board Infrastructure Investment Fund under regulation 59(4) (See Note 1)	£332,441
4.(d) (i)	Total amount of CIL receipts retained at the end of the reported year.	£48,970

Note 1-: Details of the Greater Norwich Growth Programme approved for 2015/16 and the infrastructure expenditure funded from the Greater Norwich Growth Board's Infrastructure Investment Fund can be accessed via the following link-:

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

3 Further Information

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

https://www.norwich.gov.uk/downloads/20075/community_infrastructure_levy

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

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

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



South Norfolk Community Infrastructure Levy (CIL) report for 1st April 2015 to 31st March 2016

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

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

Reporting Information as required by the Community Infrastructure Levy Regulation 62(4) for the year 2015 to 2016 for South Norfolk Council

Regulation 62	Description	Amount
4(a)	Total CIL receipts	£582,087.37
(b)	Total CIL expenditure	*
(c)(i)	The items of infrastructure to which CIL has been applied	*
(ii)	Amount of CIL expenditure on each item	*
(iii)	Amount of CIL applied to repay money borrowed	*
(iv)	Amount of CIL applied to administrative expenses	£29,104.37 (5%)
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 15 & Apr 16)	£40,050.09
(ii)	Amount of CIL passed to any individual (reg 59(4))	£0.00
4(cb)	Summary details of the receipt and expenditure of CIL to which regulations 59A or 59B applied.	
(i)	The total CIL receipts that regulations 59A or 59B applied to	£40,050.09
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	None
(iii)	The amount of expenditure on each item	£0.00
4(cc)	Summary details of any notices served in accordance with regulation 59E	None
4(d)(i)	The total amount of CIL receipts retained at the end of the reported year, other than those to which reg 59E or 59F applied	*
(ii)	CIL receipts from previous years retained at the end of 2015/16 other than those to which regulation 59E or 59F applied	*
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	*
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	None
4(e)	Infrastructure payments	None

CIL Payments made to Parishes for Financial Year 2015/2016

Parish/Town	15%	25%
Aldeby	£231.50	
Ashwellthorpe	£329.56	
Bedingham	£206.25	
Bressingham	£1,125.00	
Broome	£358.91	
Bunwell	£770.04	
Burston	£527.85	
Costessey	£2,331.01	
Cringleford		£4,883.07
Diss	£1,460.60	
Flordon	£1,569.41	
Forncett	£792.00	
Hellington	£843.75	
Hempnall	£272.25	
Hingham	£54.00	
Keswick	£105.71	
Ketteringham	£84.40	
Kirstead	£191.25	
Loddon	£2,080.72	
Long Stratton	£324.00	
Morley	£373.36	
Mulbarton	£524.96	
Newton Flotman	£196.50	
Pulham Market	£475.50	
Redenhall with Harleston	£1,653.00	
Scole	£457.36	
Seething	£3,098.20	
Starston	£1,240.50	
Stoke Holy Cross	£4,568.40	
Swainsthorpe	£51.00	
Tharston and Hapton	£622.35	
Thurlton	£392.70	
Tibenham	£132.56	
Tivetshall St Margaret	£2,694.68	
Wacton	£260.43	
Winfarthing	£105.00	
Wrampingham	£81.00	
Wymondham	£4,581.31	
Total	£35,167.02	£4,883.07

Total CIL Payments to Parishes 2015/2016 is £40,050.09

South Norfolk Council Parish CIL Expenditure 1 Apr 15 to 31 Mar 16

Parish	Project	Expenditure
Aldeby	Repairs to fencing at Public Access Lane	£231.50
Stoke Holy Cross	Refurbishment of skate park surfaces on playing field	£4,568.40
Newton Flotman	Replacement basketball board and hoop	£196.50
Bressingham	Village signs	£430.00
Bedingham	Parish Bench	£206.25
Forncett	SAM2 Speed Awareness machine	£792.00
		£6,424.65

Nb. Based on information supplied by Town and Parish Council's at time of production of report

Appendix C – Duty to Cooperate

Please see document SDJCS 16 at the following link:

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

2015/16 Duty to Cooperate Update

The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. All local authorities have a statutory duty to cooperate with neighbouring local planning authorities and other bodies on planning issues which have a strategic impact across local authority boundaries. This duty is being achieved through the establishment of various organisations to oversee County wide delivery and planning related concerns; the preparation of Norfolk wide Strategic Framework to guide and inform the preparation of individual/Joint Local Plans and ensure that strategic land use issues of cross boundary significance are properly addressed; and the production of Joint up evidence bases for strategic issues. All of these are detailed in the following sections.

Organisation

The formal establishment of the **Greater Norwich Growth Broad (GNGB)**, with a stronger focus on delivery took place in the monitoring year of 2014/15 is led by Member level board including the Chair of the New Anglia LEP. The Board is supported by a Director's group, dedicated staff and officer level groupings including planning policy officers. It over sees the implementation of the infrastructure investment programme across Norwich. Through the provision of the **City Deal** and efforts from the GNGB programme delivery has been successful. Infrastructure Constraints on future development have eased considerably in recent years. A revised Greater Norwich Delivery Plan was adopted in July 2016.

This arrangement replaced the **Greater Norwich Development Partnership (GNDP)** which oversaw the development of the JCS (Adopted) (2011),(2014). However, recently the GNDP has been re-established to provide political guidance to the joint planning team during the plan-making process. The partnership consists of representatives from the three Greater Norwich Authorities, Norfolk County Council and the Broads Authority.

At senior officer level, the **Greater Norwich Infrastructure Delivery and Planning Board (GNIDPB)** serves both the GNDP and GNDB. Membership of this Director's Board consist of representatives of all four Councils, the LEP and the Broads Authority.

Norfolk Authorities have a strong record of working together through a range of formal and less formal mechanisms. A Strategic Officer Group has been established for many years and in January 2014 a **Members Forum** was established with the overall purpose of ensuring that the requirements of Duty were met. This comprised Members from each of the Norfolk District Councils and the Broads Authority together with Norfolk County Council (the 'Core Group') supported by the **Norfolk Strategic Planning Officer Group (NSPG)** and meet on a quarterly basis to progress work under the duty. Its Terms of Reference were reviewed in January 2015.

The Forum's overall purpose is to ensure that the requirements of Duty to Cooperate when preparing Development Plans is discharged in a way which enhances the planning and strategic matters and minimises the risk of unsound plans. It will provide the political input and steerage necessary to discharge the duty.

The Forum has agreed to meet for the purposes set out in the terms of reference to provide a vehicle for cooperation and joint working between local authorities and other parties within

Norfolk and across any other area over which the duty may be applied. They will act together in accordance with their powers under sections 13, 14 and 33A of the Planning and Compulsory Purchase Act and Section 1 of the Localism Act 2011 for this purpose. The Forum is not a decision making body and will recommend actions to partner Authorities. It will aim to reach a consensus where possible. Its recommendations are not binding on the actions of any of the partners.

The Norfolk Strategic Planning Officers Group (NSPG) is a monthly meeting of senior planning policy officers from all the local planning authorities in Norfolk plus the County Council and Environment Agency. Representatives of other disciplines and agencies attend as appropriate. The NSPG supports the Member Forum. A representative of the NSPG sits on the regional Strategic Spatial Planning Officer Liaison Group (SSPOLG) which supports Planning Cooperation across the wider South East (East of England, Greater London and South of East of England).

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

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

In addition, members have agreed to take forward work on a non-statutory strategic planning framework (now called the Norfolk Strategic Framework) which aims to inform local plans and future local plan reviews for each of the districts within Norfolk, including Broadland, Norwich and South Norfolk about strategic planning issues.

The Norfolk Strategic Framework

In March 2015 the three authorities considered a paper setting out options for future strategic planning work within Norfolk.

Progress on the framework was reported to the authorities in September 2015. Officer groups have been established to take forward the main work areas: housing; infrastructure; economic development and delivery. The groups are currently working on evidence collection. The production of the framework is scheduled to be completed in mid-2017. It will relate to the period from 2012 to 2036.

The Framework document is not a statutory development plan and will not include development plan policies or be subject to independent examination. The content of the Framework and the process for its preparation are matters for the Councils to collectively decide. The Framework is intended to guide and inform the preparation of individual/ Joint Local Plans and ensure that strategic land use issues of cross boundary significance are properly addressed.

It is not necessary for all cross boundary issues to be addressed in a strategic framework document; for example, depending on the issue it might be equally appropriate for authorities to produce bi lateral agreements (memorandums of understanding or similar) or

to separately evidence how a co-operative approach has been taken. Whilst the Framework is initially intended to be prepared on behalf of the Norfolk planning authorities it will need to demonstrate how issues of cross boundary significance beyond Norfolk are being considered.

Joint Evidence Base

Furthermore, as part of joint working a number of Joint Evidence Base documents have been produced covering a wider area for a more strategic purpose and these include the following:

Strategic Housing Market Assessment

The Strategic Housing Market Assessment (SHMA) for Central Norfolk was published in January 2016. Its purpose is to set out the Objectively Assessed Need (OAN) for housing in the local planning authority areas of Broadland, Breckland, North Norfolk, Norwich and South Norfolk together with the Broads Authority.

The SHMA was prepared by Opinion Research Services (ORS) and will be used by the commissioning authorities as a shared evidence base to inform the Local Plan process.

Evidence: Norfolk Housing and Economic Land Availability Assessment

Housing and Economic Land Availability Assessments (HELAAAs) are key evidence documents which support the preparation of Local Plans. Their purpose is to establish how much suitable development land there is in an area and to test if this land could be developed. They help local planning authorities to understand the level of growth they can plan for and the areas where growth can be accommodated. These assessments are not policy documents and they do not determine if land should be allocated for development or if planning permission should be granted.

As part of the Duty to Co-operate consistent methodology for producing HELAAAs is being used across all of the planning authorities in Norfolk. As such The Norfolk HELAA methodology (July 2016) will apply to the following authorities:

- Breckland District Council
- Broadland District Council
- Broads Authority
- Great Yarmouth Borough Council
- Borough Council of King's Lynn and West Norfolk
- North Norfolk District Council
- Norwich City Council
- South Norfolk Council

The authorities have consulted on the approach they intend to take to the preparation of their own HELAAAs and have now adopted a consistent Norfolk-wide methodology taking account of feedback from that consultation.

The methodology is considered to have been prepared in accordance with national guidance but proposes that HELAAAs would use an alternative size threshold for sites in

certain rural locations and would seek to capture all potentially suitable sites within the Broads Authority area, where development potential is significantly constrained.

North Norfolk District Council has been responsible for hosting the consultation, collating the responses and publishing the final HELAA document on behalf of all the Norfolk authorities. The public consultation was held on a draft HELAA Methodology between 21 March and 3 May 2016. The final document was published July 2016.

East of England Forecasting Model (EEFM)

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

Appendix D – Update on Sustainability Appraisal Baseline

Environment

Indicator	Target	SOURCE		11/12	12/13	13/14	14/15	15/16	
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly at home	decrease increase increase increase	census	Greater Norwich Broadland Norwich South Norfolk	See table in Objective 7, para 3.52					
% of river length assessed as good or better: a) overall status b) ecological status c) biological status d) general physio chem status e) chemical class	To increase the proportion of Broadland Rivers classed as 'good or better'	EA	Broadland Rivers	a) 26% b) 0.1% c) 8% d) 79% e) 17.6%	No data	No data	No data	a) 4% b)4% c)17% d)23% e)100%	
Development permissions granted contrary to Environment Agency advice on water quality grounds	None	LPA	Greater Norwich area Broadland Norwich South Norfolk	0 0 0 0	0 0 0 0	No data No data 0 No data	0 0 0 0	0 0 0 0	
Number of designated Air Quality Management Areas (AQMA's)	Decrease	LPA	Greater Norwich area Broadland Norwich South Norfolk	1 0 1 (change in designation) 0	1 0 1 0	1 0 1 0	1 0 1 0	1 0 1 0	
Concentrations of selected air pollutants (micrograms per litre) a) annual average concentrations of Nitrogen Dioxide b) annual average Particulate Matter	Decrease	LPA	Broadland Norwich South Norfolk	a) 11 b) 16 a) 13 b) 19 No data	a) No data b) No data a) 14 b) 14 a) 28 b) no data	a) No data b) No data a) 15 b) 15 a) 11 b) 17	a) No data b) No data a)14(LF); 66(CM) b)16(LF); 21(CM) a) 29 b) No data	a)below 40µg/m3 b)below 40µg/m3 a) No data b) No data a)18.6µg/m3 b)No data	
Net change in condition of SSSIs – percentage of SSSIs in favourable or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland Norwich South Norfolk	3% 60% 86%	94% 75% 86%	94% 75% 78%	94% 100% 93%	94% 100% 93%	
Norfolk Bio-diversity Action Plan progress: a) habitats actions in progress/completed b) species actions in progress/completed	Increase		Greater Norwich area Broadland Norwich South Norfolk	Options for other indicators are being explored with Norfolk Diversity Partnership					

Environment

Indicator	Target	SOURCE		11/12	12/13	13/14	14/15	15/16
Net change in Local Sites in "Positive Conservation Management" – percentage of sites	To increase	Norfolk Biodiversity Information Service	Greater Norwich area	60%	63%	67%	73%	No data
			Broadland	64%	69%	69%	75%	No data
			Norwich	79%	88%	88%	93%	No data
			South Norfolk	56%	59%	64%	70%	No data
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register	To decrease	LPA	Greater Norwich area	a) 110 b) 9	Data not complete	Data not complete	a)108 b)24	a)99 b)24
			Broadland	a) 39 (39%) b) 2 (9%)	a) b)	a) No data b) No data	a) 36 (3.7%) b) 22 (9%)	a) 30 (3%) b) 23 (13.6%)
			Norwich	a) 31 b) 4	a) 28 b) 3	a) 28 b) 2	a)31 (2.1%) b) 2 (8.3%)	a) 28 (1.8%) b) 1 (4.1%)
			South Norfolk	a) 40 b) 3	a) 42 b) 3	a) 40 b) 0	a) 41 b)0	a)41 b)0
Net change in number of Tree Preservation Orders (TPOs)	None to be lost as a results of development	LPA	Broadland	No data	No data	No data	No data	No data
			Norwich	No data	0	0	+5	+ 9
			South Norfolk	No data	No data	No data	No data	No data
Total CO2 emissions per capita (million tonnes carbon equivalent)	To decrease	DECC	Broadland	5.6	6.1	7.3	6.6	No data
			Norwich	5.1	5.5	5.2	4.5	No data
			South Norfolk	7.3	7.8	8.1	7.2	No data
Renewable energy generating capacity permitted by type	Increase	LPA	Greater Norwich area Broadland Norwich South Norfolk	See table in para 3.10				
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	Zero	LPA	Greater Norwich area	0	0			0
			Broadland	0	0	Data not yet released	Data not yet released	0
			Norwich	0	0		0	0
			South Norfolk	0	0		0	0
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)	None	LPA	Broadland	0	0	0	Data not yet released	0
			Norwich	No data	No data	No data	No data	414
			South Norfolk	0	0	0	0	0
Daily domestic water use – per capita consumption	Decrease		Norwich and Broads Water Resource Zone	No data	No data	No data	No data	No data
Percentage of dwellings built on previously developed land	60%	LPA	Broadland	57%	53%	46%	54%	44%
			Norwich	90%	90%	96%	88%	68%
			South Norfolk	25% new build	23%	15%	28%	27%

Environment

Indicator	Target	SOURCE		11/12	12/13	13/14	14/15	15/16						
Percentage of new dwellings completed at: a) less than 30 per hectare b) 30-50 per hectare c) More than 50 per hectare	100% above 30 dwellings per hectare	LPA	Broadland	a) 61% b) 13% c) 26%	a) 100% b) 0% c) 0%	a) 100% b) 0% c) 0%	a)100% b)0% C)0%	a) 91% b) 9% c) 0%						
			Norwich	a) 4% b) 13% c) 83%	a) 14% b) 9% c) 77%	a) 3% b) 15% c) 82%	a)4% b)15% c)81%	a) 2% b) 15% c) 83%						
			South Norfolk	a) 30% b) 55% c) 15%	a) 45% b) 46% c) 8%	a) 55% b) 44% c) 1%	a) 53% b)45% C)2%	a)58% b)26% c)16%						
			Waste arising: a) kilograms of waste produced per head of population b) percentage change on previous year	Decrease	LPA	Broadland	a) 376 b) -14%	a) 368 b) -2%	a) 372 b) +1%	a) 390 b) +4%	a) 383 b) - 0.99%			
						Norwich	a) 297 b) -6%	a) 329 b) +11%	a) 324 b) -1%	a)326 b)0%	a) 308 b) -5.8%			
						South Norfolk	a) 330 b) 0%	a) 351 b) +6%	a) 348 b) -1%	a)364 b)4.6%	a)369 b)1.4%			
						Recycling – percentage of household waste: a) recycled b) composted	Increase	LPA	Broadland	a) 27% b) 22%	a) b)	a) 23% b) 22%	a) 25% b) 22%	a) 26% b) 25%
									Norwich	a) and b) 38%	a) 38% b) 8%	a) 23% b) 11%	a)29% b)9%	a) 31.5% b) 8.9%
									South Norfolk	a) 42% b) 15%	a) 41% b) 15%	a) 40% b) 15%	a)42% b)18%	a)44% b)18%

Social

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score	DCLG	Decrease	Greater Norwich area Broadland Norwich South Norfolk	No data	No data	No data	No data	No data
Income Deprivation – average LSOA scores from IMD	DCLG	Decrease	Greater Norwich area Broadland Norwich South Norfolk	No data	No data	No data	0.12 0.08 0.19 0.09	No data
Index of Multiple Deprivation – average LSOA score	DCLG	Decrease	Greater Norwich area Broadland Norwich South Norfolk	No data	No data	No data	17.8 11.04 29.07 13.24	No data
Total benefit claimants - percentage of working age population claiming benefits	Working age client group Key benefit claimant	Decrease	Broadland Norwich South Norfolk	9.60% 17.10% 9.70%	9.60% 16.60% 9.60%	8.80% 15.30% 8.70%	8.4 14.4 8.4	8.10% 13.20% 7.80%
Percentage of working age population receiving ESA and incapacity benefit	Working age client group Key benefit claimant	Decrease	Broadland Norwich South Norfolk	4.50% 7.50% 4.40%	4.50% 7.40% 4.30%	4.40% 7.50% 4.10%	4.5 7.7 4.3	4.60% 7.80% 4.20%
Life expectancy of residents (at birth) a) males b) females	ONS	Increase	Broadland Norwich South Norfolk	2010-12 a) 81.4 b) 84.1 a) 78.9 b) 83.9 a) 81.3 b) 84.3	2011-13 a)81.3 b)84.2 a)79.5 b)83.7 a)81.8 b)84.8	2012-14 a)80.7 b)84.6 a)79.9 b)83.4 a)81.7 b)84.7	Data not yet released	Data not yet released
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Annual Population Survey	Increase	Greater Norwich area Broadland Norwich South Norfolk	31.50% 25.40% 37.70% 29.20%	35.30% 29.40% 40.60% 34.10%	35.20% 32.80% 39.00% 32.20%	33.80% 29.30% 35.90% 35.70%	34.00% 31.40% 39.30% 30.80%
School leaver qualifications – percentage of school leavers with 5 or more GCSEs at A* to C grades	Norfolk County Council	Increase	Greater Norwich area Broadland Norwich South Norfolk	76.8% 81.2% 69.4% 78.5%	57.5% 78.1% 65.7% 75.8%	65.85% 71.34% 52.38% 71.34%	67.14% 70.56% 55.04% 73.68%	Data not yet released

Economy

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16
Percentage change in total number of active enterprises	Business Demography	Increase	Greater Norwich area Broadland Norwich South Norfolk	-0.1% -0.9% 1.3% -0.7%	-1.2% -1.3% -0.4% -1.9%	1.70% 2.30% 2.10% 0.60%	Data not yet released	Data not yet released
Median a) hourly; b) weekly; c) annual pay for full-time employees	ASHE	Increase	Broadland Norwich South Norfolk	a) £12.72 b) £515 c) £26,893 a) £11.05 b) £452 c) £23,539 a) £12.60 b) £517 c) £26,665	a) £ 13.30 b) £ 519 c) £ 28,423 a) £ 11.23 b) £ 439 c) £ 22,616 a) £ 14.07 b) £ 554 c) £ 27,301	a) £ 13.17 b) £ 530 c) £ 27803 a)11.64 b) £ 462 c) £ 23832 a) £13.42 b) £ 525 c) £ 26132	a) £12.37 b) £512 c) £ 25,697 a) £ 10.95 b) £ 432 c) £ 22,377 a) £ 13.09 b) £ 525 c) £ 26,817	a)£11.98 b)£489 c)25,420 a)£11.92 b)£483.00 c)25,273 a)£12.39 b)490 c)25,964
Number of small businesses		Increase	Greater Norwich area Broadland Norwich South Norfolk	11,395 3,815 3,155 4,425	11,445 3,800 3,120 4,525	No data	No data	No data
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly at home	Census	decrease increase increase increase	Greater Norwich Broadland Norwich South Norfolk	a) 67% b) 7% c) 18% d) 6% a) 75% b) 6% c) 10% d) 6% a) 52% b) 9% c) 33% d) 4% a) 73% b) 6% c) 10% d) 7%			No data	No data
Percentage of people employed who travel: a) less than 2km b) 2 to 5km c) 5 to 10km d) 10 to 20km e) More than 20km	Census	Decrease in distance travelled	Greater Norwich area Broadland Norwich South Norfolk	Taken from Census 2011 a) 21% b) 22% c) 18% d) 15% e) 11% a) 14% b) 21% c) 24% d) 17% e) 9% a) 34% b) 33% c) 9% d) 5% e) 9% a) 15% b) 11% c) 21% d) 22% e) 14%				
Amount of various employment developed on previously developed land or conversions	LPA	60%	Broadland Norwich South Norfolk	95% No data No data	79% 100% No data	73% 100% No data	70% 100% No data	75.30% 100% 51%

ECONOMY

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16
Unemployment benefit receipt: percentage of population in receipt of Job Seekers Allowance (JSA); claimants of JSA by age range: a) 16-24 years old b) 25-49 years old c) 50+ years old	Claimant Count	Decrease	Greater Norwich area	a) 5.6% b) 3.3% c) 1.8%	a) 4.7% b) 3.4% c) 1.8%	a) 3.0% b) 2.3% c) 1.4%	a)1.9% b)1.5% c)1.0%	a)0.9% b)1.1% c)0.9%
			Broadland	a) 4.9% b) 2.0% c) 1.1%	a) 4.0% b) 2.1% c) 1.1%	a) 2.4% b) 1.4% c) 0.8%	a) 1.4% b) 0.8% c) 0.5%	a)0.8% b)0.6% c)0.5%
			Norwich	a) 6.3% b) 5.1% c) 3.5%	a) 5.4% b) 5.4% c) 3.5%	a) 3.4% b) 3.7% c) 2.8%	a)2.3% b)2.4% c)2.1%	a)1.1% b)1.7% c)1.9%
			South Norfolk	a) 4.9% b) 2.2% c) 1.1%	a) 4.1% b) 2.1% c) 1.2%	a) 2.7% b) 1.5% c) 0.9%	a)1.6% b)1.0% c)0.7%	a)0.7% b)0.7% c)0.6%

Appendix E: Broadland District Council Annual Monitoring Report 2015 - 2016

Summary

- I. The Annual Monitoring Report provides updated information about progress made on Local Development Documents / Local Plans.
- II. This report outlines the progress against targets set out in the monitoring framework of the adopted Broadland Local Plan Replacement (2006).
- III. This report relates to the Greater Norwich Development Plan Document Annual Monitoring Report 2015-16 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.

Introduction

- I. The monitoring of development plans, as expressed in *the 2012 Town and Country Planning regulations* as part of the *Localism Act* adopted in 2011, is important in ascertaining whether a plan is achieving its overall aims, objectives and targets; and identifying whether revisions are required.
- II. The monitoring of the Local Plan (previously known as the Local Development Framework (LDF) will enable the relevance of local policies to be assessed, and ensure that as plans are reviewed, policies which need adjustment can be identified.
- III. The Annual Monitoring Report (AMR) published by the Greater Norwich Development Partnership (to which this report is appended), updates the monitoring framework of the Joint Core Strategy (2011) since 2008 the base date of the plan, and provides a useful indication on how the GNDP area is currently performing in terms of its overall objectives.
- IV. The Joint Core Strategy (JCS) for the three component districts (excluding the Broads Authority) was adopted on 24 March 2011 and set out the long-term vision and objectives for the area. However following a legal challenge part of the JCS, relating to the Broadland part of the Norwich Policy Area was remitted. The necessary work to address the High Court Order was undertaken in 2012, resulting in the resubmission of the part JCS to the Secretary of State for independent examination in early 2013. The independent examination of the part JCS was carried out during May and July 2013. The inspectors report was published 13 November 2013, finding that, subject to a number of main modifications, the plan is sound. The plan was adopted in January 2014.
- V. The Broadland District Local Plan (replacement) 2006 remained part of adopted planning policy used to help determine planning applications within Broadland. The Broadland District Council Annual Monitoring Report continues to assess the progress in achieving the objectives of the Local Plan. However, in 2016 (after the period monitored in this report) the BDLPR was completely superseded by new Local Plans, and so future monitoring reports will address these.
- VI. In many instances, information published in the GNDP Annual Monitoring Report uses the same data sources and returns that have been previously used in Broadland Annual Monitoring Reports. Also, some policies set out in the Broadland Local Plan were superseded since adoption of the JCS, and so not monitored.
- VII. For the sake of brevity, information published in other local monitoring reports will not be repeated here. This report directs the reader to the Greater Norwich Development Partnership Annual Monitoring Report 2015-16 where relevant.
- VIII. This Annual Monitoring Report produced by Broadland District Council under the Planning and Compulsory Purchase Act (2004) covers the period from 1 April 2015 to 31 March 2016. Where appropriate, more up to date information has been included.

Objectives

- IX. This report is based on the objectives and targets set out in the Broadland District Local Plan (Replacement) (2006). The monitoring targets in the Local Plan apply to the

objectives and not to individual policies. The policies are seen as a tool used in achieving the plans' objectives.

- X. Where the Regional Spatial Strategy and Local Development Framework Core Output Indicators (COI) (Update 2/2008) have been preserved by the Joint Core Strategy monitoring framework, this report directs the reader to the GNDP Annual Monitoring Report 2015-16 for updates on those COIs.

Overview of Broadland Area

Area and Population

- I. Following the first release of the 2011 Census data, the population of Broadland was estimated to be 124,700. The figure for 2015 shows the population has increased to 126,600. This equates to a 1.5% increase in population since the 2011 census. Source: Norfolk Insight.
- II. The area of Broadland district is 55,324 hectares, and is the fifth largest district in Norfolk. Population density is 2.29 persons per hectare. Source: Norfolk Insight.
- III. Broadland's population has a relatively elderly age profile. Compared with England and Wales, Broadland has higher proportions of people aged 45 and over, and lower proportions in the younger age groups, particularly 16-29 year olds. Source: Norfolk Insight.
- IV. At the 2011 census, around 51.5 percent of the district's population live in the urban fringe of Norwich. 6 percent of the population live in Aylsham. Around 42 percent live in parishes of over 300 population, and the remaining 2 percent in parishes with less than 300. Source: Norfolk Insight.
- V. According to the *Rural and Urban Area Classification 2004*, 41 percent of Broadland wards are classified as 'urban', 26 percent as town and fringe, and 33 percent as village, hamlet and isolated dwellings. Source: Norfolk Insight.

Local Development Scheme Milestones

Local Plan (LDF) Update

- 1.1. The current adopted LDS is available on the Broadland District Council Website and is updated as necessary to reflect any changes to timetables.
- 1.2. Progress of the plan making milestones are outlined below:

Joint Core Strategy (JCS)

- 1.3. The Joint Core Strategy for Broadland Norwich and South Norfolk is a strategic planning document prepared by the three districts. The JCS sets out the long-term vision, objectives and spatial strategy for new housing, employment and infrastructure in the area.
- 1.4. The Joint Core Strategy was adopted by Broadland, Norwich and South Norfolk in March 2011. However following a legal challenge part of the JCS, relating to the Broadland part of the Norwich Policy Area was remitted. The necessary work to address the High Court Order was undertaken in 2012, resulting in the resubmission of the part JCS to the Secretary of State for independent examination in early 2013. The independent examination of the part JCS was carried out during May and July 2013. The inspectors report was published 13 November 2013, finding that, subject to a number of main modifications, the plan is sound. The plan was adopted in January 2014.

Site Allocations Development Plan Document

- 1.5. The Site Allocations DPD identifies, or “allocates” areas of land for specific types of development, such as housing, employment or community facilities. It will also define “settlement limits” for places. These settlement limits identify, in broad terms, where development will typically be deemed acceptable, and where it will not.
- 1.6. The short-listed sites were subject to public consultation in autumn 2011. Sites put forward to the council during this consultation were then considered as part of a consultation in spring 2012. Further, consultation on the preferred options document took place during July and September 2013. Additional sites in a limited number of settlements put forward in response to the preferred options were consulted upon during October & November 2013. The pre-submission publication of the Site Allocations DPD took place between 14 April and 30 May 2014. The Site Allocations DPD was submitted to the Secretary of State on 26 September 2014. Independent Examination of the Site Allocation DPD took place in July 2015 and a consultation on proposed Main Modifications was undertaken between 1 September 2015 and 13 October 2015. The plan was adopted on 03 May 2016, outside the period of this report, and superseded policies in the Broadland District Local Plan (Replacement) 2006.

Development Management Development Plan Document

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

- 1.8. The document was subject to public consultation between September and December 2011. The pre-submission publication of the Development Management Policies DPD took place between 14 April and 30 May 2014. The Development Management Policies DPD was submitted to the Secretary of State on 26 September 2014. Independent Examination of the Development Management Policies DPD took place in May 2015. The plan was adopted on 3 August 2015, and superseded policies in the Broadland District Local Plan (Replacement) 2006.

Growth Triangle Area Action Plan

- 1.9. Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan (AAP)
- 1.10. The proposed Area Action Plan sets out the council's policies to manage the coordinated delivery of sustainable development in north-east Norwich.
- 1.11. Early issues and options consultation on the Area Action Plan took place in 2009. Public consultation on an Options Draft of the Area Action Plan took place between March and June 2013. Pre-submission publication of the Area Action Plan took place between 4 August and 19 September 2014. The Area Action Plan was submitted to the Secretary of State in February 2015 and was subject to Independent Examination in July 2015. A consultation on proposed Main Modifications was undertaken in late 2015. The plan was adopted on 04 July 2016, outside the period of this report. This superseded the remaining saved policies in the Broadland District Local Plan (Replacement) 2006.

Policies (Proposals) Map

- 1.12. The Policies Map (previously known as the proposals map) is a geographical expression of the council's planning policies, and a statutory part of the Development Plan.
- 1.13. Changes to spatial policies as a result of the adoption of new Local Plans were applied when the Plans were adopted.

Community Infrastructure Levy (CIL) –

- 1.14. The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on most built development.
- 1.15. The purpose of CIL is to fund infrastructure needed to support development in the area. The Local Investment Plan and Programme (LIPP) is the document that sets out key investment packages and projects including infrastructure for Broadland, Norwich and South Norfolk.
- 1.16. Broadland District Council resolved to adopt CIL at its meeting on 9 May 2013 with implementation on 1 July 2013.
- 1.17. The Town and Country Planning Regulations 2012 state that information contained in reports produced in relation to regulation 62 of The Community Infrastructure

Levy Regulations 2010, will need to be incorporated into the Local authorities Annual Monitoring Report. The relevant information for Broadland is contained in Appendix B – CIL Receipts appended to the main GNDP AMR.

Neighbourhood Plans

- 1.18. Within 2015/16 there were eight Neighbourhood Plan projects that were progressing but not completed in Broadland. The eight projects were in Aylsham, Blofield, Drayton, Hellesdon, Horsford, Old Catton, Rackheath and Salhouse.
- 1.19. The District Council has supported each of these projects in a number of ways, including provision of day-to-day advice and guidance, technical assistance, funding, attendance at meetings etc. Some of the parish councils also appointed external consultants to assist them in the process.
- 1.20. All eight of the projects have designated Neighbourhood Areas. In each case, the Neighbourhood Area proposed or designated has followed the parish boundary.
- 1.21. Prior to the monitoring year there were three “made” or adopted Neighbourhood Plans in the district:
- Sprowston - adopted 8th May 2014
- Strumpshaw - adopted 10th July 2014
- Acle – adopted 17th February 2015.
- 1.22. Within 2015/16 there were two more Neighbourhood Plans made within Broadland District and which now form part of the Development Plan. These were:
- Great & Little Plumstead - adopted 16th July 2015
 - Brundall - adopted 22nd March 2016
- 1.23. The Acle, Brundall and Strumpshaw Neighbourhood Plans have also been adopted by the Broads Authority.
- 1.24. Since the end of the monitoring period (ie 31 March 2016) a further 3 Neighbourhood Plans, for Blofield, Drayton and Old Catton, have been made taking the total number of adopted plans to eight; and work has commenced on a Neighbourhood Plan for the parish of Horstead with Stanninghall.

Review of the Local Plan

- 1.25. Work has commenced on a review of the existing local plans, with a view to producing a Greater Norwich Local Plan. This will be for the areas of Broadland, Norwich and South Norfolk, but excluding the Broads Authority Area.
- 1.26. Details on the Greater Norwich Local Plan production are set out in the Broadland Local Development Scheme. The current timetable is for the initial stages, of

evidence gathering etc, to continue during 2016/17 with public consultation on issues and options etc to take place in autumn 2017, followed by publication of the Reg 19 (Pre submission) document in June 2019 and submission to the Secretary of State in October 2019. This would be followed by a public examination with adoption of the Plan timetabled for December 2020.

Major Developments Update

Broadland Gate/Postwick Hub Interchange

- 1.27. A joint planning application between Norfolk County Council as Highways Authority and Ifields Estates Ltd was submitted in early 2009. This application comprised a road improvement scheme to the Postwick Hub Interchange and commercial development. The hybrid application (full for a road scheme and outline for the business park) was approved in October 2011.
- 1.28. Improvements to the Postwick Interchange were essential to enable wider developments in the northeast of Norwich. In addition, this junction improvement was designed to accommodate the potential delivery of the Northern Distributor Road (NDR).
- 1.29. Work on the Postwick Hub junction improvements started in May 2014 and the completed scheme was opened in December 2015.

Northern Distributor Road

- 1.30. The NDR is key to the Norwich Area Transport Strategy, allowing the development of a modern, sustainable transport system for Norwich, including Bus Rapid Transit and facilities for cyclists and pedestrians. Government support for the road is conditional upon progress being made on these elements of the Strategy.
- 1.31. The NDR will bring much needed traffic relief for communities to the north and east of Norwich and the city centre, and deliver rapid and sustained economic benefits for Norwich and a large part of North Norfolk. For existing businesses, the benefits of easy and reliable access to the national trunk road network and the Airport are considerable. The road also unlocks the potential for new businesses and jobs.
- 1.32. In December 2012 Norfolk County Council decided it was appropriate to follow the Nationally Significant Infrastructure Project (NSIP) route to gain all the necessary approvals for the NDR. Such approvals include planning permission, side road orders and compulsory purchase orders. This secured greater certainty in the timetable and a more efficient overall approach to deliver the NDR.
- 1.33. The NDR scheme was submitted to the NSIP process in January 2014 and has now completed the statutory processes following an examination in public during 2014 and the subsequent approval of the necessary Development Consent Order (DCO) by the Secretary of State in June 2015. The examination was conducted by three Inspectors appointed by the Planning Inspectorate on behalf of the Secretary of State for Transport.
- 1.34. Work started on the NDR in December 2015 and it is forecast to be complete around the end of 2017.

Home Farm, Sprowston

- 1.35. In November 1997 Outline Planning Permission was granted for 13.4 hectares of residential, office, retail, community facilities and petrol filling station development with associated highways, drainage and landscaping.
- 1.36. In December 2007, Reserved Matters Approval was granted for the first 120 total dwellings and open space areas. Norfolk Homes began construction on this site in December 2007. As of 31 March 2015 all 120 units had been confirmed as being completed.

- 1.37. In February 2014 full approval was granted for 89 units that replaced the previous permission from June 2011 for 81 units. Works have now begun on the site.

White House Farm, Sprowston

- 1.38. Outline approval was granted for 1,233 dwellings, a link road, recreation areas, primary school, open space and other associated works in May 2011. The reserved matters applications containing the details of the first phase of 448 homes were approved in May and August 2013. Development is well under way on the first phase, which is being constructed by Persimmon Homes, Hopkins Homes and Taylor Wimpey. A number of the dwellings are occupied and it is expected that a planning application for the primary school will be submitted in winter 2016/2017.
- 1.39. In May 2016 all of the reserved matters applications for phase 2 of the development were submitted, totalling 775 dwellings.

North Sprowston & Old Catton

- 1.40. In September 2013 Broadland District Council resolved to grant planning permission for an outline planning application of up To 3,520 Dwellings; up To 16,800 square metres of employment space; up to 8,800 square metres of space for shops, services, cafes, restaurants and drinking establishments; up to 1,000 square metres of hotel accommodation; two primary schools; up to 2,000 square metres of community space including a health centre, library and community halls; an energy centre; cycle and vehicle parking for residents, visitors and staff; landscaping and public open space for amenity, recreation and food-growing; ecological mitigation and enhancement; utilities and sustainable urban drainage infrastructure; and pedestrian, cycle and vehicular accesses.
- 1.41. In March 2015, the planning application was reconsidered by the Planning Committee in light of the amount of time that had elapsed since the original resolution to grant planning permission and the resolution to grant permission was reaffirmed. The outline permission was issued in February 2016
- 1.42. In June 2016 a variation of conditions application was submitted. Its primary intention is to change the phasing of the development so that it starts on the Old Catton side of its area rather than the Sprowston side. The application is currently being considered.

Brook & Laurel Farm, Thorpe St Andrew

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

Pinebanks, Thorpe St Andrew

- 1.44. In March 2013 Berliet Ltd submitted an outline planning application. For 231 dwellings, construction of two new vehicular accesses together with associated infrastructure, roads, open space and landscaping. Outline planning permission was granted in June 2013. Reserved Matters submitted shortly after the 2015/16 monitoring year.

Griffin Lane, Thorpe St Andrew

- 1.45. In March 2013 Berliet Ltd submitted an outline planning application for 71 dwellings & community building together with associated infrastructure, open space, roads & landscaping. Outline planning permission was granted in June 2013. Reserved Matters were submitted shortly after the 2015/16 monitoring year.

North Rackheath (Formerly Rackheath Eco-Community)

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

Land at Yarmouth Road, Blofield

- 1.47. In August 2011 an outline planning application was submitted for a mixed use development comprising a maximum of 175 residential units. A maximum of 4000 sqm. Employment (use class B1) and open space. As of March 2015 this permission had lapsed, however, an outline planning application was submitted shortly after the 2015/16 monitoring year.

Cucumber Lane, Brundall

- 1.48. In June 2013 full planning permission was granted for 150 dwellings, vehicular access, open space and associated works on land to west of Cucumber Lane, Brundall. The development has commenced, and 90% of the site is completed.

Woodgate Farm, Aylsham

- 1.49. In June 2012 full planning permission was granted for a football club and community facilities with outline planning permission for a residential development for 250 dwellings. The Reserved Matters application for the residential element was granted planning permission in October 2013. Works commenced on the construction of dwellings May 2015 with 25% of the site completed by March 2016.

Land North of Sir Williams Lane, Aylsham

- 1.50. In February 2013 outline planning permission was granted for up to 300 dwellings, access, public open space, allotments and associated infrastructure and provision of a car park and enclosure of land for education and recreational purposes as part of the transfer of land to Aylsham High School. Reserved Matters approval was granted in May 2014. Works commenced June 2014, 11% of the site was completed by March 2016.

Land East of Cator Road, Drayton

- 1.51. In August 2014 outline planning permission was granted for up to 200 homes, allotments, access, public open space and associated infrastructure.

Land at Salhouse Road, Wroxham

- 1.52. In June 2014 full planning permission was granted for the erection of 100 dwellings including new vehicular access & associated works. Works commenced on March 2015; 33% of the site has been completed.

Northside, Thorpe St Andrews Business Park

- 1.53. In August 2014 outline planning permission was granted for the part conversion and redevelopment to Provide 12,750 sqm of B1 office space and ancillary accommodation access and car parking.

Norwich Aeropark

- 1.54. In July 2013 full planning permission was granted for development of the Northern Apron & Norwich Airport to include 15,035sqm of aviation related B1(c), B2 and B8 floorspace including associated access to Holt road, security hut, storage building and parking.

Taverham Nursery Centre

- 1.55. In June 2014 full planning permission was granted for the construction of a supermarket (class A1) and car parking with petrol filling station and landscaping. Outline planning permission was also granted for erection of a class A3/A4 public house/restaurant.

Mill Lane, Horsford

- 1.56. In April 2014 full planning permission was granted for the erection of 125 dwellings, associated roads, parking, pumping station, open space and landscaping. The site commenced November 2015 with 48% of dwellings completed by March 2016.

Land South of Salhouse Road, Sprowston

- 1.57. In April 2014 an EIA (Environmental Impact Assessment) scoping opinion for residential development of up to 1400 dwellings was provided by Broadland District Council. The development is EIA development. Outline planning application for 803 dwellings was registered shortly after the 2015/16 monitoring year.

Land East of Buxton Road, Spixworth

- 1.58. In February 2014 a EIA (Environmental Impact Assessment) scoping opinion was given by Broadland District Council for outline planning permission to erect 300 dwellings with access roads and associated infrastructure; create green infrastructure, cycle links, link road. The development is not EIA development. Outline planning permission for 225 dwellings was granted in May 2015.

Land off Blofield Corner Road, Blofield

- 1.59. In February 2015 outline planning permission was granted for the erection of 36 dwellings with associated works to highways, infrastructure and landscaping.

Land off Stratton Road, Hainford

- 1.60. In February 2015 full planning permission was granted for the erection of 14 dwelling, comprising 6 dwellings at market value and 8 affordable dwellings, and associated Works. Works commenced on the site October 2015, and is nearing completion.

The Dial House, Market Place, Reepham

- 1.61. In February 2015 full planning permission was granted for the refurbishment of a former old brewery house to provide Café and retail on ground floor and Bed & Breakfast provision on first floor. The conversion of east & west rear wings to 6 residential units, and the demolition of The Maltings & Gym and the erection of 10 dwellings (part retrospective). Works commenced on the site August 2015, and is 40% completed.

Land North of Springfield, Acle

- 1.62. In May 2015 outline permission was granted for 24 open market dwellings including access, landscape & layout, and full planning for 12 affordable dwellings including estate road & associated infrastructure. Reserved Matters permission for the 24 open market dwellings was granted in March 2016.

Land at Former Little Plumstead Hospital, Great & Little Plumstead

- 1.63. Outline planning permission was granted in January 2016 for the demolition of existing hospital buildings and re-development of the footprint of these buildings to provide 109 residential dwellings; retention and conversion of the old hall for residential use; provision of an enlarged primary school site; landscaping; open space; community uses and means of access from Hospital road and Water lane.

Former CTD, Tile House, Hellesdon

- 1.64. In October 2015 outline planning permissions was granted for the erection of up to 72 dwellings, open space and associated infrastructure.

Hillside Farm, Reedham Road, Acle

- 1.65. Outline permission was granted in June 2015 for a mixed use development to include employment (B1 & B2) and residential (C3) comprising of 30 dwellings.

Table to show progress and attributes of local plan allocations and large sites with planning permission

Local Plan Allocations												
Parish	Site Allocation DPD/ Growth Triangle AAP reference number	Proposed land use	Approximate no. of dwellings	Site Area (ha)	Does site have a Development Brief?	Public transport (within 500m radius)	Local shop (within 1km radius)	Health care (within 1km radius)	First/primary school (within a 1km radius)	Development commenced/completed	Current Status	Super-seded Local Plan reference number
Acle	ACL1	Housing	140	5.6		✓	✓	✓	✓		Outline planning permission 20141108 granted Jan 2015	
Acle	ACL2	Mixed use	20	2.0		✓	✓	✓	✓		Outline planning permission 20141392 granted June 2015	ACL2
Acle	ACL3	Employment		1.0		✓	✓	✓	✓		No development.	ACL3
Acle	ACL4	Housing	36	1.4		✓	✓	✓	✓		Full planning permission 20140787 granted May 2015. No works commenced.	ACL1
Aylsham	AYL1	Housing	250	17.5		✓	✓	✓	✓	✓	Reserved matters permission 20130680 granted. Site 25% completed	
Aylsham	AYL2	Housing	300	19.9		✓	✓	✓	✓	✓	Reserved Matters permission 20140298 granted. Works have commenced.	AYL9
Aylsham	AYL3	Employment		1.0		✓	✓	✓	✓		No development.	AYL3
Aylsham	AYL4	Employment		3.0		✓	✓	✓	✓		Planning permission granted for B1 (offices and light industry) and B8 (storage and distribution) but currently not implemented.	AYL3
Blofield	BLO1	Mixed use	175	9.9		✓	✓	✓	✓		Planning permissions 20140757 & 20140758 have been granted for employment use and a supermarket. Outline planning application 20160488 for 175 dwellings submitted for approval shortly after monitoring year	
Blofield	BLO2	Housing	30	1.4		✓	✓	✓	✓		Planning permission 20141710 granted for increase to 30 dwellings. Works commence shortly after monitoring year.	
Blofield	BLO3	Housing	64	4.5		✓	✓	✓	✓	✓	Planning permission 20130296 granted. Work commenced March 2015.	
Blofield	BLO4	Housing	75	2.5		✓	✓	✓	✓	✓	Outline planning permission 20121587 approved for residential development. Reserved Matters application 20150700 granted Oct 2015. Reserved matters 20150794 also granted to expand site by 30 units.	
Blofield Heath	BLO5	Housing	20	0.9		✓	✓	✓	✓		Outline permission 2014 0968 granted for 36 dwellings. No works have commenced.	

Brundall	BR1	Housing	150	5.8		✓	✓	✓	✓	✓	Planning permission 20121638 granted. Development has commenced. 143 units have been completed.	
Brundall	BR2	Open space		7.2		-	-	-	-		Full planning permission 20140556 granted May 2014.	
Brundall	BRU3	Open space		4.9		-	-	-	-		Planning permission 20130591 granted for extension of time limit for implementation of playing field. Not yet implemented.	BRU1
Buxton	BUX1	Housing	20	0.7		✓	✓		✓		No development	
Cawston	CAW1	Community facilities		0.2		-	-	-	-		Not implemented. Proposed extension to burial ground.	CAW1
Cawston	CAW2	Housing	20	0.8		✓	✓	✓	✓		No development.	
Coltishall	COL1	Housing	25			✓	✓	✓	✓		No development.	
Coltishall	COL2	Housing	25	1.8		✓	✓	✓	✓		No development. Currently in use as a scrap yard.	COL1
Drayton	DRA1	Housing	200	12.5		✓	✓	✓	✓		Outline permission 20130885 granted. No works have commenced.	
Drayton	DRA2	Mixed use	20	0.8		✓	✓	✓	✓		The landowner has indicated that this site will be progressed in 2014/15 but likely with less residential. No progress during this monitoring year.	DRA2
Foulsham	FOU1	Housing	14			✓	✓	✓	✓	✓	Planning permission 20130929 granted for 14 affordable dwellings. Site completed Mar 2015.	
Foulsham	FOU2	Employment		1.4		✓	✓		✓		Site is for employment use. No development.	FOU1
Freethorpe	FRE1	Housing	10	0.4		✓	✓		✓		No development	
Great and Little Plumstead	GLP1	Housing	75	2.5		✓	✓		✓	✓	Permission 20101213 granted for 75 dwellings, which were completed March 2015	
Great and Little Pimstead	GT21	Housing & Recreation	300	20		✓	✓	✓	✓		No development	
Great Witchingham	GW11	Community facilities and Housing	27	0.4		-	-	-	-	✓	Full approval, planning permission 20120697. Site completed.	GW11
Hellesdon	HEL1	Mixed use	300	14.7		✓	✓	✓	✓		No development	
Hellesdon	HEL2	Housing	1000	48.1		✓	✓	✓	✓		Application for EIA Screening Opinion granted July 2015	
Hellesdon	HEL3	Community Facility	1.3			-	-	-	-		Allocated for extension to burial ground.	
Hellesdon	HEL4	Open space		11.9		-	-	-	-		Not implemented yet.	HEL2
Hellesdon	HEL5	Housing	72	2.7		✓	✓	✓	✓		Site has outline approval 20141134 for 72 dwellings. Reserved Matters 20152077 granted shortly after monitoring year.	HEL1
Horsford	HOR1	Mixed use	63	2.6		✓	✓	✓	✓	✓	Planning application 20100774 approved. Site completed March 2014.	

Horsford	HOR2	Housing	125	5.4	✓	✓	✓	✓	✓	Full approval 20130547 granted. Site 50% completed.	
Horsham St Faith	HNF1	Housing	60	2.5	✓	✓	✓	✓		No development	
Horsham St Faith	HNF2	Employment		35	✓	✓	✓	✓		No development	
Horsham St Faith	HNF3	Employment		2.9	✓	✓	✓	✓		No development	HNF1
Lingwood	LIN1	Housing	39	3.3	✓	✓		✓	✓	Reserved matters permission 20140241 granted. Site completed March 2016	
Old Catton	GT15	Housing & Employment	340	15	✓	✓	✓	✓		Outline permission granted shortly after monitoring year	
Postwick with Witton	GT10	Mixed use	-	21.5	✓					Outline permission 20081773 granted Apr 2010. Work not started	
Postwick	GT11	Housing & Community Facilities	850	45	✓	✓	✓	✓		EIA scoping	
Rackheath		Employment		1.2	✓	✓	✓	✓	✓	Site completed apart from southern end. Remains a strategic employment site	RAC1
Rackheath	GT16	Housing	3000	293	✓	✓	✓	✓		No development	
Rackheath	GT17	Housing	79	3.5	✓	✓	✓	✓		Outline permission 20130075 granted. Work not started.	
Rackheath	GT18	Housing	300	14	✓	✓	✓	✓		EIA Scoping	
Rackheath	GT19	Housing	149	7	✓	✓	✓	✓		Planning application registered Mar 2016	
Reedham	RED1	Housing	20	0.9	✓	✓	✓	✓		Planning application 20151061 submitted for approval shortly after the monitoring year.	
Reepham	REP1	Housing & Community Facilities	100	8.2	✓	✓	✓	✓		No development	
Reepham	REP2	Mixed use	20	2.8	✓	✓	✓	✓		Outline approval 20071797 for 22 new dwellings, offices, veterinary surgery, and care home lapsed in 2013.	REP1
Salhouse	SAL1	Housing	19	1.0	✓	✓		✓	✓	Full permission 20141505 granted. Works commenced Sept 2015.	
South Walsham	SWA1	Housing	20	0.6	✓	✓		✓		No development	
Spixworth	SPI1	Open space	54	4.2	-	-	-	-	✓	Planning permission 20120850 for 54 dwellings including open space for the northern part is nearing completion. Southern part of site for supported retirement homes subject to approval of 20150991.	SPI1
Spixworth	GT14	Housing	225	6.5	✓	✓				Outline permission 20141725 granted May 2015. Works not commenced on site.	
Sprowston	GT4	Mixed use	200	12	✓	✓	✓	✓	✓	First phase for 120 dwellings completed June 2014. Development has begun – part 1 and 3 remaining phases.	SPR10

Major sites (not allocated in Local plan)

Parish	Planning permission ref	Proposed land use	Approximate no. of dwellings	Site Area (ha)	Does site have a Development Brief?	Public transport (within 500m radius)	Local shop (within 1km radius)	Health care (within 1km radius)	First/primary school (within a 1km radius)	Development commenced/completed	Current Status
Aylsham	20130715	Housing	22	0.8		✓	✓	✓	✓		Outline permission received for demolition of former care home. Works have not commenced on site
Blofield	20131655	Housing	24	1.46		✓	✓		✓		Outline permission granted. No works have commenced
Blofield	20141044	Housing	14	0.52		✓	✓		✓		Outline permission granted. No works have commenced
Brundall	20141816	Housing	44	1.64		✓	✓	✓	✓		Reserved matters permission granted March 2015
Cantley	20100002	Employment		1.6					✓		Superseded by granted permission 20131369. No works have commenced.
Drayton	20130539	Housing	10	0.3		✓	✓	✓	✓	✓	Full approval granted. Works commenced March 2015. Site completed Mar 2016
Great and Little Plumstead	20061280	Employment		2.49		✓	✓		✓	✓	Full approval granted. Site completed.
Great and Little Plumstead	20130906	Housing				✓	✓		✓		Outline permission granted Jan 2016. Works not commenced on site.
Hainford	20140329	Housing	14	0.99		✓	✓		✓	✓	Full approval granted. Works commenced Sept 2015. Site nearing completion
Hellesdon	20141634	Housing	14	0.96		✓	✓	✓	✓	✓	Full approval granted. Works commenced Aug 2015.
Lingwood	20091000	Housing	20	0.77		✓	✓		✓	✓	Site completed Mar 2016
Lingwood	20140979	Housing & Community Facilities	22	1.21		✓	✓		✓		Outline permission granted April 2015 for 22 dwellings and Nursery building. No works have commenced.
Old Catton	20150131	Housing	16	0.63		✓	✓	✓	✓		Outline approval granted July 2015. Not works have commenced
Reepham	20140858	Housing	16	0.5		✓	✓	✓	✓	✓	Full approval granted. Works commenced Aug 2015. Site is 75% completed.
Sprowston	20150198	Housing	39	0.44		✓	✓	✓	✓		Full permissions granted. Works commenced Sept 2015.
Strumpshaw	20150188	Housing	10	1.1		✓	✓	✓	✓		Full approval granted. Works have not started.
Thorpe St Andrew	20141359	Housing	17	0.43		✓	✓	✓	✓	✓	Reserved Matters approval granted. Site completed Dec 2015.

General Strategy

Objective 1:

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

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

- 1.66. Within the reporting year, there were a total of 598 net housing completions (including conversions and changes of use). Of this total, 132 units, or 22%, were completed on previously developed land. Therefore, the target was not met.

Objective 2:

To apply the strategy outlined in the Norfolk County Structure Plan

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

- 1.67. For an update of the progress of Local Plan allocations see Section 3.
1.68. Development has commenced / been completed on 33.3% of allocated sites

Objective 3

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

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

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

- 1.69. Within the reporting period, there were no developments permitted that would result in the loss of land covered by policies detailed above.

Objective 4

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

All major residential and employment allocations/permissions will be within 500m of a public transport access point offering half hourly or better weekday services with some evening and weekend services and within 1Km of a shop selling daily needs goods, primary health care facilities and a first/primary school. Both distances will be measured using a crossing facility where

crossing a route shown as a main or local distributor in the Norfolk County Council's route hierarchy is involved.

- 1.70. The table in section 3 of this report shows accessibility between allocations and permissions to public transport access points; shops selling convenience goods; primary health care facilities and first/primary schools.
- 1.71. In assessing performance against this indicator, 68 Local Plan allocations and 17 large sites with planning permission were considered.
- 1.72. Three large sites with allocations/permissions for employment use (1+ ha) did not meet all of the accessibility criteria. These extant planning allocations/permissions relate to employment sites in rural locations. One of the extant planning permissions at Cantley, for a replacement grain store and planting building, relates to an established rural employment site in a rural location. Another at Great and Little Plumstead is for the conversion of agricultural barns to office buildings; the site does not meet the accessibility criteria for health care.
- 1.73. All residential schemes assessed met this indicator with exception of 10 sites in rural locations which did not meet the accessibility criteria for health care

Objective 5

To conserve and enhance the rural and built environment

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

- 1.74. During the reporting year no appeals were allowed where the application was initially refused on the basis of a site specific environmental policy.
- 1.75. A total of 20 schemes advertised as departures from the Local Plan were approved by the Council within the monitoring period. Of this total, 17 of the proposals were for residential use, two schemes were for non-residential use, and one was for removal of occupancy restrictions. The number of advertised departures was more than 1% of decisions approved (1.59%); therefore the target was not met.

Environment

Objective 1

To protect and enhance the character of the district

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

- 1.76. See 'General Strategy Objective 3' and 'General Strategy Objective 5'

Objective 2

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

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

- 1.77. In the reporting year, no planting projects were supported by conservation grants or the Council's Parish Tree Wardens.

Source: Conservation Dept

Objective 3

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

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

- 1.78. In the reporting year 6 projects were supported through conservation grants or other financial assistance. Therefore, due to reduced budgets, the target for the plan period has not been met.

Source: Conservation Dept

Population and Housing

Objective 1

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

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

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

Objective 2

To provide a choice in the range of location

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

- 1.80. This target has been calculated on number of committed dwellings from sites with planning permission and remaining deliverable Local Plan allocations to provide greater accuracy.
- 1.81. Within the Norwich Policy Area (NPA), the two parishes with the greatest housing commitment from sites with planning permission and deliverable allocations are Sprowston and Thorpe St Andrew. The two parishes provide 82.6% of housing commitment within the NPA. The target of "30% of land immediately available for development ... outside the two parishes with the greatest commitment" has not been met in the NPA.
- 1.82. Within the Rural Policy Area (RPA), the parishes of Aylsham and Acle provide the greatest housing commitment. The commitment within these parishes represents 72.9% of total commitment within the RPA. Therefore, the target has not been met in the RPA.

Objective 3

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

- No development of 25 or more dwellings on a site greater than 1 Ha (or 10 dwellings or 0.4 Ha in parishes which have a population below 3000) shall be approved without the inclusion of affordable housing or commuted payments to comply with policy HOU4.
- 95% of affordable housing secured under policy HOU4 shall be implemented within 5 years of the grant of outline planning permission.

- On all allocated sites where a particular size or type of property is included in the policy or related SPD, the stated range shall be achieved +/-10%.
- The Council's Housing Capital Programme shall result in at least 75 new affordable houses pa.

- 1.83. Policy HOU4 is superseded by the Joint Core Strategy. Details of the delivery of affordable housing can be found in Spatial Planning Objective 2, of the GNDP Annual Monitoring Report 2015/16.
- 1.84. In the reporting year, four sites of over 25 dwellings were granted. Two had full and reserved matters permission granted; the sites were Land Adj. 20 Yarmouth Road, Blofield, and Garden Farm, Blofield. The remaining two sites had outline permission; these were Hillside Farm, Acle, and Eversley Road, Hellesdon. Of these developments 31.75% of the units are for affordable housing, therefore not meeting the target.
- 1.85. The developments at Garden Farm, Blofield and Eversley Road, Hellesdon will provide a mixture of general needs housing including affordable homes, and public open space. The site at Hillside Farm, Acle will be a mixed use development with a range of housing. No works have commenced on these sites in the monitoring year.
- 1.86. The development at Land Adj. 20 Yarmouth Road, Blofield will provide a range of house types and affordable homes. Work commenced on the site shortly after the monitoring year.
- 1.87. The relevant policies for each of the aforementioned allocated sites do not state a range for size or types of property. It is considered that each development meets the target by providing a range of house types and sizes.
- 1.88. In the monitoring year, 107 new affordable dwellings were completed via the Council's Housing Capital Programme.

Source: Strategic Housing.

Objective 4

To protect and improve housing amenity

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

- 1.89. No complaints received through the Council's complaints system or the Local Government Ombudsman covering housing amenity, were upheld during the monitoring period.

Source: BDC Corporate Services.

Employment

Objective 1

To promote the long term economic wellbeing of the district.

Objective 2

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

TARGETS TO MEET OBJECTIVES 1 & 2

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

4.1 A district employment land take up rates of 4.8 ha per annum was utilised. The Council has approved 7 employment related applications in the monitoring year.

Source NCC and BDC.

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

4.3 In the Norwich Policy Area, the parish with the greatest employment commitment is Sprowston (Land to the North of Sprowston, Old Catton between Wroxham Road and St Faiths Road): Application Reference 20121516. 58.4% of available land for employment uses is *outside* the parish with greatest commitment, therefore, the target has been achieved.

4.4 In the Rural Policy Area, the parish with greatest commitment is Acle 52% of available employment land lies *outside* the parish with greatest commitment from sites with planning permission and Local Plan allocations. The target has been met.

4.5 The target for new tourist developments was achieved over the plan period with schemes granted permission. Example of tourism related developments completed within the reporting period include:

- First floor extension over existing flat roof, providing additional hotel accommodation in Reepham

- A single storey extension and erection of two chalet style guest bedroom suites in Coltishall.
- conversion of a small barn into holiday accommodation in Brampton
- Conversion of a garage to holiday accommodation in Weston Longville.

Objective 3

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

TARGET TO MEET OBJECTIVE 3

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

- 4.6 Within the reporting period, there were no non-employment development applications permitted on existing or allocated employment land.

Source: M3 Planning.

Objective 4

To encourage employment development which is environmentally sustainable.

TARGET TO MEET OBJECTIVE 4

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

- 4.7 Of the applications granted approval in the reporting period for the change of use of buildings outside settlement limits, 36.3% were mainly or entirely for employment uses (including tourism), therefore the target has not been met.

Source: M3 report.

- 4.8 The remaining granted approvals in the reporting period for the change of use of buildings outside of settlement limits, 36.3% were for residential use. The remaining granted approvals were for recreational use.

Source: M3 report.

Retail

Objective 1

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

TARGET TO MEET OBJECTIVE ONE

No major retail proposal (in excess of 1000 m² net floor space) permitted contrary to the Local Plan.

- 1.90. Within the monitoring year, 2 major retail proposals have been permitted.
- 1.91. Full approval (20151197) was granted for conversion of an agricultural building to provide six retail units, one office unit and conversion of a barn to play facility on land at White House Farm, Sprowston. The proposal includes 347sqm of retail space for A1 use which will meet the needs of the growing area.
- 1.92. Outline approval (20121516) was granted for the development of land north of Sprowston and Old Catton to provide up to 8,800sqm of space for shops including, services, cafes, restaurants and drinking establishments. The specific approval granted in this reporting period is for 204sqm of retail development.

Objective 2

To secure and promote local retail facilities in appropriate locations.

TARGET TO MEET OBJECTIVE TWO

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

- 1.93. Information on the amount of frontage in classes A1, A2, A3, A4, A5 & B1 in designated retail/commercial areas is not available for the monitoring year. However, within the reporting year, there were no granted planning permissions which resulted in a loss of retail or commercial use in designated retail/commercial areas.

Objective 3

To encourage retail development that is environmentally sustainable

Objective 4

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

TARGET TO MEET OBJECTIVES THREE AND FOUR

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

- 1.94. 2 major retail developments had been permitted within this reporting year (2015/16).
- 1.95. Both retail developments explained in paragraphs 8.2 and 8.3 are within 500m of a regular public transport route. Therefore this target has been met.

Source: M3 and First Buses

Transport

Objective 1

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

Objective 2

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

As [General Strategy](#) objective 4

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

Objective 3

To promote improved provision for non-motorised users

Objective 4

To minimise the adverse effects of traffic on people and the environment

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

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

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

- 1.98. For an update of AQMAs, see Spatial Planning Objective 9, of the GNDP Annual Monitoring Report 2015-16.

Recreation and Leisure

Objective 1

To make provision for a variety of recreational and leisure uses

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

- 1.99. Current accessibility to recreation and leisure facilities can be found in Spatial Planning Objective 11 of the GNDP Annual Monitoring Report 2015-16.

Total playing space per 1,000 population

Location	Nos	Parish	Population est. 2008	Formal Open Space (Ha per 1,000 pop)	Play Areas (Ha per 1,000 children)	Allotments per 1,000 pop	Other Incl. Pitches, Bowls, Rugby, etc	Total	Min Target 2.24 ha Target met (Y/N)	Target of no less than 85% of that figure. (2.04) ha/ 1000 pop (Y/N)
Acle Area	1	Acle	2,770	1.77	0.73	0.17		2.67	Y	Y
	2	Beighton	421				2.78	2.78	Y	Y
	3	Cantley	692		2.82		0.53	3.15	Y	Y
	4	Freethorpe	929	2.72	0.78			3.5	Y	Y
	5	Frettenham	707			0.45	2.46	2.91	Y	Y
	6	Halvergate	576	3.82	0.59		0.19	4.6	Y	Y
	7	Lingwood and Burlingham	2,580	2.11	0.83	0.19		3.13	Y	Y
	8	Reedham	1,047	2.95	2.17	1.3		6.42	Y	Y
	9	Salhouse	1,476	1.83	0.34			2.17	N	N
	10	South Walsham	806	4.05	0.2			4.25	Y	Y
	11	Upton with Fishley	707	3.68	1.58			5.26	Y	Y
	12	Woodbastwick	383				0.29	0.29	N	N
	13	Wroxham	1,520		.82		1.09	1.91	N	N
Aylsham Area	14	Aylsham	5,858	0.80	1.62	.19		2.61	N	N
	15	Brampton	226		11.1	1.02		12.1	Y	Y
	16	Buxton with Lammas	1,692	2.71				2.71	Y	Y
	17	Cawston	1,570	1.02		0.08	0.13	1.23	N	N
	18	Coltishall	1,426	2.57		1.45		4.02	Y	Y
	19	Hainford	988		0.34			.34	N	N
	20	Hevingham	1,253	1.47	1.25	0.29		3.01	Y	Y
	21	Horstead with Stanninghall	1,047		4.1	0.43	0.12	4.65	Y	Y

	22	Marsham	738		0.24	0.88		1.1	N	N	
	23	Oulton	207		10.29			10.29	Y	Y	
Norwich Fringe	24	Drayton	5,417	1.43	0.32			1.75	N	N	
	25	Hellesdon	10,993	0.49	0.38	0.27	.22	1.36	N	N	
	26	Old Catton	6,163	1.19	0.49	0.22		1.9	N	N	
	27	Sprowston	14,442	0.68	0.72	0.15	.92	2.47	N	N	
	28	Taverham	10,365	0.62	0.07			0.32	1.01	N	N
	29	Thorpe St Andrew	14,483	0.92	0.24	0.26	0.08	1.5	N	N	
Remainder of Norwich Policy Area	31	Felthorpe	748	2.4	0.13			1.27	3.8	Y	Y
	32	Foulsham	938	1.66				1.66	N	N	
	33	Great Witchingham	529				2.66	2.66	Y	Y	
	34	Honingham	384		2.0			2.0	Y	Y	
	35	Reepham	2,561	2.06	0.8	0.08	0.05	2.99	N	N	
	36	Salle	80				13.75	13.75	Y	Y	
	37	Swannington	309		9.31			9.31	Y	Y	
		Wood Dalling	199		31.21				Y	Y	
	38	Weston Longville	363	5.62		0.49		6.11	Y	Y	
Remainder of Norwich Policy Area	39	Blofield	3,305	1.09		.26	1.24	2.59	N	N	
	40	Brundall	3,895	0.16	0.13	.51	0.25	1.05	N	N	
	41	Great and Little Plumstead	3,072	0.81	0.70	0.16		1.67	N	N	
	42	Hemblington	365		1.83			1.83	Y	Y	
	43	Horsford	4,236	.63	.17	0.25	1.02	2.07	N	N	
	44	Horsham & Newton St Faith	1,684		4.41	1.10	1.15	6.66	Y	Y	
	45	Postwick with Witton	367	3.57			4.71	8.28	Y	Y	
	46	Rackheath	1,956	1.56	0.14			1.7	N	N	
	47	Spixworth	3,788	0.77	0.3			1.07	N	N	

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

Objective 2

To improve public access to the countryside and leisure facilities

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

- 1.100. Within the monitoring year, one new or improved leisure or recreation development was implemented at Stratton Strawless. The target for the plan period has not been met

Objective 3

To ensure that leisure development is sympathetic to its surroundings

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

- 1.101. Four schemes for leisure, recreation or sporting use were approved in areas defined by policies ENV6 to ENV17, within the reporting period. Schemes included the conversion of a grain barn to play barn facility, an archive facility for the Girl Guides, an adventure golf course, and a clubhouse with café/restaurant.
- 1.102. No approved schemes resulted in a loss of designation under policies ENV6 to ENV17.

Objective 4

To ensure that housing developments make provision for resident's recreational needs.

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

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

Community Services and Utilities

Objective 1

To ensure that development can be properly serviced.

Objective 2

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

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

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

Objective 3

To promote an environment that minimises danger and nuisance.

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

- 1.105. Broadland District Local Plan (replacement) 2006 Policy CS9, Flood Risk, has been superseded by the Joint Core Strategy.
- 1.106. For numbers of planning permissions granted contrary to Environment Agency advice on flood grounds, see GNDP Annual Monitoring Report 2015-16: Spatial Planning Objective 1.

Objective 4

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

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

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

Objective 5

To ensure that development related to community services and utilities is environmentally acceptable.

As 'Recreation and Leisure', objective 3.

- 1.108. See Recreation and Leisure: Objective 3

Core Output Indicators

- 1.109. The Core Output Indicators formally used for Regional Planning (Update 2/2008) have largely been incorporated into the monitoring framework for the Joint Core Strategy. In most cases, the Broadland LPA results can be found within the *GNDP Annual Monitoring Report 2015-16*, or *GNDP Five Year Land Supply Statement 2013*

Business Development and Town Centre

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

- 1.110. See *GNDP Annual Monitoring Report 2015-16; Spatial Planning Objective 3*.

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

- 1.111. See “Economic indicators” in the *Update of Sustainability Appraisal baseline in GNDP Annual Monitoring Report 2015-16*.

COI BD3 - Employment land available - by type

- 1.112. At 1 April 2016, available employment land totalled 215.55ha for B1, B2 and B8 uses. This figure includes undeveloped employment allocations and land with planning permission for employment uses, as at base date.

Source: CDP

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

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

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

Housing

COI H1: Plan period and housing target

- 1.114. See *GNDP Annual Monitoring Report 2015-16; Five year housing land supply statement.*

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

- 1.115. See *GNDP Annual Monitoring Report 2015-16; Five year housing land supply statement.*

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

- 1.116. See *GNDP Annual Monitoring Report 2015-16; Five year housing land supply statement.*

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

- 1.117. See *GNDP Annual Monitoring Report 2015-16; Five year housing land supply statement.*

COI H2(d): Managed delivery target

- 1.118. See *GNDP Annual Monitoring Report 2015-16; Five year housing land supply statement.*

COI H3: New and converted dwellings on previously developed land

- 1.119. See *GNDP Annual Monitoring Report 2015-16; Spatial Planning Objective 9.*

COI H4: Additional pitches (Gypsy and Traveller)

- 1.120. See *GNDP Annual Monitoring Report 2015-16; Spatial Planning Objective 2.*

COI H5: H5: Gross affordable housing completions

- 1.121. See *GNDP Annual Monitoring Report 2015-16; Spatial Planning Objective 2.*

COI H6: Housing Quality - Building for Life Assessment

1.122. See *GNDP Annual Monitoring Report 2015-16; Spatial Planning Objective 2.*

Environmental Quality

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

1.123. See *GNDP Annual Monitoring Report 2015-16; Spatial Planning Objective 1.*

COI E2: Change in areas of biodiversity importance

1.124. See *GNDP Annual Monitoring Report 2015-16; Spatial Planning Objective 9.*

COI E3: Renewable Energy Generation

1.125. See *GNDP Annual Monitoring Report 2015-16; Spatial Planning Objective 1.*

Minerals and Waste

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

Sustainability Appraisal Scoping Report

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

Major Sites Trajectory

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

Conclusions

- 1.129. The following table summarises each of the objectives from the Broadland District Local Plan (Replacement) 2006, stating which have been met, are on target/partially met, or have not been met.
- 1.130. Of the targets monitored for the reporting period, 14 were met, 9 were considered on target or partially met and 8 targets were not met.
- 1.131. Some objectives have been considered to be *on target / partially met*, where an objective has more than one indicator, but each has not been fulfilled in the reporting year, or where the results conflict, such as where the target is met in one policy area, but not in another.

Summary of Local Plan Targets

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

Glossary of Terms and Acronyms

Term	Description
Accessible	Easy to travel to and enter by whatever means of movement is appropriate (including public transport, cycle, on foot or (for buildings) in a wheelchair or with limited mobility).
Adopt	Formally approve. Assume responsibility for future maintenance.
Affordable Housing	Housing provided for sale, rent or shared equity at prices permanently below the current market rate, which people in housing need are able to afford. It is usually provided to meet a specific housing need which cannot be met by the housing available on the open market.
Allocated	Land which has been identified on the Local Plan Policies Map (previously known as the Proposals Map or Inset Map) for a specific form of development.
Amenity	Those qualities of life enjoyed by people which can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes for example a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
AMR	Annual Monitoring Report: Part of the Local Plan (previously known as the Local Development Framework (LDF)). Local authorities are required to produce an AMR with a base date of the previous year showing progress towards the implementation of the local development scheme and the extent to which policies in local development documents are being achieved.
Area Action Plan	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
Biodiversity	The variety of life on earth or any given part of it.
Brownfield Land, Brownfield Site	See Previously Developed Land
Built Environment	Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.
Business (B1) Use	Use for light industry, offices (where the office does not provide a service directly to the visiting public) and research and development (as defined in the Use Classes Order). Light industry is industry which is capable of being carried out in a residential area without causing nuisance, including as a result of traffic movement.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on all built development except affordable housing; and residential and non-residential institutions. It is a means of making sure that development contributes towards the infrastructure needed to support growth in an area.
Commercial Centre	The centre of larger market towns and collages where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.
Community	(As used in this context) All of those living and working in Broadland. This includes the general public, parish and town councils, businesses, community groups, voluntary organisations, developers, statutory agencies etc.
Community Facilities	Services available to residents in the immediate area to meet the day-to-day needs of the community. Includes village halls, post offices, doctor's and dentists' surgeries, recycling facilities, libraries and places of worship.
Core Strategy	This strategy sets out the key elements of the planning framework for the area. It should comprise of a spatial vision & strategic objectives for the

	area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long term spatial vision for the area. A development plan document, and one with which all other development plan documents must conform.
Development	Defined in planning law as “the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land” (see also Permitted Development).
Development Brief	See Supplementary Planning Guidance
Development Plan	The primary consideration for the Council in determining planning applications. Comprises of the Regional Spatial Strategy and Development Plan Documents (including Minerals and Waste DPD’s produced by Norfolk County Council).
District Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
DPD	Development Plan Documents: These are planning documents forming part of the Local Plan (previously known as the Local Development Framework (LDF)) and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map (Proposals Map) which will be varied as successive DPDs are adopted.
EEDA	East of England Development Agency: Government agency created in April 1999 to help further economic regeneration and prosperity in Eastern England (Norfolk, Suffolk, Cambridgeshire, Hertfordshire, Bedfordshire and Essex). EEDA administers a wide range of funding programmes including the Market Town Initiative.
EEP	The East of England Plan: Regional Spatial Strategy for the East of England setting out the broad planning strategy to guide Local Plan (previously known as the Local Development Frameworks (LDF)) in the region, including Broadland. See also RSS.
EERA	The East of England Regional Assembly was a partnership of elected representatives from the 54 local authorities in the East of England region and appointed representatives from the community. Its purpose was to promote the economic, environmental and social well-being of the region. EERA was responsible for producing the Regional Spatial Strategy. The “GO Network” ceased in Spring 2011 following the Comprehensive Spending Review 2010.
Employment Area	Industrial estate or other area which is used primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order, and/or where such development is proposed.
Employment Use	Use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. In the context of the local plan employment use specifically excludes retail, financial or professional services, food and drink, waste disposal or mineral extraction.
Greenfield Land (or Site)	Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). This includes private residential garden land.

Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.
Institution	Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.
LBC	Listed Building Consent
LDD	Local Development Document: Planning documents which collectively make up the Local Plan (previously known as the Local Development Framework (LDF)). These can either be a DPD, SPD or the SCI.
LDD Bodies	At the 'Issues & Options' stage of producing a Local Development Document, the Council will identify from its Local Plan (previously known as the Local Development Framework (LDF)) database, which bodies it feels will have an interest in the particular document being produced. These bodies will then specifically be invited to engage in the production of that policy document. (N.B. All other bodies on the database will receive notification of the opportunity to get involved).
LDF	Local Development Framework: A 'portfolio' of Local Development Documents which collectively delivers the spatial planning strategy for the LPA area. This is now referred to as the Local Plan as defined in the NPPF.
LDO	Local Development Order: LPAs will be able to introduce LDOs at their discretion. They give permitted development rights to developers who bring forward proposals in line with a policy in a DPD.
LDS	Local Development Scheme: Sets out the programme for preparing LDDs. This document is available to view on the Council's website (www.broadland.gov.uk).
Listed Building	A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings published by the Department of Culture, Media and Sport. Alteration, demolition or extension of such a Listed Building requires special consent.
LNR	Local Nature Reserve: Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.
Localism Act	The Localism Act devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. It will provide for neighbourhood development orders to allow communities to approve development without requiring normal planning consent and amend the Community Infrastructure Levy, which allows councils to charge developers to pay for infrastructure as well as abolishing Regional Spatial Strategies.
Local Shopping Centre	A group of shops or services forming a centre of purely local significance. See District Shopping Centre and Commercial Area.
LPA	Local Planning Authority: Responsible for producing the Local Plan (previously known as the Local Development Framework (LDF)).
Monitoring	Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.
NATS	Norwich Area Transportation Strategy: Statement of strategic transportation policy for Norwich and surrounding area, most recently

	adopted in 1997, which was prepared jointly by Norwich City and Norfolk County Councils in discussion with Broadland and South Norfolk Councils.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Norwich Fringe	Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. For Broadland this includes the continuously built up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.
Norwich Policy Area	Part of the County which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 16 parishes, comprising the fringe and first ring of villages around the city of Norwich.
National Planning Policy Framework (NPPF)	The National Planning Policy (NPPF) published in March 2012, sets out the Government's planning policies and requirements for the English Planning System. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
OPP	Outline Planning Permission: This gives an outline of the proposed development, such as the Permission size and height of a building, for example. Full details of the building must be provided and approved before building work can start. Detailed planning permission must be applied for within three years.
Permitted Development	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
Preferred Options	Produced as part of the preparation of Development Plan Documents. It sets out the Council's preferred options relating to the LDD and is made available to the public in order that representations can be made.
Previously Developed Land (PDL)	Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. This excludes land in built-up areas such as private residential gardens. Often called Brownfield land.
Policies (Proposals) Map	The adopted Policies (Proposals) Map illustrates all the proposals contained in development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions Policies (Proposals) Map showing the changes which would be required upon adoption of the document.
Renewable Energy	In its widest definition, energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
Reserved Matters	These relate to design, external appearance, siting, means of access and landscaping where outline planning permission has already been granted. Conditions attached to the permission may require other details to be approved (e.g. materials).
Residential Institution	Residential establishment, (which may also provide medical care or other support) in which residents live communally with catering and

	housekeeping services provided centrally. Includes nursing homes, residential homes and also includes hostels where a significant element of care is involved but excludes sheltered and supported housing schemes where the dwelling units are self-contained. Also excludes hotels. See also Institution.
Route Hierarchy	The County Council has categorised the roads in Norfolk according to their purpose and suitability ability for their purpose and has defined a network serving small parts of Norfolk (cells). The following categories are included in the plan: principal routes (routes of national importance) and main distributor routes (which provide essential cross county links).
RSS or EEP	Regional Spatial Strategy or East of England Plan (2001-2021): This will replace Regional Planning Guidance and will be the responsibility of the East of England Regional Assembly. It also forms part of the Development Plan. The regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act.
S106	Section 106 Obligation.
SA	Sustainability Appraisal: Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Saved Plans or Policies	Under transitional arrangements as the new style planning system is introduced, the current adopted local plan is automatically saved and retains development plan status for a period of 3 years or until superseded by development plan documents. In the case of Broadland, because the local plan replacement was so far advanced, once adopted the local plan replacement will supersede the local plan adopted in 2000 and will itself be saved for a period of 3 years from the date of adoption.
SCI	Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. SCI is not a DPD, but is subject to independent examination.
SEA	Strategic Environmental Assessment: The term used to describe environmental assessment applied to policies, plans and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practice SA and SEA are often combined.
Settlement Limit	This plan defines settlement limits for some areas. These are areas (which could be subject to variations through the adoption of supplementary planning guidance) where development appropriate to the settlement in question will usually be permitted.
SSSI	Site of Special Scientific Interest: Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by English Nature and have protected status under the Wildlife and Countryside Act 1981.
Site Specific Allocations	Allocations of sites for specific or mixed uses or development. Policies in DPDs will identify any specific requirements for individual sites.
Site Specific Policies	Where land is allocated for specific uses (including mixed uses), this should be highlighted in one or more DPDs. The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses.
SPD	Supplementary Planning Document: An LDD which expands on policies set out in a DPD or provides additional detail. For example: design guides,

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

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

Introduction

1. This appendix monitors the policies in the Norwich Development Management Policies Local Plan (the DM policies plan) for the period from 1st April 2015 to 31st March 2016, excluding those covered in the main JCS AMR.
2. Previous AMRs set out progress on other local development documents being produced for the Local Plan for Norwich (LP) in the updated Local Development Scheme (LDS) by providing a new timetable for the completion of these documents. The LDS was last updated in June 2015 and can be found on the City Council's website at the following link:
https://www.norwich.gov.uk/downloads/file/1671/local_development_scheme

Summary of Main Findings

3. The AMR gives an overview of progress against the adopted policies of the Norwich Development Management Policies Local Plan (the DM Plan), with reference to the Monitoring Framework contained in Appendix 9 of that plan and also reproduced as Appendix 3 of the Site allocations plan.
4. Monitoring of delivery of allocated sites in the Site allocations local plan is incorporated in Appendix A of the AMR as part of the assessment of five year housing land supply.
5. The AMR's main findings are set out in the following table:

Issue	Findings
Housing	<ul style="list-style-type: none"> • 365 dwellings were built at sites including Geoffrey Watling Way (adjoining the Football Club, completing that development), Brazen Gate/Southwell Road, the former Lakenham Sports Club, Carshalton Road, Blackfriars Street and Edward Street in the Northern City Centre, Starling Road and Three Score, Bowthorpe (supported care housing for the elderly). There was a wide range of development on smaller sites. • 4181 homes have planning permission in Norwich as at April 2016 (largely similar to the figure a year ago); • Of these 1018 dwellings were granted planning permission in 2015/16 although a significant proportion of these were approval of details, resubmitted or amended schemes on sites where the principle of development has already been agreed. • Of these, 440 homes were office conversions granted prior approval as permitted development which do not have to provide affordable housing and are not subject to the policies of the plan which would otherwise apply, including those in relation to space standards, amenity and outlook, parking and servicing. Monitoring shows that although some of these schemes are being implemented, others have proved to be of marginal viability and are either not being progressed or have stalled before completion; • Work commenced on the long delayed St Anne's Wharf development at King Street, which will provide a total of 437 homes on a key regeneration site. • Minimum internal space standards on permitted housing schemes (superseded during the 2015-16 monitoring period by a national minimum technical standard) have generally encouraged well designed schemes; • New student accommodation was completed at the bus station site, with discussions continuing on a further scheme by the same provider at the former Mecca Bingo site at All Saints Green. A 915-bed student accommodation development at the university was approved in May 2015 (the first phase of which was completed in September 2016); • Due to an increase in the proportion of development in suburban areas, average densities have fallen in recent years in comparison with the

Issue	Findings
	<p>early years of the plan period when significant numbers of city centre flats were built.</p>
Heritage	<ul style="list-style-type: none"> • No listed buildings were lost during the 2015-16 monitoring period; • The number of buildings on the Buildings at risk register (28 Listed Buildings and one Scheduled Ancient Monument) has reduced from the situation last year when there were 30 listed buildings and two SAMs.
Environment	<ul style="list-style-type: none"> • A range of green design and wildlife friendly features were negotiated in schemes across the city, including green roofs and bat and bird boxes in smaller schemes and wider green infrastructure initiatives in larger developments. A standard planning condition is now attached to planning permissions to ensure access routes for small mammals are available (via gaps in fences, etc.). • Three applications raised Environment Agency concerns in relation to flood risk: two were approved after negotiation to address these concerns, one application was withdrawn before determination. No applications raised water quality concerns or were refused on those these grounds; • 94.5% of Norwich's County Wildlife Sites are in positive conservation management (an increase over 2014/15) and there were no losses of nature conservation sites to development; • CIL funding has been used for further natural environmental improvements at Danby Wood, Marston Marshes and Earlham Millennium Green in the Yare valley and the Oasis site at Fishergate in the city centre. These sites also benefited from CIL funded spending in 2014/15; • Based on latest published figures (2014/15), air quality monitoring shows that levels of nitrogen dioxide and airborne particulates are largely unchanged from previously reported levels. Average levels across the city centre Air Quality Management Area remain well below the recommended maximum of 40 µg/m³, however, there are areas of hotspots such as Castle Meadow and St Stephens.
Trees and Landscape	<ul style="list-style-type: none"> • A very small amount of land in the Yare Valley Character Area (YVCA) was lost to development at Mansfield Lane as a result of a residential extension. As a result of new proposals for public car parking to

Issue	Findings
	<p>serve the Sainsbury Centre at the UEA, land in the YVCA to the south of the building approved for temporary use as a car park will be reinstated.</p> <ul style="list-style-type: none"> • 92 applications were approved for works to TPO trees, 19 of which involved felling. There was however no net loss of trees or hedgerows as a result of development. Financial contributions were committed or received from developers to provide 8 new street trees on sites at Earham Hall and Starling Road together with a commitment to fund a number of street trees to be agreed in association with development at 161 Oak Street.
Open Space	<ul style="list-style-type: none"> • No designated open space was lost in Norwich to development; • New areas of public open space were brought into use at Brazen Gate/Southwell Road and the Bowthorpe Care Village at Three Score, as well as small "Pocket parks" in the city centre at All Saints Green and Mountergate. Delivery of significant new open space is anticipated in association with the ongoing development at St Anne's Wharf.
Employment	<ul style="list-style-type: none"> • There has been a further recorded loss of employment floorspace on industrial estates largely as a result of one major scheme at Anson Way on the Airport Industrial estate – this involved the conversion of a former hangar previously used by Anglian Windows to an aviation academy: a use accepted in this location as supportive of economic development at the Airport; • Further potential losses of office space in the city centre to housing (amounting to 8881 sq.m) were agreed under the prior approval process introduced following the relaxation of planning rules in 2013, which has since been made permanent. Since 2008, the overall reduction of office stock is just over 29000 sq.m or 8%. This means the JCS target of achieving major office floorspace by 2026 (aiming in particular to increase city centre floorspace by 1000,000 sq.m or about a third) is not on track to be achieved. The number of office to residential schemes coming forward may have peaked, however. Three such schemes were commenced in the 2015-16 monitoring period, two since finished, but one (Bethel Street) was abandoned prior to completion. As previously, the office space involved has mainly been poorer quality stock dating from the 1960s and

Issue	Findings
	<p>70s. Although the best quality office buildings are likely to remain attractive to commercial office tenants, there remains considerable pressure to renegotiate schemes already approved with a significant office element to either reduce or remove the office floorspace entirely in favour of housing. The JCS target thus remains particularly challenging: on the one hand, limited market demand and lack of viability often does not justify developing new offices even if they have planning permission; on the other there are now few planning controls available to prevent the loss of existing office space.</p>
Retailing	<ul style="list-style-type: none"> • Retail vacancies in the city centre have increased slightly since 2015, but remain relatively low in comparison with national averages and have been inflated by the effect of premises being vacated in advance of refurbishment schemes, most notably at Castle Mall (reported in the city council's separate retail monitoring report). The subsequent closure of three large retail units: Castle Mall Post Office, Claes Olsson at Chapelfield and BhS occurred too late to be included in these figures and will impact further on the overall vacancy level in the primary shopping area. • The hospitality sector in the city centre appears to still be expanding, albeit at a slower rate than last year. The Back of the Inns area and the eastern part of the Lanes both showed increases in the proportion of cafes and restaurants compared to shops and new premises at Timberhill were occupied as a café/bakery. In St Benedict's there was a small increase in the proportion of shops and there are signs of an increase in footfall and retail representation in Westlegate following its permanent pedestrianisation, the effects of which should become more apparent next year. • Changes in government policy continue to affect the ability of local planning policies to directly influence the balance of uses in shopping areas; • Despite a marked increase in vacancy rates in district and local centres, the proportion of non-retail uses in those centres remains almost unchanged from last year. Overall the suburban centres continue to be relatively robust and to offer an appropriate range of local services and facilities,

Issue	Findings
	<p>with small food stores being most important to their success;</p> <ul style="list-style-type: none"> • The majority of permissions granted for main town centre uses were in the city centre and defined centres. 2075 sq.m of floorspace was approved in out of centre locations, the majority of which was accounted for by DIY retail floorspace for Wickes at Hellesdon Hall Road. In accordance with policy this is restricted to the sale of bulky goods only so will not compete directly with the city centre; • 2015-16 saw work completed on the Hall Road District centre. The development, anchored by an ASDA foodstore, also includes smaller shops, leisure and community facilities and business units and has significantly improved the range of convenience shopping to serve day to day and wider needs in the south of the city. It implements a longstanding proposal for district centre development included in both the current and previous local plans.
Community Facilities	<ul style="list-style-type: none"> • 12 new permissions for community facilities were granted in the 2015-16 monitoring period. These covered a wide variety of uses from healthcare uses and children's nurseries to two major indoor trampolining centres (one in the city centre, one in a former retail warehouse in an industrial estate location) and the Oak Circus Centre in the former St Michael at Coslany Church at Oak Street. • Nine proposals involving new education and training facilities were approved, most of them minor extensions and classroom development for established schools, but including business training centres at the Earlham Hall Enterprise Centre and the new Aviation Academy at the Airport. • Community facilities lost to approved development in the 2015-16 monitoring period included a dental surgery, a church (the former Silver Road Baptist Chapel approved for conversion to housing) and a bowling alley at Plumstead Road, demolished for housing development. An application for the residential conversion of another former church building – St Peters Park Lane Methodist Church and Church Hall – was submitted; • One community pub identified for protection under local plan policy - The Provision Stores, Dereham Road - was permanently lost to office use, with another subject to approved proposals for

Issue	Findings
	<p>conversion to housing. Three other pubs subject to the protection policy have closed;</p> <ul style="list-style-type: none"> • In April 2015 the government introduced a change in national planning rules withdrawing permitted development rights for the change of use of local pubs which are registered as Assets of Community Value. 19 Norwich pubs have been registered with ACV status since then, 13 of them in the 2015-16 monitoring period. One application for ACV status for a local pub was unsuccessful.
Leisure, catering, Evening and Late Night Economy	<ul style="list-style-type: none"> • As noted above there was some further growth in catering and hospitality uses in the city centre albeit that this has not been as marked as in previous years; • Only one new hot food takeaway was approved, this being to authorise a pre-existing takeaway use on Aylsham Road. No new takeaways were approved in the city centre; • One significant new leisure use was approved in the city centre leisure area, this being the Gravity Trampoline Park at Riverside, replacing a nightclub. (This is one of two similar facilities approved in the city, the other being "High Altitude" at Whiffler Road). • No new late night uses were approved. August 2015 saw changes to the city council's licensing policy with the introduction of a Special Cumulative Impact Policy (CIP) applying to a sector of the city centre centred on the Late Night Activity Zone. It seeks to restrict the proliferation of such uses where they are likely to contribute to increased crime and disorder.
University of East Anglia (UEA)	<ul style="list-style-type: none"> • Phase 1 of the Enterprise Centre adjoining Earlham Hall was completed in July 2015; • The first phase of a 915-bed student accommodation development at the former Blackdale School site commenced during the 2015-16 monitoring period and completed in September 2016. • The UEA have announced plans for a 20% increase in student numbers to 18,000 by 2030 with substantial new investment in the campus. The implications of this programme will need to be assessed and new policy approaches developed and agreed through the emerging Greater Norwich Local Plan.

Issue	Findings
Transport	<ul style="list-style-type: none"> • Development at Hall Road (the new Harford Place district centre) delivered significantly enhanced cycling and pedestrian facilities off-site through a planning obligation. The ongoing Lakenham Sports and Leisure Centre development by Hopkins Homes includes improved pedestrian and cycle links and funding for an extended controlled parking zone (CPZ); • Monitoring showed that cycling levels increased overall in Norwich between 2014 and 2015, continuing a trend evident in previous year, with the proportion of adult residents cycling more than 3 days a week for utility purposes having almost doubled. The number of people passing automatic counter sites increased by 5%. Measurements at the inner and outer ring roads on one day in each year showed a 35% increase in the number of cyclists crossing the inner ring road and a 21% increase crossing the outer ring road cordons. • The £5.7 million pink pedalways project from the Norwich Research Park to Heartsease was largely completed in the 2015-16 monitoring period and formally launched in summer 2016. It included works in the city centre (Magdalen Street/Cowgate contraflow and Tombland/Palace Street junction redesign) and outside the centre at the Avenues, Park Lane/Vauxhall Street/Bethel Street (incorporating a new crossing at Chapelfield Road); Heathgate, Mousehold, Heartsease and Bowthorpe Three Score; • Work commenced on the major programme to enhance the yellow (Airport-Lakenham) and blue (Sprowston-Wymondham) pedalways, involving more than 40 individual projects with £8.4m of government funding as well as specific project funding committed from the Community Infrastructure Levy (CIL). Projects were completed on St George's Street, Pointers Field, Taylors Lane and Opie Street. A new toucan crossing was installed on Newmarket Road in Eaton; • The new Rose Lane multi storey car park at Mountergate commenced during the 2015-16 monitoring period and opened in May 2016. The number of public off street parking spaces in the city centre has increased by 833 spaces since May 2014

Issue	Findings
	<p>but remains below the 10,000 space limit imposed by the local plan;</p> <ul style="list-style-type: none"> • 20mph speed limits have been extended to cover virtually the whole of the city centre and Heartsease as part of a major package of sustainable transport improvements benefiting from government funding. This will be further extended in 2016/17. Work is continuing to implement the extensive programme of city centre traffic management, cycle and bus priority measures, pedestrianisation and public realm enhancements under this initiative. • In 2017 further improvements to capacity on the A1074 Dereham Road and A11 Newmarket Road bus rapid transit (BRT) routes are expected to be delivered, with design and feasibility work being taken forward for the A140 BRT corridor. • Four car free and five low car housing schemes were approved during the 2015-16 monitoring period with a further two low car housing schemes agreed in principle. • The provision of on street car club spaces in the city continues to expand. There are now 40 operational car club spaces in Norwich with associated vehicles and a further 44 bays designated for future car club use.

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

Policy DM1 – Achieving and delivering sustainable development

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

Policy DM2 – Ensuring satisfactory living and working conditions

8. Policy **DM2** seeks to ensure that new development will not have unacceptable impacts on the amenity or outlook of existing or future

occupiers and helps to promote a good living and working environment. Monitoring indicators for this policy are:

- a) Refusals of permission on the grounds of loss of light or outlook;
- b) Refusals of permission on the grounds of schemes falling below minimum indicative residential space standards specified in the supporting text to the policy. The target is **no refusals** on these grounds in the monitoring year although in practical terms this is not often achievable. The number of such refusals should nevertheless be minimised.

- In 2015-16 **six schemes were refused** for reasons involving loss of light or outlook (compared with 11 in 2014/15);
- 2015-16 saw **nine refusals** which included reasons related to inadequate internal space standards or inadequate external amenity space (compared with five the previous year);
- **Eight additional applications** were refused for reasons of overdevelopment, cramped layout or design generally inappropriate to the character of a surrounding residential area.

9. Indicative minimum local residential space standards adopted as part of policy DM2 were superseded with effect from 1 October 2015 by a new nationally described space standard. This is not a mandatory requirement but any local planning authority that chooses to have policies covering space standards in their local plan must now use the new national standard. From October 2015 therefore, planning judgements involving residential space standards have been informed by and monitored against the new common standard. Like the indicative local standards, the national standard sets out minimum gross internal area for each dwelling type. These are broadly similar to those used in policy DM2, having been informed by the same recommendations. However the new national standard covers a greater range of property types and incorporates more detailed standards for internal storage space and minimum room widths/heights.

10. The intention of this policy is that the highest practicable standards of internal space and layout should be achieved in housing schemes, where possible through negotiation. Zero refusals on grounds of inadequate living space is a particularly challenging target which has not been achieved for 2015-16, albeit that there were a relatively small number of cases where an acceptable scheme could not be negotiated. The inclusion of indicative local space standards in the plan has generally helped to encourage well designed and laid out schemes from the outset. The introduction of minimum national technical standards for internal residential living space is likely to ensure that there are fewer clearly substandard schemes submitted in future, although CLG notes that “[the nationally described standard] is not a building regulation and remains solely within the planning system as a new form of technical planning standard”. Office to residential conversion schemes assessed as permitted development under the prior approval

process will thus not be bound by the space standard or required to meet it, as by definition they fall outside planning control.

Policy DM3 – Delivering high quality design

11. Policy **DM3** sets out a number of detailed criteria with the aim of securing high quality and inclusive design in all new development. Monitoring indicators for this policy are:
- a) The percentage of schemes meeting relevant *Building for Life 12* criteria (target of no “reds” on approved schemes).
 - b) The percentage of completed dwellings where the development achieved or exceeded the required minimum residential density set out in policy DM12 (40 dwellings per hectare net)
 - c) Reporting on schemes incorporating green design and wildlife friendly features as recommended by clause (i) of the policy.
- Objective “[Building for Life 12](#)” (Bf12) assessments of recently completed development in Norwich by BfL12-accredited urban design and conservation staff have been a useful means of monitoring urban design quality in general and the effectiveness of JCS policy 2 and local plan policy DM3 (and its predecessor policies) in particular. Regrettably, for the second year in succession it has not been possible to undertake a BfL12 assessment in Norwich due to staff resource constraints, so no results against this indicator can be reported.
 - Due to an increase in the proportion of development in suburban areas, average densities have fallen in recent years in comparison with the early years of the plan period when significant numbers of city centre flats were built. **87.4%** of all completed dwellings in 2015-16 achieved the minimum density of 40dph set to ensure effective use of development land in 2015-16. This represents a small fall over 2014-15. Despite this densities achieved overall were significantly higher than last year, possibly due to an upturn in higher density flatted development and special needs housing such as the care village at Three Score. The average density of completed housing schemes was 71.3 dwellings per hectare. Development schemes achieving over 50 dwellings per hectare (reported in the main AMR) accounted for 83.3% of the total, which and is the highest rate recorded since the JCS base date of April 2008.
12. The following table sets out the comparative performance of completed residential development schemes against AMR and local plan density monitoring indicators from 2008/09 to date.

Table 1 – Density of completed housing

Year	Average Density	% of total dwellings completed			Local Plan >40 dph
		<30 dph	30-50 dph	>50 dph	
2008/09	102	1.9	18.5	79.6	90
2009/10	83	2.7	16.7	80.4	90
2010/11	97.6	0.6	16.3	83.1	90.1
2011/12	78	4	13	83	95
2012/13	39.8	14.2	8.8	77	82
2013/14*	44.6	2.8	15.2	82	83.2
2014/15	51.9	4.0	15.3	80.7	92.9
2015/16	71.3	2.2	14.5	83.3	87.4

Source: Norwich City Council planning decisions and housing land availability monitoring

13. As predicted last year, the average density of housing development as a whole showed a significant rise in 2015-16.
14. **Green design and wildlife friendly features** continue to be negotiated in schemes across the city, including green roofs and bat and bird boxes in smaller schemes and wider green infrastructure initiatives in larger development. Standard conditions have been introduced to secure the inclusion of access gaps in garden boundary fences to allow the passage of small mammals such as hedgehogs.

Policy DM4 – Providing for renewable and low carbon energy

15. Policy **DM4** sets out criteria for the consideration of new renewable energy schemes. Approved renewable energy capacity is monitored within the main JCS AMR. Various amendments to permitted development rights mean that the majority of small scale schemes involving solar panels either no longer need planning permission or are subject to a simplified prior approval process.
 - Permission was granted or prior approval was issued in the 2015-16 monitoring period for **renewable energy schemes** with a generation capacity totalling 355 kWh, the majority of which was accounted for by a rooftop solar panel array at Chapelfield Shopping Centre. A 1.9 MW capacity, 6080 panel solar farm on the former private playing field serving Briar Chemicals (Hellesdon Road) was approved just after the end of the 2015-16 monitoring period in June 2016. Negotiations continued on the application for the major Generation Park renewable power generation scheme on the Utilities Site at Cremorne Lane during the year but the application was withdrawn in July 2016. Details are in the table at the end of this Appendix.

Policy DM5 – Planning effectively for flood resilience

16. Policy **DM5** aims to ensure that all new development in Norwich is designed and located to minimise and mitigate against flood risk from all sources.

The monitoring indicator for Policy DM5 is the number of applications approved contrary to the advice of the Environment Agency (EA) on flood risk and water quality grounds – the target being no approvals granted contrary to EA advice in the monitoring period.

- In 2015-16 three applications raised EA concerns in relation to flood protection: in two cases the issues were addressed prior to determination and in one case an application was withdrawn. No schemes were approved contrary to EA advice in relation to water quality. Accordingly the monitoring target is **met**.

17. Policy DM5 also requires all new development in defined Critical Drainage Catchments in Norwich to incorporate suitable measures, so far as practicable, to mitigate against the elevated risk of surface water flooding in the most vulnerable parts of those areas arising from new development within the catchment. From April 2015 Norfolk County Council as lead local flood authority (LLFA) have introduced new consultation procedures for advising and commenting on submitted planning applications with respect to local flood risk and sustainable drainage systems (SuDS) to ensure flood resilient design. Advice to developers is also available on the Norfolk County Council website including links to standing national technical advice in the updated 2015 SuDS manual.

Policy DM6 – Protecting and enhancing the natural environment

18. Policy **DM6** protects nationally and locally designated and locally identified natural environmental assets and habitats from inappropriate development.

The monitoring indicators for policy DM6 are:

- a) Development resulting in the loss or reduction in area of:
- *Sites of special scientific interest (SSSI)*;
 - *Designated County Wildlife Sites (CWS)*; and
 - *Designated County Geodiversity Sites (CGS)*;
- b) Development resulting in the loss or reduction in area of the Yare Valley Character Area (YVCA) defined in the local plan. In particular the policy seeks to safeguard against incremental losses of the landscape integrity of the valley through the combined impact of small scale developments within areas which are already partially built up.

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

- In relation to national and local sites **the target is met**. No loss was recorded in the area of any SSSI or County Wildlife Site within the city as a consequence of development. There are currently no designated County Geodiversity Sites within Norwich.
 - In relation to the YVCA **the target is not met** albeit that there was only a very minimal loss of character area (105 sq.m) as a consequence of an approved extension to a property at Mansfield Lane, Lakenham. Last year's report referred to the loss of 0.18 hectare of land in the YVCA immediately adjoining the Sainsbury Centre for the Visual Arts at the UEA for temporary car parking: new proposals to relocate these facilities onto a site further north will mean that the land will now be reinstated as part of the open setting of the listed building. Further infrastructure and drainage works were approved in association with the Bowthorpe Three Score development, none of which involve substantive development.
19. The table at the end of this Appendix details a number of initiatives where CIL funding has contributed to natural environmental improvements in the Yare and Wensum valleys. Ongoing enhancement projects at **Danby Wood**, **Marston Marshes** and **Earlham Millennium Green** benefited from CIL funding in both the 2014-15 and 2015-16 monitoring periods. Although not technically part of the river valley as defined under policy DM6, restoration work to the Oasis site at Fishergate has also been funded through CIL as one of the projects being progressed through the River Wensum Strategy partnership.
 20. **94.5%** of Norwich's County Wildlife Sites are recorded as being in positive conservation management (as reported in the main AMR); this represents an increase over the position in 2014-15 (93%).
 21. It should be noted that 5.5 hectares of land at the **Bartram Mowers site**, **Bluebell Road** was removed from the Yare Valley Character Area and re-designated for housing development for the over 55s at the request of the Local Plan Inspector following his examination of the Site Allocations Local Plan in 2014. The majority of the site remains in the character area and the site specific policy for Bartram Mowers ([R42](#)) will ensure environmental enhancements, positive management of the adjacent wetland and improved public access to the river valley are delivered as part of the development. Proposals were submitted in November 2015 for development of the site for 62 retirement apartments and 57 units of extra care accommodation for the elderly which have since been agreed in principle subject to the completion of a legal agreement.

Policy DM7 – Trees and development

22. Policy **DM7** safeguards against the loss of trees protected by TPOs and other significant trees and hedgerows as a result of development. It requires equivalent replacement when tree loss is unavoidable and requires new street trees to be developer-funded when significant new development adjoins a highway. The monitoring indicators for policy DM7 are:
- a) The number of protected trees/hedgerows lost as a result of development– the target being no loss of such trees without equivalent replacement;
 - b) The number of street trees delivered through development.
- In relation to protected trees **the target is met**. No net loss of trees or hedgerows in Norwich was recorded directly as a result of development in the 2015-16 monitoring period. In circumstances where trees are lost, the policy provides for appropriate replacement, as noted. There were in addition 92 approved applications for works to TPO protected trees not associated with development, of which 19 involved felling.
 - Financial contributions were received from developers or committed through section 106 agreements finalised in 2015-16 sufficient to provide **8 new street trees** in association with development at Earlham Hall and Starling Road, together with further funding for street trees (number to be determined) at 161 Oak Street. In 2014-15 10 new street trees were committed through this route.
 - A total of £44,540 of CIL funding was spent in 2015-16 to cover the capital cost of new street trees in the planting programme not directly related to individual developments, as well as £7,761 of s106 revenue expenditure toward street tree maintenance.

Policy DM8 – Planning effectively for open space and recreation

23. Policy **DM8** acts to protect designated open space identified on the local plan policies map against inappropriate development and prevent the unjustified loss of open space and recreational facilities without replacement or appropriate mitigation. New open space and playspace are required to be provided, preferably on site, to serve all significant new housing schemes.
24. The policy is now supported by the [Open Space and Play Supplementary Planning Document](#), adopted in October 2015.

The monitoring indicators for policy DM8 are:

- a) Development resulting in a net loss of open space (contrary to policy) – the target being **no loss** of open space;

- b) Area of new open space and/or playspace delivered through development.
- In relation to open space loss **the target is met**. No designated open space was lost in Norwich as a result of development in the 2015-16 monitoring period;
 - In 2015-16 new areas of public open space were brought into use in association with completed development at Brazen Gate/Southwell Road and at the Bowthorpe Care Village at Three Score, although the playspace element of the Brazen Gate scheme is yet to be installed pending agreement of arrangements for its ongoing maintenance. Smaller areas of incidental open space (“pocket parks”) were delivered in the city centre in association with development at All Saints Green and Mountergate. The ongoing St Anne’s Wharf development at King Street is expected to deliver a significant amount of new public space within this key city centre regeneration site.

Policy DM9 – Safeguarding Norwich’s heritage

25. Policy **DM9** requires new development to protect and enhance the historic environment, ensuring that development will not harm the significance of designated and locally identified heritage assets and so far as practicable safeguarding against the loss of those assets without justification or appropriate mitigation. The monitoring indicators for policy DM9 are:
- a) The number of listed buildings lost/demolished in the monitoring period – the target being **no loss or demolition** of listed buildings;
- b) The number of buildings on the Buildings at Risk Register and change in the number at risk. The target is to achieve **year on year reductions** from 2012/13.
- In relation to listed buildings the target is **met**. No listed buildings were lost as a result of development in 2015-16;
 - In 2015/16 there were a total of **29 buildings** on the at risk register: 28 Listed Buildings and one Scheduled Ancient Monument. This figure is reduced from last year (32). The city council is currently working with property owners and Historic England to address the most serious problems of deterioration and long term neglect within seven priority buildings on the register. The full list of buildings in Norwich on the heritage at risk register is available [here](#).

Policy DM10 – Supporting the delivery of communications infrastructure

26. Policy **DM10** sets out criteria for the assessment of proposals for telecommunications installations and other communications infrastructure

which need planning permission. It also seeks to safeguard such infrastructure from potential interference likely to result from new development. The monitoring indicators for policy DM10 are:

- a) The number of planning permissions and prior approvals granted for communications installations in **conservation areas and other protected areas** in the monitoring period;
 - b) The number of instances where a refusal of permission for these installations has been **subsequently allowed on appeal**. The target is for no appeals to be lost.
- Five applications for communications infrastructure were granted in conservation areas during the 2015-16 monitoring period, all of them in the city centre. These involved, variously, high level rooftop communications antennae, a broadband cable installation to a listed building and access points for public wi-fi (at the Castle Museum).
 - There have been no refusals of permission and no prior approvals withheld for communications infrastructure in the 2015-16 monitoring period. It should be noted that recent extensions of national permitted development rights have removed the need for planning permission for a wider range of installations, in particular to expedite the delivery of superfast broadband.

Policy DM11 – Protecting against environmental hazards

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

The monitoring indicators for policy DM11 are:

- a) Number of hazardous substance consents granted in the monitoring period;
 - b) Impact of development on air quality, reporting the findings on air pollution levels from the annual Local Air Quality Management Progress Report (prepared by the council's environmental protection service). The annual reports are available on the city council's website [here](#).
- **No hazardous substance consents** were granted in the 2015-16 monitoring period. One consent was revoked (as noted in the previous report), following the decommissioning and removal of the National Grid gasholder at the Utilities site at Cremorne Lane.
 - Data on pollution levels collected in 2015-16 has yet to be published so no year on year comparison can be reported this year. Air pollution levels have remained broadly stable over the last five years and remain on average below recommend maxima (40 micrograms per cubic metre) for

nitrogen dioxide at the majority of monitoring stations across the city centre Air Quality Management Area (AQMA).

- Despite this, the persistence of higher than recommended pollution levels (particularly for airborne particulates) in a number of locations will need to be addressed: ongoing traffic reduction and traffic management measures in the city centre are expected to reduce pollution in the short term, alongside the enforcement of the Castle Meadow Low Emission Zone. The city council's [2015 updating screening assessment](#) and [2015 Air Quality Action Plan](#) contain further details.

Policy DM12 – Ensuring well-planned housing development

28. Policy **DM12** sets out criteria for the consideration of proposals for new housing on sites which are not already identified in the local plan. It strongly supports the delivery of new housing on all suitable sites in the city to address identified housing needs, except in limited circumstances where housing development would compromise other important local plan objectives or harm the amenity and living conditions of residents. The monitoring indicators for policy DM12 are:
- a) The number of new dwellings in Norwich **permitted**²⁴ in the monitoring period;
 - b) The **number of unbuilt dwellings with outstanding planning permission** at the end of the monitoring period (the housing commitment). The size of the overall housing commitment from year to year is a useful indicator of development activity and the immediate housing development pipeline;
 - c) The number of new dwellings **completed** in the monitoring period;
 - d) The current position in relation to the five year housing land supply.
29. The figures do not include communal development such as student accommodation, residential institutions or nursing homes.
- Allowing for losses through demolition, **1018** dwellings were permitted in Norwich in 2015-16 of which **669** were on sites which had not been permitted previously or represented an increase in housing numbers over

²⁴ *Permitted* includes all dwellings newly approved, excluding detailed permissions or approval of reserved matters for schemes previously approved in outline or where a new permission granted in 2015-16 replaced or superseded a similar existing one. Also included are schemes granted prior approval as permitted development, involving the change of use of offices and certain other types of commercial floorspace to housing. Office to residential conversions no longer need planning permission except where the proposal fails to meet specific prior approval tests in relation to flood risk, contamination, traffic generation and (from 6 April 2016) the impact of noise from adjoining commercial uses. The previous time limit of 30 May 2016 by which the residential use had to be begun has been removed and schemes with existing prior approval in place now have three years to be implemented. Permitted development rights are also being extended to cover residential conversion of industrial and warehouse premises and the demolition and redevelopment of office premises for housing is also expected to become permitted development under regulations to be introduced under the Housing and Planning Act.

and above previous permissions on the same site. This figure includes schemes granted prior approval for change of use from offices and shops to housing as permitted development – 342 dwellings fell into this category (just under a third) although some prior approval consents related to office buildings on which there had been a previous approval for a different conversion scheme. In two cases full planning permission was granted for office conversion schemes which had previously received consent under the prior approval process, either for an identical scheme or a largely similar one. The majority were in the city centre or close to the centre.

- Notable new permissions included the Goldsmith Street redevelopment, which will provide 105 new homes, a significant number of them affordable, and the second phase of the Bowthorpe Care Village providing 172 flats for the elderly. Again a high proportion of the homes approved in 2015-16 would be provided through the conversion of offices under prior approval. Because such schemes fall outside planning control, the city council has no influence over the quality of housing or the standard of layout, amenity and living conditions offered to residents, nor are these developments required to deliver affordable housing or other planning benefits that would normally be required from schemes subject to the normal planning application process. Not all such schemes will be liable for CIL. The effect of this trend on the city's office floorspace stock and related policy implications are discussed in the commentary to policy DM16.
- Outstanding planning permissions at 1 April 2016 could deliver **4181** new dwellings. This is only a very small increase over the comparable figure in April 2015 (4162). There were a further 303 units with outstanding consent in communal accommodation and residential institutions, including the recently completed student accommodation at the Blackdale Building at the UEA.
- A total of **365 dwellings** were built in Norwich in 2015-16. Only **25 dwellings** were affordable homes, compared with 50 in 2014/15 and 123 in 2013/14, although a number of affordable schemes expected to be complete last year were not able to be included as they were not quite ready for occupation in time for the survey. The number of affordable homes is expected to increase in 2016-17. Significant developments included the final phase of flats at **NR1, Geoffrey Watling Way** (adjoining the Football Club), two schemes in the northern city centre regeneration area, **Pendleton Gate, Blackfriars Street** and **Dalymond Place, Edward Street**; the first phase of the **Bowthorpe Care Village** at Three Score, comprising 92 apartments for the elderly, as well as developments at **Starling Road** and **Rosary Road**. Additionally, new student accommodation was completed at the University (**Hickling House and Barton House** at the former Blackdale School site) although as institutional development this 514 bed scheme cannot currently be counted against Norwich's current local plan housing requirement which was calculated excluding student and elderly accommodation.

30. A cautious approach has been taken to the estimate of five year housing delivery this year, largely because of the many unanticipated factors stalling or delaying larger schemes with planning permission which developers had previously been confident would proceed. This is especially true of schemes granted consent under the prior approval process for office to residential conversion, some of which have proved to be no longer deliverable. It is important to note that the grant of permission itself does not guarantee that a scheme will be built out within five years or built at all, and in calculating anticipated housing delivery the council cannot rely on guesswork but must be informed by the best available evidence from developers as to their expectations and anticipated timescale for delivering a site. For 2016 the city council is unable to demonstrate a five year land supply in its area (the supply amounts to 4.1 years) and there is a similar shortfall over the Norwich Policy Area (NPA) which is the relevant area for calculating a housing land supply for the wider Norwich area. Further discussion of the land supply position in the NPA as a whole is in the main report and Appendix A.
31. From next year this report will include consideration of **starter homes** and **self-build and custom build housing**. Both were subject to primary legislation in the 2015-16 monitoring period which introduces statutory obligations for local planning and housing authorities to plan for and meet local needs for these types of housing.

Policy DM13 – Communal development and multiple occupation

32. Policy **DM13** sets out criteria for the consideration of proposals for flats, larger houses in multiple occupation and residential institutions including student accommodation. It seeks to ensure that these forms of development are well located and provide a good standard of design and layout. The monitoring indicators for policy DM13 are:
- a) Number of HMO licenses at the end of the monitoring period and year on year change;
 - b) Institutional development permitted on local plan housing allocations²⁵, the target being no loss of land subject to general needs housing allocations;

²⁵ Policy DM13 does not accept residential institutions such as care homes or student accommodation on allocated housing sites where it would compromise a five year supply of housing land. This is because housing allocations in the plan only address identified land supply requirements for general needs and affordable housing, and opportunities for allocated sites to meet that need would be lost if other forms of housing were accepted. The evidence of housing need on which the local plan allocation level was based did not quantify the need for care homes or student accommodation in detail nor did it take account of the extent to which new communal development would take pressure off the existing housing stock. Until such evidence is available

- c) Number of student bedrooms permitted;
- d) Number of residential institution bedrooms permitted.

- There were **180** HMO licenses in place in Norwich as at 13 September 2016. This is an increase over the comparable position in October 2015, when there were 162 licenses.

33. It should be noted that policy DM13 relates only to proposals for larger HMOs of seven bedrooms and over. The establishment of smaller two to six bed HMOs (planning use class C4) through the conversion of single dwellings (use class C3) does not currently fall under planning control - this change can be made under permitted development rights without planning permission, unless there are specific local directions (Article 4 directions) in place removing those rights. To address perceived problems arising from the increase in numbers of smaller HMOs the council has undertaken a consultation and carried out extensive research earlier in 2016 to appraise and develop a number of different policy options to address the issue. This included the potential introduction of Article 4 controls in a core area of the city's "Golden Triangle" where the proportion of HMOs exceeds 30% (an option supported and recommended to cabinet by the council's sustainable development panel). In September 2016 the council's cabinet resolved not to introduce limitations on HMOs via Article 4, preferring to wait for further evidence and assess the effects of a voluntary registration and accreditation scheme for HMO landlords implemented under housing powers. Development of new student accommodation is continuing to be strongly promoted on suitable sites.

- In relation to institutional development on allocated housing land **the target is met**. No residential institutional development was permitted on allocated housing sites in 2015/16. 92 dementia care supported flats and 80 housing with care apartments previously approved on allocated land at **Bowthorpe Three Score** were completed in 2016.
- **985 student bedrooms** were approved in 2015/16, 915 on a site adjoining Bluebell Road at the former Blackdale School, the first phase of 514 beds completed and brought into use in September 2016. A 70 bed student accommodation development at the former Shoemaker public house site at West Earham was approved and commenced, whilst proposals were submitted for a 280 bed development at the former Mecca Bingo Site at All Saints Green.

34. For the second year in succession there was a significant upturn in the amount of residential institutional development approved and developed, both for students and the elderly, including the second phase of care

(from the emerging Strategic Housing Market Assessment) institutional development cannot be included as part of the housing supply or counted against the overall housing requirement.

development at Bowthorpe (172 apartments) and the student accommodation developments referred to above. Proposals were also progressed for the development of the former Bartram Mowers site at Bluebell Road for retirement apartments and supported accommodation for the over 55s. Taken together these schemes will help to meet needs for increased nursing care in Norwich identified through JCS policy 7 and to support a growing student population. The availability of purpose built student residences both on campus and elsewhere should help to relieve some of the immediate pressure on the general housing stock.

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

35. Policy **DM14** supports the development of additional sites to meet the identified need for Gypsy and traveller accommodation over the plan period. Monitoring indicators for Policy DM14 are:
- a) Number of Gypsy and traveller pitches permitted, contributing to target of 21 pitches by 2026 of which at least eight should be provided by 2016;
 - b) Number of pitches lost.
- No new pitches were approved during the 2015-16 monitoring period, however, further progress has been made toward delivery. Following the securing of funding from the HCA, the council is working in partnership with a registered housing provider to deliver 13 new pitches in a scheme at Swanton Road in Norwich, a planning application for which was submitted in October 2016. The pitches will be in place by March 2018;
 - No pitches have been lost.

Policy DM15 – Safeguarding the city's housing stock

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

Monitoring indicators for policy DM15 are:

- a) Number of dwellings lost to other uses;
 - b) Area of allocated housing land lost to development for other purposes.
- **No dwellings were demolished** in the 2015-16 monitoring period with no provision made for their replacement, although the impending development of land at Goldsmith Street for 105 new homes involved the loss of 26 existing dwellings and a redundant nursing home. Permission was granted to demolish 19 dwellings on an allocated site at Argyle Street

which are structurally unsound: proposals for redevelopment, potentially with system built low impact housing, are under consideration.

- **No land allocated for housing was developed for other purposes in the 2015-16 monitoring period.**

37. Proposals to redevelop an allocated housing site adjoining 37 Bishop Bridge Road for a local foodstore and car park were refused in May 2016 on the grounds of loss of land potentially needed to deliver the local plan's agreed housing requirement. The proposal site takes in the whole of one housing allocation ([R15](#)) and part of the adjacent one ([R14](#)) which had a previous planning permission for residential apartments.

Policy DM16 – Supporting the needs of business

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

Monitoring indicators for policy DM16 are:

- a) The amount of **B1 business floorspace** [offices, research/development and light industry; respectively planning use classes B1 (a), B1 (b) and B1 (c)] approved in the 2015-16 monitoring period. This indicator gauges progress against the JCS policy requirement for an additional 100,000 sq.m of office floorspace to be delivered in the city centre by 2026 and an increase in B class uses across the city. It is also reported in the main AMR in conjunction with development in the adjoining districts.
- b) The amount of **employment floorspace** (that is, B1 business uses as itemised above, plus general industry [use class B2] and warehousing [use class B8] permitted on i) designated employment land and ii) other sites in Norwich.
39. Permissions for new business floorspace were compared with permissions that would result in the loss of business space to produce a figure for net potential floorspace change across all types of B1 use in 2015-16. Similarly the figures for B class floorspace permitted on employment land and elsewhere factors in permitted changes from business to other uses and demolition of business premises as well as new floorspace permitted. The following table summarises the changes resulting from permissions granted in 2015-16.

Table 2: B1 floorspace and employment floorspace change

- a) B1 floorspace change

B1a floorspace - offices	-8881 sq.m net loss
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B1b floorspace – research and development	No change
B1c floorspace – light industry	-8146 sq.m net loss

b) Employment floorspace gains/losses approved

Within designated employment areas	Gains 1721 sq.m Losses -7860 sq.m
Elsewhere in Norwich	Gains 2239 sq.m Losses -13598 sq.m

40. Following the significant permitted losses of business floorspace reported last year, monitoring has shown a smaller loss overall in 2015-16 but losses of floorspace exceeded gains in all use classes except B1 (b) research and development, where there were no permissions to assess. Permissions for largely minor development and changes of use resulting in new business floorspace were permitted throughout Norwich, the largest of which was the storage and distribution element of the new Wickes DIY warehouse at Hellesdon Hall Road. The loss of office space in the city centre to residential conversion continued albeit at a slower rate than in previous years, nevertheless permissions and prior approvals newly granted in 2015-16 would result in a further loss of almost 9000 sq.m of office space. On employment areas the most significant change was the loss of 7860 sq.m of manufacturing space to provide an aviation academy at Anson Road, although this proposal was supported as of general benefit to economic development at the Airport, in accordance with the policy.
41. A number of smaller industrial premises outside defined employment areas were subject to permission for residential conversion or redevelopment during the year.
42. Once again consented schemes for office to residential conversion and other uses under prior approval had the most obvious impact on the stock of business floorspace in 2015-16 and the stock continues to contract overall. The only substantial takeup of employment land occurred at Hellesdon Hall Road with the approval of the Wickes DIY store part of a wider development of business uses detailed proposals for which have yet to be submitted.
43. Impending changes to national permitted development rights to allow the demolition and redevelopment of B1 (a) office buildings for housing (not just change of use), and the conversion of industrial and warehouse premises to housing without the need for planning permission are expected to stimulate regeneration but will make it increasingly difficult to prevent commercial floorspace being lost which might otherwise be suitable for business use. The expectation in the JCS of substantial office growth in the city centre is now unlikely to materialise as there is no significant demand for offices and new

speculative office development is not currently viable. National policy in the NPPF discourages long term allocation of land for business use which is no longer likely to be required for that purpose and ongoing evidence gathering for the emerging Greater Norwich Local Plan will enable the greater Norwich authorities to gain a more accurate picture of current land and premises requirements.

Policy DM17 – Supporting small businesses

44. Policy **DM17** supports proposals for small business development and seeks to safeguard premises suitable for small and medium sized businesses from demolition or change of use without justification. Monitoring indicators for Policy DM17 are:
- a) Loss of small offices and other business premises under 1500 sq.m: approved schemes resulting in the loss of business floorspace recorded;
 - b) New small business floorspace approved in the monitoring period.
- 6523 sq.m of floorspace in small office premises under 1500 sq.m would be lost as a result of permissions granted in 2015-16: this is less than the equivalent figure the previous year (10,396 sq.m) but still substantial. Well over half of this potential loss was accounted for by six office premises granted prior approval for residential conversion as permitted development. Loss of small business space is included in the overall totals quoted under DM16 above. Small business premises were approved for a variety of alternative uses including a place of worship, leisure and healthcare facilities and housing;
 - Just 303 sq.m of new small business space for office use was approved in 2015-16 through the conversion of premises in the city centre. An additional 415 sq.m of light industrial (B1c) space and 1498 sq.m of general industrial (B2) space was permitted in small premises, as last year much of it on sites near the Airport.

Policy DM18 – Promoting and supporting centres

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

- b) Net change in **retail floorspace** (gains and losses) permitted in the city centre and in district and local centres in Norwich as defined in the local plan. (It should be noted that current and proposed permitted development rights may allow loss of retail floorspace in many cases without the need for planning permission);
- c) Development approved contrary to the guidelines in appendix 4 of the local plan to secure an **appropriate scale** of development in district and local centres: this seeks to ensure that new retail development in particular should not be clearly out of scale with the centre that it would be serving.
- d) Number of new **hotel bedrooms** permitted in the monitoring period.
- In 2015-16 a total of 10216 sq.m of floorspace was approved for a wide range of main town centre uses throughout Norwich delivered through new development and change of use. 8141 sq.m (79.6%) of this space was approved in defined centres and 20.4% outside them. Development approved in the city centre was dominated by proposals for cafes, restaurants and other supporting uses as well as further visitor accommodation.
 - The significant increase in main town centre approved in out of centre locations can be accounted for by the approval of one major development at Hellesdon Hall Road (Wickes DIY) as well as a number of other smaller retail facilities approved in existing out of centre locations such as garden centres.
 - 261 sq.m of retail floorspace was approved in the city centre, but permissions were granted that would result in the loss of 2034 sq.m of shopping floorspace, again mainly for cafés and restaurants: the net change being a loss of 1773 sq.m. Commentary on new retail development completed in the 2015-16 monitoring period and retail vacancy are detailed under policy DM20.
 - There were no new permissions granted for main town centre uses in district centres and only a very small loss of retail floorspace through change of use to a takeaway. In local centres there were some minor gains and losses of retail floorspace but little overall change.
 - No development has been approved contrary to local plan guidelines on scale.
 - A total of 48 new hotel bedrooms were approved in 2015-16 including a 30 bed extension to the Hotel Nelson and new bed and breakfast accommodation both in the city centre and other locations. 18 bedrooms were lost, the majority through conversion of redundant smaller hotels and B and B to residential use. The net gain in hotel bedrooms over the year was 30.

Policy DM19 – Encouraging and promoting major office growth

46. Policy DM19 is intended to safeguard high quality office space from demolition or change of use for other purposes and requires all new development in the city centre office development priority area to include a

proportion of offices. It implements the requirement in JCS policy 11 for 100,000 sq.m of office floorspace to be delivered in the city centre by 2026. The monitoring indicators for policy DM19 are:

- a) **New office floorspace** [planning use class B1 (a)] approved in the monitoring period, recording schemes in the office development priority area, elsewhere in the city centre, in defined employment areas and in other locations in Norwich;
- b) **Office floorspace losses permitted** in the monitoring period.
 - 302.6 sq.m of office space was permitted in the city centre of which around a third was in the office development priority area. This was substantially outweighed by permissions and prior approvals involving the loss of office floorspace.
 - As noted, permissions granted and prior approvals issued for the re-use of redundant office space for other purposes in the 2015-16 monitoring period would result in a further significant net loss of office floorspace. This total allows for the very modest amount of new office space approved last year and discounts any new schemes affecting premises where the principle of residential conversion had already been accepted through previous conversion proposals and whose loss is already counted in the figures. A total of **8881 sq.m** of office floorspace would be lost if all new permissions granted were taken up, again with the majority in the city centre or adjoining it in locations such as Unthank Road and Thorpe Road. This compares with the very significant loss of office floorspace resulting from permissions granted the previous year, totalling more than 31,000 sq.m. Development actually completed last year which involved the loss of office space included St Matthews Court, St Matthews Road and Portland House, Prince of Wales Road, with further development ongoing at Imperial House, Rose Lane and Tibbenham House, Thorpe Road, both since completed.

47. The table below shows the year on year change in office floorspace since the base date of the JCS. As at April 2016 the sustained reduction in floorspace is continuing with more office space being depleted from the stock than new floorspace added – an overall reduction in the Norwich office stock in comparison with 2008 by just over 29,000 sq.m or 8%. This compares with the aspiration in the JCS to substantially increase the amount of office floorspace in the city centre by 100,000 sq.m, or about a third, by 2026. Despite the recent change in the law to make office to residential conversion permitted development on a permanent basis, the number of such schemes coming forward in Norwich may have reached its peak – fewer completely new office conversion proposals were granted prior approval in 2015-16 than in previous years although many schemes already approved were resubmitted as full planning applications or different (sometimes lower density) schemes applied for on the same site. At least two schemes which

have or have had prior approval for office to residential conversion are known to have stalled, suggesting that the viability and profitability of this form of housing may be far more marginal in Norwich than it is in cities with higher residential development values.

Table 3: B1(a) office floorspace loss, 2008-2016

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

2008/09	13,205 sq.m net gain
2009/10	657 sq.m net gain
2010/11	2,404 sq.m net gain
2011/12	-115 sq.m net loss
2012/13	-3,187 sq.m net loss
2013/14	-2,023 sq.m net loss
2014/15	-31,062 sq.m net loss
2015/16	-8,881 sq.m net loss
Total actual/potential office floorspace change Norwich April 2008-March 2016:	-29,002 sq. m net loss (-8.0%)

48. As previously reported, obsolescent city centre office space has already been put to use for educational purposes: including the **Jane Austen College** housed in former office space at Colegate and new teaching space for the **City College** and **Norwich University of the Arts** at various locations in the St Andrews Street area. Since the end of the 2015-16 monitoring period, redundant office buildings at Charles House and Wensum House, 81 Rose Lane have been converted under permitted development rights to house the new **Charles Darwin Primary School**, which opened in September. Under new national planning rules the school can operate for its first academic year without requiring planning permission or prior approval. The loss of office space consequent on this change will be reported next year.
49. To date in Norwich these schemes have been approved and are being taken forward almost exclusively for dated and obsolescent office buildings from the 1960s and 1970s, which cannot be regarded as high quality office space and which policy DM19 would not necessarily seek to protect if permission were needed. Market intelligence shows a significant and persistent over-supply of such poor quality second hand space in Norwich which is not fit for purpose and has no realistic prospect of re-occupation for office use, so an upturn in office to residential conversions (as well as conversion for other uses such as student accommodation) could have a beneficial effect on the market by clearing some of this unlettable surplus and stimulating new office development when rental values reach levels that would support new build schemes. There remains some demand for business space from small start-up businesses (as shown by the recent refurbishment of the former Rose Lane Business Centre) and a number of well located office premises remain suitable for this purpose. Evidence being commissioned for the emerging Greater Norwich Local Plan will provide a more thorough understanding of supply and demand for office premises and the potential for reuse of the less well suited stock.

50. The extension of already wide-ranging national permitted development rights to allow the reuse (and potentially redevelopment) of office buildings for housing and other uses without planning permission may have unpredictable effects both on the office market and the housing market. In particular the ability of this policy to either facilitate the delivery of new office floorspace in the city centre or to safeguard the best quality offices might be further reduced.

Policy DM20 – Protecting and supporting city centre shopping

51. Policy **DM20** helps to manage and support city centre shopping, implementing policy 11 of the JCS. It seeks to protect retail function in the centre by maintaining a generally high proportion of shopping at ground floor level within the most important defined retail frontages, while promoting flexibility and a beneficial mix of supporting uses and services in other areas. The policy is supported by the [Main Town Centre Uses and Retail Frontages Supplementary Planning Document](#) adopted in December 2014 which sets advisory minimum thresholds for the proportion of shopping it is appropriate to maintain in selected frontages and advises on the diversity and mix of uses the city council will encourage in other areas. Monitoring indicators for policy DM20 are:
- a) The **percentage of measured ground floor frontage** in A1 retail use in each defined retail frontage zone in the centre (primary and secondary areas and large district centres);
 - b) Areas where the percentage of A1 retail use recorded is generally **below** the indicative minimum specified in supplementary planning guidance – that is, areas which are perceived to be underperforming in terms of shopping function and the policy target;
 - c) Non-retail uses **accepted exceptionally** in otherwise underperforming retail areas for reasons of supporting the evening economy or contributing to vitality and viability.
52. Monitoring information for policy DM20 is extracted from the separate published annual retail monitor for the city centre and district and local centres, for this year reporting on the survey undertaken in June 2016. These reports can be found on the Council's website at the following link:
- https://www.norwich.gov.uk/downloads/download/1888/norwich_city_centre_shopping_floorspace_monitor.

The report also comments on retail vacancy rates, overall representation of retail floorspace and changes in the composition and mix of shopping in each area. More details of the headline indicators from the retail survey are given in that report.

- For the second year in succession the survey showed that all the city centre retail frontage zones defined under this policy where retail thresholds apply retain a high proportion of shopping and **none** are currently below the indicative thresholds set by the SPD. Two zones in the primary area (Back of the Inns and The Lanes East) showed a small fall in the proportion of shops compared with other uses: this was largely due to the further expansion of supporting services and complementary uses, especially cafes and restaurants, within these areas. One zone in the primary area (St Stephens/Westlegate) and one in the secondary area (St Benedict's) showed a marginal increase in the proportion of shops.
 - Since no shopping frontages were recorded as underperforming in terms of their retail function (i.e. below the monitoring target for the proportion of shops, where one applies) there have been no instances where other uses have been approved exceptionally that would otherwise be contrary to this policy.
53. The effectiveness of this policy (and DM21) in preventing the loss of shops and essential services from Norwich's shopping areas and managing the use of premises within them is now fairly limited. Permitted development rights now allow the kind of flexibility of use which has been promoted through local plan policies and the retail frontages SPD in Norwich for a number of years. Already wide ranging PD rights allowing a wide variety of temporary and permanent changes of use of shops to be made without planning permission. Shops (planning use class A1) can now change freely to financial and professional services uses such as banks and building societies (A2) without planning permission in most circumstances. A number of other changes were introduced in 2015-16 to apply additional planning restrictions to betting shops and payday loan stores and to require planning permission for the change of use of pubs and bars (A4) when they are registered as Assets of Community Value. The city council will continue to apply a flexible approach to changes of use in the city centre so far as is practicable.

Policy DM21 – Protecting and supporting district and local centres

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

Monitoring indicators for policy DM21 are:

- a) The **percentage of premises** in A1 retail use in local and district centres.
 - b) **Loss of retail floorspace** (if any) within anchor foodstores serving those centres.
 - c) **Proportion of community uses** within district and local centres, which are encouraged specifically by the policy. This indicator may no longer be monitored because there are relatively few such uses in suburban centres, although significant new permissions for community uses are monitored under policy DM22.
- Six of 10 defined district centres exceed the threshold for non-retail uses in policy DM21 (that is, less than 60% of premises in those centres were in retail use)
 - DC01 – Bowthorpe
 - DC03 – Eaton centre
 - DC04 – Plumstead Road
 - DC07 – The Larkman
 - DC09 – Hall Road District Centre (newly built)
 - DC10 - Sprowston Road/Shipfield

In comparison with 2015, the proportion of shops was unchanged in all but one of the ten centres (Dereham Road/Distillery Square), where it increased slightly.

- Six of 28 defined local centres exceed the threshold for non-retail uses in policy DM21 (that is, less than 50% of premises in those centres were in retail use).
 - LC06 – Unthank Road
 - LC07 – St Augustine’s Gate
 - LC17 – Bishop Bridge Road
 - LC26 – UEA
 - LC29 – Aylsham Road/Copenhagen Way, and;
 - LC30 – St Stephens Road
- d) A further three local centres had exactly half of their premises in retail use and are regarded as being within the 50% threshold for the purposes of policy DM21: this is unchanged from last year. In comparison with 2015, the proportion of shops has remained unchanged in all 28 local centres.

55. The following table shows average vacancy rates and levels of non-retail uses across all district and local centres.

Table 4 – Shop Vacancy and non-retail uses, district and local centres

Year	Vacancies		Non-Retail units	
	District Centres	Local Centres	District Centres	Local Centres
June 16	9.6%	7.4%	42.0%	43.4%
Sept 15	6.8%	7.2%	42.10%	44.70%
June 14	4.4%	6.11%	41.60%	39.44%
Aug 13	6.3%	9.72%	40.94%	40.44%
April 11	6.60%	8.20%	43.70%	43.50%
April 10	12.09%	8.60%	40.00%	39.00%
April 09	3.50%	8.90%	36.90%	38.30%
Sept 08	3.10%	7.40%	36.50%	39.10%
Sept 07	3.10%	5.80%	39.20%	35.70%
Sept 06	2.30%	4.80%	38.50%	34.60%

Source: Retail Monitor November 2016 (reflecting survey of June 2016)

56. The incidence of vacant shops in district centres rose somewhat compared with last year, but it is unclear whether this is merely a “blip” or represents a trend – also the figures may be distorted by (for example) the recent completion of the Hall Road District centre where units are still awaiting occupation. Overall, the district and local centres continue to be relatively robust and continue to offer an appropriate range of local services and facilities, with small food stores, where present, being most important to their success.
57. In 2015/16 district centres showed a year on year increase in shop vacancy rates but a slight fall in the proportion of non-retail uses compared with shops. The local centres also showed a rise in vacancy albeit much less marked, and the proportion of non-retail uses was steady. Among the district centres, Bowthorpe and Earlham House showed the most marked rises in vacancy. Vacancies increased in seven local centres, decreased in five and were steady in the rest. The small size of many centres and a generally rapid turnover of premises in them means that the picture may change quickly: so only one or two additional (possibly short term) vacancies may make the difference between whether a centre is perceived to be performing well or underperforming. As noted under policy DM20, the ongoing changes in national planning rules extending permitted development rights to encourage flexibility also limit the extent to which this policy can now directly manage changes of use from shops to other commercial or residential uses or prevent the loss of retail floorspace.

58. A small proportion of retail shops within a district or local centre is not necessarily an indication that it is failing, particularly where centres offer a wide range of supporting services and facilities and/or are supported by a local foodstore which may itself offer a variety of supporting ancillary services within the building, for example Waitrose at the Eaton district centre.
59. 2015-16 saw the completion of the **Hall Road District centre**, anchored by a new ASDA foodstore and also including smaller shops, leisure and community facilities and business units. It has significantly improved the range of convenience shopping to serve day to day and wider needs in the south of the city. It implements a longstanding proposal for district centre development included in both the current and previous local plans. Elsewhere, proposals were submitted for a new **Lidl** foodstore at 291 Aylsham Road on the site allocated in the local plan adjoining the District Centre and previously earmarked for a branch of Morrisons, who have now withdrawn their interest. Lidl are also pursuing proposals for new local foodstores at Bishop Bridge Road (refused in May 2016) and another in the disused part of the B and Q unit at the Neatmarket, Hall Road, which also feature a toy retailer and a budget variety store. Meanwhile, **Aldi** are progressing proposals for stores at Drayton Road and Hall Road Retail Park. Neither location is in an existing centre.

Policy DM22 – Planning for and safeguarding community facilities

60. Policy **DM22** sets criteria for the development of new community facilities, directing them where appropriate and practicable to the city centre and defined centres in accordance with the JCS hierarchy of centres. It also encourages beneficial new development and improvement of schools and other educational establishments (where permission is needed) consistent with other policies. It requires detailed evidence to justify loss of any existing community facilities including the historic and community pubs listed in Appendix 5 of the plan. Monitoring indicators for policy DM22 are:
- a) **New community facilities** approved in the monitoring period – permissions reported are for uses generally either in planning use class D1 (non-residential institutions such as surgeries, clinics and healthcare services, nurseries, libraries, places of worship) or use class D2 (assembly and leisure: cinemas, concert halls, exhibition spaces, indoor sport);
 - b) **New education and training facilities** approved in the monitoring period – these are usually also in planning use class D1;
 - c) Loss of **historic and community pubs** identified in the plan;
 - d) New **Assets of Community Value** registrations.
61. **12 new applications** involving community facilities – other than education-related - were approved in the 2015-16 monitoring period. These comprised 6,188 sq.m of floorspace in total, down slightly from the previous year.

Proposals were mostly small-scale schemes providing a variety of healthcare, welfare and clinical services in the city centre and elsewhere. Three **children's nurseries** were approved, one in association with the refurbishment of the former Rose Lane Business Centre alongside a gym and other supporting services for the development. There were three new larger scale leisure facilities of note. Two of them, the **Gravity Trampoline Park** in a former nightclub at Riverside and the **High Altitude Trampoline Park** in a former furniture warehouse at 91 Whiffler Road reflect a wider growth in interest in trampolining as a sporting activity. The third, at St Michael at Coslany in Oak Street, involved the conversion of the redundant Grade I listed church for use as the **Oak Lost In Translation Circus Centre**, a training, rehearsal and activity space for circus performers featuring circus skills workshops and public performances.

62. Nine new schemes for education and training facilities were approved totalling 8,405.5 sq.m of floorspace, a figure comparable to that recorded in 2014-15. The majority were small scale developments to provide new modular classrooms at various school locations around Norwich, with a more substantial classroom block approved at the **Notre Dame High School, Surrey Street** and new training space approved as part of the new **Earlham Hall Enterprise Centre** at the University of East Anglia. The largest single development was for the new **Aviation Academy** at 5 Anson Road, housed in a former aircraft hangar which had previously been used as a manufacturing base for Anglian Windows.
63. Community facilities lost as a result of approved development in the 2015-16 monitoring period included a dental surgery at All Saints Green (to be converted to housing and a range of office and business uses), the former **Silver Road Baptist Chapel** (approved for conversion to 10 flats) and the Plumstead Road premises of the **Norwich Ten Pin Bowling Club**, approved for demolition in advance of redevelopment for housing.
64. 2015-16 saw the loss of one community pub subject to protection under policy DM22: this was The **Provision Stores**, Dereham Road, which had closed down in 2014 and is now in use as offices for a charity; a change of use which did not require planning permission. The former **Magpie**, 34 Magpie Road was subject to new proposals for conversion to residential use which have since been approved. Three other community pubs closed during the 2015-16 monitoring period: the **King Edward VII**, 63 Aylsham Road; the **Virtuoso** (former Kett's Tavern), Kett's Hill and the **Surrey Tavern**, Surrey Street. The Surrey Tavern is subject to current proposals to convert the majority of the building to residential use but to retain a smaller café bar on the ground floor.
65. Following the April 2015 change in national planning rules protecting pubs registered as Assets of Community Value (ACVs) against demolition or change of use without planning permission, there was a significant upturn in nominations of local pubs for registration as community assets. Fourteen Norwich pubs had been nominated and successfully registered as ACVs up

to the end of the 2015-16 monitoring period, seven of which are also protected under policy DM22. Five further pubs have been ACV-registered since April, with one unsuccessful nomination, this being the **Cricketers Rest, Queens Road**, deemed to have been disused for too long a period to have met the statutory test for ACVs of having served the community “in the recent past”.

66. For more details of current ACV registrations in Norwich (including both pubs and other assets), see https://www.norwich.gov.uk/info/20011/about_your_council/1342/assets_of_community_value

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

67. Policy **DM23** promotes and encourages leisure and hospitality uses in all appropriate city centre locations to support the evening economy, although proposals for new late night uses such as nightclubs, late-opening bars and late night takeaways are accepted only within a defined Late Night Activity Zone focused on Prince of Wales Road and Riverside. Monitoring indicators for Policy DM23 are:
- a) Permissions granted in the monitoring period for (i) new **evening economy uses** and (ii) new **leisure uses** – approved floorspace in planning use classes D2, A3, A4 and A5. The floorspace approved has previously been assessed for its contribution to the JCS target of an additional 3000 sq.m of cafes, restaurants and bars to be provided in the city centre from 2008-2016, although this period has now ended;
 - b) Development of new **late night uses**: (i) in the Late Night Activity Zone (ii) elsewhere. The policy requires that no new late night uses that need planning permission should normally be approved outside the Late Night Activity Zone.
68. Eight schemes were approved in 2015-16 for city centre evening economy uses which totalled 3186 sq.m of new floorspace – a very similar figure to that reported in 2014-15 and once again more in a single year than the entire 3000 sq.m target for the first eight years of the plan period in the JCS. This shows continuing growth in the importance of catering and hospitality uses in the city centre over that time. The majority of new proposals were in the primary shopping area. Schemes approved included new cafes and restaurants at the **Market Place, Castle Mall, Chapelfield, Red Lion Street, Timberhill** and **Tombland**, Permission was also granted at **Albion Way, Riverside** to develop two new retail/restaurant units on part of the surface car park. Outside the city centre a new family pub/restaurant was approved and is currently nearing completion at the **Hall Road District Centre**.

69. Three new schemes were approved for leisure uses in the city centre and one outside the centre: these being the gymnasium approved in association with the refurbishment of the **Rose Lane Business Centre**, the circus performance centre at **Oak Street** and the trampoline club facilities at **Wherry Road** and **Whiffler Road**. Details are given above under policy DM22.
70. No new late night uses were approved in the 2015-16 monitoring period either within or outside the Late Night Activity Zone. This may be partly as a result of the city council's new special cumulative impact policy for licensing (CIP) introduced in August 2015. The policy allows the grant of new late night licenses in a defined area of the city centre (significantly larger than the Late Night Activity Zone) to be limited where there is evidence of an increased risk of crime and disorder or threat to public safety. The CIP works in conjunction with policy DM23 to more effectively manage the impacts of late night uses.
71. Restaurants/cafés (use class A3) drinking establishments (use class A4) and hot food takeaways (use class A5) may either be regarded as "evening economy" uses or "late night" uses for the purposes of this indicator. The distinction will depend on opening hours imposed by condition – proposals outside the Late Night Activity Zone are normally conditioned to prevent opening after midnight in accordance with this policy. Nightclubs in most circumstances will be regarded as late night uses by definition.

Policy DM24 – Managing the impacts of hot food takeaways

72. Policy **DM24** seeks to manage the impacts of takeaways primarily in relation to their potentially harmful effects on residential amenity and on highway and pedestrian safety. Since they are not classed as main town centre uses there is no policy requirement to locate takeaways in centres, although the supporting text to policy DM24 states that locations within district and local centres will be preferred over out of centre locations for reasons of accessibility. Monitoring indicators for Policy DM24 are:
- a) hot food takeaways **approved** in (i) district centres; (ii) local centres; (iii) other locations;
 - b) **Refusals** of hot food takeaways on the grounds of residential amenity or impact on the retail function of centres.
73. **Only one takeaway** was approved in the 2015-16 monitoring period (total 55.9 sq.m), this being an established business on Aylsham Road within the Aylsham Road district centre, for which an application was requested to regularise the existing hot food takeaway use as lawful. It should be noted that although there have been no new planning applications for takeaways as such this year, several cafes and restaurants catering to the fast food end of the market, particularly in the city centre, will also offer a takeaway service. The last year has also seen a major expansion in Norwich of hot food delivery services from a wide range of restaurants and catering businesses,

offered through companies such as Deliveroo. The impact of this new phenomenon in planning terms has yet to be assessed.

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

Policy DM25 – Retail Warehousing

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

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

76. In 2015-16 there were no applications either granted or refused to remove or vary bulky goods conditions on existing premises. The new **Wickes DIY store at Hellesdon Hall Road** was conditioned to limit retail sales to DIY, home improvement and building materials/items and as a showroom for the sale of kitchens and bathrooms. A separate condition limits the amount of floorspace from which goods can be sold to a maximum of 2788 sq.m.

Policy DM26 – Development at the University of East Anglia

Policy DM27 – Development at Norwich Airport

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

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

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

UEA

- The UEA Development Framework Strategy, (the DFS) identifies Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road for development to accommodate expansion of the university. Each of these has been allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41. Earlham Hall falls outside the campus area subject to policy DM26. Phase 1 of the Enterprise Centre adjoining Earlham Hall was completed during the 2015-16 monitoring period in July 2015, providing 3,700 sq.m of business, research and educational uses. Discussions are yet to take place on phase 2, 6,500 sq.m of development within the walled gardens.
- There is some early indication that additional floorspace, beyond the refurbishment of existing curtilage buildings at the Hall, might be required shortly and any significant addition would be directed to taking up existing permitted areas of potential development within the walled garden.
- The 915-bed student accommodation development at the former Blackdale School site was approved in May 2015 and construction of phase 1 (514 beds) was well advanced during the monitoring period. It was completed and opened in September 2016 (see also commentary above on policy DM13).
- In autumn 2015 a new strategic growth plan was announced for the UEA (UEA 2030 Vision) which would involve increasing student numbers by 20% to 18,000 and investing £300m in the university campus. It will consider the latest higher education and wider global trends that might impact on the university and its development priorities over the next 15 years. The vision is likely to require a review of the existing DFS to roll it forward to 2030 and potentially involve new and/or reviewed development allocations which would need to be progressed and agreed through the emerging Greater Norwich Local Plan (GNLP).
- No further progress has been made concerning the allocated land between Suffolk Walk and Bluebell Road. It appears unlikely that this allocation will come forward in the short term. The development of the UEA 2030 Vision will have a bearing on the eventual use of this land: this and a number of other potential development sites at the UEA have been submitted for consideration and potential inclusion in the GNLP through the "Call for Sites".

- The current DFS also makes a commitment to delivering those sites with planning permissions already granted e.g. further academic buildings in the west of the site and the multi-storey car park. Pre-application discussions are currently taking place on alternative options for 8500 sq.m of additional research and educational uses on Chancellors Drive. Discussions are also likely to resume on the planned refurbishment of older campus buildings and provision of new enhanced academic floorspace.

Airport

- Work has commenced on the production of a masterplan for the Airport, being led by the Airport Company in discussion with Norwich City and Broadland District councils who will both need to endorse the plan once consulted on and agreed. The masterplan, likely to be published in the first half of 2017, will help to inform site specific allocations and other strategic policy for the Airport in the emerging Greater Norwich Local Plan.
- No new developments were approved in 2015-16 within the Airport operational boundary. The only significant permission of note was the new Aviation Academy at Anson Road (referred to above under policies DM16 and DM22) which immediately adjoins the airport operational area and will provide supporting training services for aviation staff and trainees based there.

Policy DM28 – Encouraging sustainable travel

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

Monitoring indicators for policy DM28 are:

- a) Site specific obligations which have delivered transport improvements through s106 agreements in the monitoring period.
 - b) Changes in walking and cycling levels (monitored at cordons on the inner and outer ring roads) over the monitoring period.
 - c) CIL spending committed toward sustainable transport improvements;
 - d) Enhancements to the strategic cycle network.
 - e) Progress made on the implementation of the Bus Rapid Transit (BRT) scheme.
80. Site specific obligations delivered the following improvements from development in the 2015-16 monitoring period:
- 1) At **Harford Place, Hall Road** development of the new district centre including a new ASDA foodstore delivered a number of local transport

improvements including improved cycling facilities, pedestrian safety and junction improvements and a new light controlled crossing on the outer ring road at Barrett Road.

- 2) The ongoing development of the former **Lakenham Sports and Leisure Centre Site** and former cricket ground at Carshalton Road for 75 new homes and the approved development for 105 dwellings at **Goldsmith Street** both make provision in planning obligation for the extension of the respective Controlled Parking Zone (CPZ) into the site. Enhanced pedestrian and cycle links from the surrounding residential streets and wider area will be incorporated in the completed schemes, including a link to County Hall from the Lakenham site.

81. Monitoring showed that cycling levels increased overall in Norwich between 2014 and 2015. The number of people crossing the inner ring road increased by 35% and the outer ring road by 21%. The number of people passing automatic counter sites increased by 5%. The proportion of adult residents who cycled more than 3 days a week for utility purposes increased from 6.5% in 2013/14 to 12.0% in 2014/15, meaning that the city council moved from 11th to 5th highest local authority in England for this indicator.
82. Pedestrian counts were undertaken at the inner and outer ring road cordons in 2015 for the first time in a number of years and the exercise is being repeated this year. The data will be reported in the next AMR when a comparison between years can be made. In 2014/15 67% of adult residents walked actively outside more at least 3 times a week, which was up from 61.3% the previous year and higher than the national average of 61.8%.
83. A total of £1.06m of CIL funded spending on sustainable transport projects was committed in the 2015-16 monitoring period within the overall growth programme for Greater Norwich agreed through the Greater Norwich Infrastructure Delivery Board (IDB). These include further enhancement works to the **Earlham Millennium Green** footpaths, a second phase of improvement works to **Marriott's Way** from Thorpe Marriott to Norwich City Centre, a toucan crossing at **St Clements Hill/Chartwell Road/Spixworth Road**; scheme development work toward the **Eaton Bus Interchange** project which forms part of overall bus priority upgrades on the A11 BRT corridor, junction improvements and traffic signals at **Guardian Road** and further work on the public realm enhancement and traffic management programme at **Westgate** and **Golden Ball Street** which is ongoing at the time of writing.
84. Strategic cycle improvements continued as part of the Cycle Ambition programme, which forms part of Transport for Norwich. The improvements to the **pink pedalway** (Norwich Research Park to Heartsease) were completed and launched in summer 2016. A new edition of the cycle network map that shows the route improvements was published at the same time. Work on the **yellow pedalway** (Lakenham-Norwich Airport) and **blue pedalway**

(Cringleford-Sprowston) started in April 2015. The programme covers over 40 projects, using £8.4m of Department for Transport funding and match funding from New Anglia LEP. Projects on **St George's Street, Pointers Field, Taylors Lane** and **Opie Street** were completed. A new toucan crossing was installed on **Newmarket Road** in Eaton. Construction work started in 2015/16 to remodel roundabouts at **Catton Grove Road/Woodcock Road** and **Fifers Lane/Ives Road**. Cyclists are one of the groups who will benefit from the introduction of a **20mph area** covering the entire city centre in September 2016 which follows the extension of 20mph area around The Avenues and Heartsease.

85. Removal of general traffic from **St Stephens Street** was implemented in 2015-16 alongside a wider programme of city centre sustainable transport measures introduced in parallel with the construction of the Norwich Northern Distributor Road (NDR) including the pedestrianisation of **Westlegate** and making **Golden Ball Street** two way. Together with the ongoing traffic management works in the south-eastern part of the city centre these measures will improve access for buses, taxis and bicycles and sit at the heart of the BRT network. Feasibility studies commenced in 2016-17 to investigate BRT improvements to the A140 corridor.

Policy DM29 – Managing parking demand in the city centre

86. Policy **DM29** promotes improvements in the efficiency and quality, balance and distribution of off street public parking in the city centre, including maintaining a 10,000 space “cap” on the total number of parking spaces, such that public parking provision is held at or below 1995 levels. Taking account of growth in traffic and parking demand arising from new development, this represents a real terms cut.
87. Monitoring of policy DM29 records the total number of off street public parking spaces and the number lost and gained.
- The 2013-14 AMR estimated that there were 8,597 off street parking spaces in the city centre as at May 2014. No figures were available to update this figure in the 2014-15 monitor, but the estimate has since been revised to 8,892 and the city centre was resurveyed again this year. The latest off street car parking count (2016) indicates a current supply of **9,682** car parking spaces – an increase of 833 over the adjusted 2014 figure. This remains below the 10,000 space cap applied by policy DM29.
 - The figures take account of the completion of the new 595 space **Rose Lane multi-storey car park** under construction during the monitoring period and completed and opened in May 2016.

Policy DM30 – Access and highway safety

88. Policy **DM30** sets local planning criteria for the consideration of proposals involving the creation of new vehicular accesses. It requires measures to be included in new development which improve highway safety by removing unnecessary access points onto main traffic routes, designing to limit traffic speeds to 20mph, ensuring pedestrian safety and adequate circulation within the site and allowing for any alterations to on street parking arrangements necessary as a result of the development. Proposals for new accesses that would prevent the implementation of the Bus Rapid Transit scheme are resisted.
89. The monitoring indicator for policy DM30 records progress on the implementation of 20mph traffic zones within the city. Although not delivered directly through individual development the 20mph traffic zone initiative makes use of funding from CIL and other sources and will support the implementation of this policy and sustainable transport policy at a strategic level.
- All development proposals continue to be designed to achieve 20mph traffic zones.
 - Work has now been completed on the introduction of the pink pedalway (see also commentary on policy DM28 above); this included a new traffic free cycle route through **Mousehold**, the introduction of 20mph restrictions in the **city centre** and **Heartsease** and major improvements to **Tombland**, **The Avenues** and in the **Park Lane** area. Other city centre measures have been implemented including the pedestrianisation of **Westlegate** and making **Golden Ball Street** two way. Phase 2 of the cycle ambition scheme has to date delivered cycling improvements in the **Hall Road** area and a new toucan crossing on the **A11**.
 - In summer 2017 major improvement works are planned to increase capacity at the **Dereham Road/Sweet Briar Road** roundabout, and throughout 2017 and 2018 **Newmarket Road** will see cycling enhancements and capacity improvements at the outer ring road junction. Early in 2017 **All Saints Street** will be pedestrianised and a consultation will be carried out on the future of **Prince of Wales Road** and **Rose Lane**. Further extensions to the roll out of 20mph restrictions in residential areas are planned for 2017/18.
90. As a result of this investment in the Transport for Norwich Strategy, the city is likely to benefit from higher levels of retail spend, higher pedestrian numbers, reduced accidents, better air quality and a more pedestrian and shopper friendly city centre.

Policy DM31 – Car parking and servicing

91. Policy **DM31** requires car and cycle parking and servicing arrangements in new development to be provided in accordance with the adopted city

council standards set out in Appendix 3 of the DM plan, reducing car parking below the indicated maximum levels where possible, making provision for at least the minimum level of cycle parking, and (where applicable) electric vehicle charging points and car club vehicles. Monitoring of policy DM31 records the number of applications refused in the monitoring period on:

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

92. In any one year a number of applications might be refused primarily for reasons of inadequate car and cycle parking and servicing under this policy, but in many cases, proposals so refused will fail to provide adequate standards of provision on all of these aspects (and others) rather than one only, and there will be other reasons for refusal. Consequently there will be some overlap between indicators and applications may be counted more than once. Similarly, the same proposal may also be refused on the grounds of poor amenity or outlook (Policy DM2), or poor design generally (DM3) and will be counted within the respective indicators for those policies.
93. Two notable applications were refused citing inadequate car parking, servicing and cycle parking provision, one being a proposal for the conversion of a garage in **Winter Road** to a separate dwelling with no additional parking provision, the other a more substantial redevelopment of a site at **Unthank Road** to provide a new building housing six houses in multiple occupation. As well as significant concerns over parking and servicing this scheme raised major concerns in relation to amenity, form, density and character of development, internal and external space standards, impact on the character and appearance of the conservation area and the loss of an undesignated heritage asset (the existing locally listed building).
94. The provision of on street car club spaces in the city continues to expand. There are now 40 operational car club spaces in Norwich with associated vehicles and a further 44 bays designated for future car club use. The scheme continues to benefit from exemplar project funding from the Department for Transport and support from the Department for Energy and Climate Change with the aim of expanding the availability of spaces to 120 by 2018.

Policy DM32 – Encouraging car free and low car housing

95. Policy **DM32** promotes the development of car free housing (housing with no on site car parking provision) and low car housing (that is housing whose on-site car parking provision is significantly reduced from normally required standards). It requires new housing development to be car free within the primary retail area in the city centre and on sites specifically allocated for car free development in the plan, also encouraging car free and low car housing in defined centres and other accessible locations.

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

96. Because of logistical difficulties in capturing and recording data on the car parking levels negotiated for the many schemes approved and comparing this systematically against provision normally required, it was not possible to monitor policy DM32 comprehensively for last year. For the 2015-16 report information has been captured on a number of schemes considered by the council's Planning Applications Committee where low-car and car free development was secured. The council will continue to negotiate for significantly reduced car parking levels in development proposals where it is appropriate and practicable.
97. Four **car free housing** schemes were approved, three of them in the city centre. These included proposals for single dwellings at **Bridewell Alley** and **Magdalen Street** and the conversion of part of the former YMCA hostel at **St Giles Street** to seven apartments. Outside the city centre the conversion of the former **Silver Road Baptist Chapel** to 10 flats was approved as a car free scheme, In all cases the central, accessible location of the site justified this form of housing and in the case of Silver Road, the constrained nature of the site with little or no available space in the curtilage around the chapel building required a car-free design solution. Cycle parking was secured
98. Five **low car housing** schemes were approved including development at **Oak Street** (outline permission for 27 dwellings, details to be agreed but likely to be progressed with car parking levels of less than one space per dwelling); **Helena Road** (three dwellings, one car space); **Adelaide Street** (four dwellings, three car spaces); **Windmill Road** (17 dwellings, 15 spaces); land at **Goldsmith Street** (major new development of 105 homes, 76 car spaces including an electric car charging point and provision for extension of the Controlled Parking Zone on street). In all cases the sites were in locations of high accessibility with ready access to local services and bus routes. The Goldsmith Street scheme provided a particularly strong justification for a low car design solution in a location with a very good level of accessibility which favours a modal shift towards more sustainable modes of travel - car ownership levels were estimated at 50% in the transport statement and were considered likely to be lower than average due to close proximity of facilities.
99. Two additional low car developments in the city centre were approved in principle in the 2015-16 monitoring period but permission was not issued until the current monitoring year. These were at 26-36 Rose Lane (26 apartments, 17 car spaces and 48 cycle spaces) and 191 King Street (the former Ferry Boat site – 41 apartments, 20 car spaces with 3 disabled spaces and an electric car charging point together with 80 cycle spaces).

Policy DM33 – Planning obligations and development viability

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

Monitoring indicators for Policy DM33 are:

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

101. Amendments to national planning practice guidance introduced during the previous (2014-15) monitoring period affected the extent to which affordable housing could be delivered in development schemes, by introducing a minimum site size threshold of 10 dwellings at or below which affordable housing could not be sought (effectively overriding any adopted local plan policies requiring affordable housing in schemes smaller than this, as is the case in Norwich). Introduced at the same time was the “vacant building credit”, the effect of which was to reduce the level of affordable housing contributions that could be sought from developers by an amount commensurate with the area of vacant floorspace brought into use for housing through conversion or redevelopment, irrespective of the previous use of the building.

102. A judicial review of both the minimum site size threshold for affordable housing and the vacant building credit resulted in both measures being quashed as unlawful in the High Court in July 2015 and deleted from national guidance, although the decision was overturned earlier this year and the policy reinstated. Because of the rapidly changing national policy context in relation to planning obligations in general and affordable housing in particular, frequent renegotiation of emerging section 106 agreements on

already submitted applications has often been necessary; accordingly, monitoring of this indicator has inevitably had to be selective in this period.

103. A total of **30 applications** were approved (or granted prior approval) for housing or mixed use development that would normally be required to deliver affordable housing as part of the proposal. While policy compliant schemes for these sites would have delivered **271** affordable homes, **107** are around likely to be delivered, dependent on approval of details and the outcome of further discussions. Of the 30 schemes approved, 11 schemes were granted prior approval as permitted development and are exempt from any requirement to provide affordable homes, three schemes were for specialist forms of accommodation (housing for the elderly and student residences), six schemes would provide affordable homes at or above policy compliant levels (including a number of 100% affordable schemes such as the Hansard Road Passivhaus project) and the remainder were either smaller than the 10 dwelling minimum threshold or were approved with no affordable housing at all following a viability appraisal.

Table 5: Norwich local plan policies (adopted December 2014): summary of monitoring indicators and results for each policy.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM1	Achieving and delivering sustainable development	ENV1, ENV3, ENV5, ENV6, ENV9. SOC8. EC1, EC3, EC4.	Not applicable				
DM2	Ensuring satisfactory living and working conditions.	ENV1, ENV3. SOC1, SOC2, SOC4, SOC7. EC4.	Refusals on the grounds of loss of light/outlook	Norwich City Council Development Management (Planning application and decision records)	Target inappropriate	Six applications (involving a total of 16 new dwellings) were refused where the reasons for refusal included loss of light and outlook to neighbours, overshadowing or an overbearing form of development. Two of these refusals have been appealed.	In addition to the cases noted, eight further applications citing policy DM2 were refused on the grounds of overdevelopment, cramped layout or being of a design generally inappropriate to the residential character of the surrounding area.
			Refusals on grounds of schemes falling below minimum indicative space standards	Norwich City Council Development management	No refusals in monitoring year	Nine applications (involving a total of 30 new dwellings) were refused where the reasons for refusal included either inadequate internal space standards or inadequate external amenity space. Two of these were applications for conversion to large HMOs.	One of the applications was subsequently allowed on appeal.
DM3	Delivering high quality design	ENV1, ENV3, ENV4, ENV5, ENV6, ENV9. SOC1, SOC2, SOC4, SOC5, SOC7, SOC8. EC1, EC2, EC3, EC4.	% of schemes meeting relevant Building for Life 12 Criteria	Norwich City Council Development management	No reds on approved schemes	Not monitored for this period	BfL12 is normally assessed every two years. Schemes were last assessed in 2012/13 so figures were due to be reported in the 2014/15 AMR. Unfortunately it was not possible to undertake the BfL12 exercise due to staff resource constraints.
			% dwellings on schemes achieving minimum residential density (40dph)	Norwich City Council Development management	Target inappropriate	87.4% of all completed dwellings in the 2015-16 monitoring period achieved the minimum density of 40dph. This is a small fall over 2014-15 (92.9%)*.	
			"Green" design features on approved development	Norwich City Council Development management	Target inappropriate	The city council continues to encourage applicants to incorporate design features in development to promote biodiversity and mitigate against climate change, including the inclusion of bat and bird boxes and provision for access to gardens for small mammals by designing in gaps in boundary fences. A standard condition is now attached to relevant permissions to secure the latter.	
DM4	Providing for renewable and low carbon energy.	ENV6, ENV9.	N/A - monitored under the JCS AMR				

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM5	Planning effectively for flood resilience.	ENV6, ENV7, ENV8, EC2.	Number of schemes approved contrary to Environment Agency advice: <ul style="list-style-type: none"> Flood protection; Water Quality 	Gov.uk website ²⁶	No approvals contrary to EA advice	No schemes have been approved contrary to the advice of the Environment Agency regarding either flood protection or water quality.	Three schemes raised EA concerns in relation to flood protection measures during the 2015-16 monitoring period: two schemes were approved following negotiation to address these issues such that the objection could be withdrawn, the third application was withdrawn before determination.
DM6		ENV2, ENV4, ENV5, SOC2, SOC4, SOC7.	Development resulting in a loss or reduction in area of: <ul style="list-style-type: none"> SSSIs; County Wildlife Sites; County Geodiversity Sites 	Natural England/ Norfolk Wildlife Trust	No loss for all	In relation to national and local sites the target is met. No loss was recorded in the area of any SSSI or County Wildlife Site within the city as a consequence of development. There are currently no designated County Geodiversity Sites within Norwich.	Further CIL funds were used in 2015/16 to help deliver environmental enhancement projects at four key locations (three of them in the Yare Valley) which had also benefited from CIL funding the previous year. These were: IN THE YARE VALLEY (1) At Danby Wood : a total of £25,862 CIL funding across 2014-15 and 2015-16 of which £525 was spent last year. Enhancement works comprised 500 metres of hard surfacing on the strategic footpath route to and through the County Wildlife Site and Local Nature Reserve which links existing housing areas and open space at Eaton Rise with the Yare Valley corridor and riverside walk at Marston Marsh. In addition, woodland management measures were undertaken including coppicing, tree thinning and replanting.
							(2) At Marston Marsh : a total of £24,445 CIL funding across 2014-15 and 2015-16 (of which £640 was spent last year) to carry out improvements to existing poor quality footpaths serving this County Wildlife Site and Local Nature Reserve
				Norwich City Council Development Management			(3) At Earlham Millennium Green : £15,084 CIL funding across 2014-15 and 2015-16 of which £11,924 was spent last year. The expenditure delivered improvements to paths, new gates and fencing to help the area cope with the extra use which will be created once more homes are built at Three Score. A further £2,640 of CIL funding from the "neighbourhood pot" for locally based enhancement works to the adjoining natural area at George Fox Way.

²⁶ <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM6	Protecting and enhancing the natural environment. continued						ALONG THE RIVER WENSUM At the Oasis Open Space in Fishergate in the city centre adjoining Fye Bridge: £48,361 CIL funding across 2014-15 and 2015-16 of which £31,030 was spent last year. This delivered re-landscaping and restoration works to the open space and enhancement of the Riverside Walk under the River Wensum Strategy initiative.
			Development resulting in a loss or reduction in area within the Yare Valley Character Area.	Norwich City Council Development Management	No loss	15/00447/F Mill House, Mansfield Lane - Demolition of garage and erection of two storey side annexe extension. Net gain of 105 sq.m of floorspace developed within the YVCA. Approved 21/05/2015 A number of reserved matters applications were approved in respect of drainage works within the river valley at Three Score. None of these involve substantive development in the valley area.	Applications providing for additional permanent visitor parking to serve the Sainsbury Centre for the Visual Arts to the north of the building and alongside Norfolk Road were submitted in May 2016 (16/00782/F and 16/00783/L). Whilst themselves not in the Yare Valley Character area the new car parks would replace a car parking area southwest of the building approved on a temporary basis in 2015, and the area of the YVCA affected by these works will consequently be restored and reinstated as open space.
DM7	Trees and development	ENV4, ENV5. EC2.	Number of protected trees/hedgerows lost as a result of development.	Norwich City Council Tree Protection Officer/Development Management	Target inappropriate	No protected trees or hedgerows were lost directly as a result of development.	A total of 92 applications for works to TPO trees were approved or part approved of which 19 involved felling of protected trees. Two applications to fell protected trees (at 164 Cadge Road and on land at Rose Valley) were refused in the period. Nine new TPOs were confirmed in the 2015-16 monitoring period.
DM7	Trees and development continued		Number of new street trees delivered through development	Norwich City Council Planning Obligations Officer	Target inappropriate	One S106 agreement was completed in the 2015-16 monitoring period making provision for the planting of street trees in future years The agreement was for: • 161 Oak Street, Norwich (15/00245/O - £1035 per street tree. Number of trees to be determined); £5,881 was paid in S106 contributions in the 2015-16 monitoring period to pay for 8 new street trees These agreements were for: • Cordova Buildings, Starling Road, Norwich (10/00755/O – three trees); • UEA Enterprise Centre, Norwich 12/02266/F – five trees).	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM8	Planning effectively for open space and recreation.	ENV9, SOC 1, SOC2, SOC4, SOC7, EC2, EC4.	Development resulting in a net loss of open space (contrary to policy)	Norwich City Council Development Management	No loss of open space (contrary to policy)	No development has been approved resulting in loss of open space	
			Areas of new open space and/or playspace delivered through development	Norwich City Council Planning Obligations Officer/Development Management	No target – year on year change reported	0.3 hectares of new open space was delivered in the 2015-16 monitoring period, from the following developments: 13/00610/F - Land at Brazen Gate and Southwell Road - 0.13 ha approx. (awaiting approval of landscaping and play area detail prior to implementation). 13/02031/RM - Bowthorpe Care Village, Ladysmock Way. 0.12 ha Bowthorpe Green Community Garden (alongside a larger area of communal private open space for residents).	"Pocket Parks" (small areas of incidental public open space in association with new development) were delivered at 50 All Saints Green as part of the 228 bed student accommodation scheme at Winalls Yard and a further area has been provided on Mountergate in association with the newly completed Rose Lane Multi Storey Car Park. The St Anne's Wharf development is now underway which will bring forward the extension of the existing riverside walk, cycle and footpath routes and improvements on King Street.
DM9	Safeguarding Norwich's heritage	ENV5	Number of Listed Buildings lost/demolished	Norwich City Council Development Management/ Historic England	No listed buildings lost/demolished	No buildings lost in 2015-16	The St Anne's Wharf development will lead to the refurbishment of Howard House.
			Number of buildings on the Buildings at Risk Register.	Norwich City Council Development Management/Design and Conservation service	Reduction from 2012/13 baseline of 32 Buildings at Risk	28 listed buildings and one scheduled ancient monument were assessed as at risk in the 2016 report, showing a reduction over the previous year (30 listed buildings, 2 SAMs)	The city council is currently working with property owners and Historic England to address the most serious problems of deterioration and long term neglect within seven priority buildings on the register. The full list of buildings in Norwich on the heritage at risk register is available here
DM10	Supporting the delivery of communications infrastructure.	ENV5, SOC6, SOC8, EC1, EC2, EC3.	Number of permitted installations/prior approval notifications within; • Conservation Areas; • Other protected areas; (where planning permission is required)	Norwich City Council Development Management	Number recorded for both	A total of five applications for communications infrastructure were approved in the city centre conservation area, including rooftop antennae at Normandie Tower, Norfolk Tower and Jarrolds London Street, a broadband cable installation at Old Bank of England Court Queen Street and installation of access points for public wi-fi at the Castle Museum. Two further applications were approved on other sites, involving upgraded mast and cabinet equipment in connection with the 3G cellular network.	Express permission for communications infrastructure is not needed in the majority of cases, the exceptions mainly relating to installations on tall buildings, listed buildings and development adjoining classified roads.
			Number of appeals lost where officer recommendations are overturned	Norwich City Council Development Management/Planning Inspectorate	No appeals lost	No appeals were submitted or determined in respect of communications installations in the 2015-16 monitoring period	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM11	Protecting against environmental hazards.	ENV1, ENV2, ENV3. SOC1, SOC2, SOC4, SOC7. EC2, EC4.	Number of Hazardous Substance consents	Norwich City Council Development Management	Target inappropriate	No hazardous substance consent applications have been received or determined in the 2015-16 monitoring period.	
			Impact of development on air quality indicators: • NO ₂ (nitrogen dioxide) (µg/m ³). • PM ¹⁰ (airborne particulates) (µg/m ³).	Norwich City Council Environmental Protection Service ²⁷	Target inappropriate	Not available: data for 2015 is not yet published. 2014/15 results were: NO ₂ - 14 µg/m ³ (down from 15 µg/m ³ in 2013) PM ¹⁰ - 16 µg/m ³ (up from 15 µg/m ³ in 2013) – Lakenfields only. The persistence of higher than recommended pollution levels (particularly for airborne particulates) in a number of locations will need to be addressed: ongoing traffic reduction and traffic management measures in the city centre are expected to reduce pollution in the short term, alongside the enforcement of the Castle Meadow Low Emission Zone. The city council's 2015 updating screening assessment and 2015 Air Quality Action Plan contain further details.	Measurements are taken at Lakenfields AURN station (a government owned urban background site). Levels have been very stable for the last 5 years. Based on latest published figures, air quality monitoring shows that levels of nitrogen dioxide and airborne particulates are largely unchanged from previously reported levels. Nine of the city centre's 26 non-automatic monitoring stations showed nitrogen dioxide levels above the recommended maximum annual mean of 40 micrograms per cubic metre, although levels at the majority of stations showed a drop compared with the previous year. Average levels remain well below the recommended maximum. All data reflects 2014 levels: 2015 data, which would partly take into account the effect of ongoing traffic management measures in the city centre, is not yet analysed and will be reported next year.
DM12	Ensuring well-planned housing development	ENV1, ENV2, ENV3, ENV4, ENV5, ENV8, ENV9. SOC1, SOC2, SOC4, SOC7, SOC8.	Housing land supply (5years plus 5% or 20% where a record of persistent under delivery [PUD] is demonstrated)	Norwich City Council Development Management/primary data from developers and agents re delivery	To be able to show a 5yr Housing Land Supply	See JCS AMR Appendix A and supporting annexes	
			Number of homes permitted	Norwich City Council Development Management	Number permitted: year on year change	Planning permission or prior approval was granted for 1018 new homes (net) in 2015-16: a significant increase over 2014-15 when only 530 new homes were permitted. This excludes residential institutions and communal development such as student accommodation, which would contribute a further 203 units to the 2015-16 figure.	Of 1018 new homes permitted in 2015-16, 669 were accounted for by development on sites not previously granted permission or additional dwellings delivered from previously approved sites where new schemes were proposed at a higher density.

²⁷ Source: Norwich City Council Air Quality Management Annual Monitoring Reports, see https://www.norwich.gov.uk/downloads/download/1917/air_quality_monitoring_reports_and_assessments

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
			Annual change in total housing commitment (number of dwellings with outstanding planning permission but unbuilt)	Norwich City Council Development Management	Year on year increase in number permitted, with commentary	At 1 April 2016 the total number of dwellings with outstanding planning permission (under construction and not started) stood at 4181 . This is very little changed from the equivalent figure in April 2015 (4162). These figures exclude the contribution of permitted student accommodation and residential institutions which would increase the outstanding commitment to 4424 (compared with 4438 in April 2015). However, these forms of housing cannot be counted toward the five year land supply assessed against the JCS requirement.	This indicator gives a more complete picture of the size of the housing pipeline than the number of homes permitted in one year, since it also factors in the reduction in housing commitment year on year as new dwellings are completed and unimplemented permissions expire. The number of units contributed by residential institutional bedrooms and student bedrooms is currently calculated at a ratio of 1 dwelling per 5 bedrooms or 1 dwelling per cluster unit as appropriate, unless numbers are explicitly set out in an application.
DM13	Communal development and multiple occupation	ENV1, ENV3, ENV5, SOC1, SOC4, SOC7, SOC8.	Number of HMO licences issued	Norwich City Council Strategic Housing Support Team	Target inappropriate	180 licences recorded at 13 September 2016 (compares with 164 in October 2015 and 150 in November 2014)	Because the HMO licensing system records live data, it is not possible to obtain a snapshot of the position at the end of the monitoring year.
DM13	Communal development and multiple occupation continued		Institutional development permitted on allocated housing sites (area of land lost)	Norwich City Council Development Management	Area of land lost reported	No land was lost in the 2015-16 monitoring period. 92 dementia care supported flats and 87 housing with care apartments were completed at Bowthorpe Three Score as part of the ongoing care village development, due (13/02031/RM). The 92 flats can be counted within the housing land supply, the remainder are institutional accommodation. Since the Bowthorpe Three Score care village consents are integral to the mixed tenure residential development being progressed for this planned urban extension, they are not treated as losses of allocated housing land for the purposes of this indicator.	A 70 bed Residential Care Home at Ivy Road (Ivy House) was completed in May 2015 (12/01594/F). A 60 bed care home was under construction at the former St John's Catholic Infant School site on Heigham Road and completed in August 2016. (14/00184/F) Neither of these are allocated as housing sites.
			Number of student bedrooms permitted	Norwich City Council Development Management	Number permitted	Permission was granted for a total of 985 student bedrooms, as follows: (1) 15/00121/F - a 915 bed student accommodation development at the Blackdale Building on the UEA campus at Bluebell Road (under construction at the end of the 2015-16 monitoring period and scheduled for completion in September 2016). (2) 15/00663/F - a 70-bed development on the site of the former Shoemaker PH at Earlham West Centre.	The 228 bedroom student accommodation development at Winal's Yard (All Saints Green/Queens Road) permitted in the previous (2013-14) monitoring period was completed in September 2015 for the use of the Norwich University of the Arts (NUA). Pre-application discussions commenced in respect of a 244 bed scheme by the same provider (Alumno) on land allocated for office development at the former Mecca Bingo site, All Saints Green.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM14	Meeting the needs of Gypsies and travellers and travelling showpeople	ENV1, ENV3, ENV4, ENV5, SOC1, SOC4, SOC5, SOC7.	Number of new pitches permitted	Norwich City Council Development Management/Strategic Housing Services	21 new pitches before 2026, of which a minimum of 8 should be provided by March 2016. Commentary on progress.	The city council has secured funding from the Homes and Communities Agency's Affordable Homes Programme 2015-18 for 13 additional pitches for the city and has recently entered into a joint venture with Broadland Housing to deliver the project. The pitches must be completed by 31st March 2018. A site has been identified at Swanton Road to accommodate the new pitches and an application was submitted in October 2016 (16/01554/F).	A new Caravans and Houseboats Needs Assessment for the wider area will be commissioned as part of evidence gathering to inform the emerging Greater Norwich Local Plan and adjoining authorities' local plans.
			Loss of existing pitches	Norwich City Council Development Management	No overall loss	No pitches were lost in the 2015-16 monitoring period.	
DM15	Safeguarding the City's housing stock.	SOC4.	Number of dwellings lost to other uses (where planning permission is required)	Norwich City Council Development Management	Target inappropriate – report number lost	No housing was lost to other uses in the 2015-16 monitoring period.	
			Loss of allocated housing land to other uses - area lost (hectares)	Norwich City Council Development Management	Target inappropriate – report area lost	No allocated land lost to other uses. The following applications approved in 2015/16 involve the loss of existing housing on allocated development sites. <i>15/00272/F - Site R27 Land At Goldsmith Street Greyhound Opening and Haslips Close: Redevelopment of site to provide 105 dwellings with associated access, landscaping and amenity spaces. The proposal involves the loss of 26 existing dwellings and institutional accommodation at the former Alderman Clarke House. (Note that this will be recorded when the scheme is complete).</i> <i>14/01574/NF3 - Site CC11 38-64A Argyle Street. Demolition of 19 dwellings. The site is allocated in the local plan for redevelopment for a minimum of 12 dwellings. The existing dwellings on the site are affected by subsidence and structurally unsound so demolition in advance of an agreed scheme of redevelopment has been allowed exceptionally. The feasibility of redevelopment involving low-impact modular housing systems is being investigated.</i>	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM16	Employment and business development.	SOC6, SOC8. EC2, EC3.	Use Class B1 (a), (b) and (c) development permitted (sq.m) net change.	Norwich City Council Development Management	Contribute to JCS target (100,000 sq.m increase in B1(a) floorspace by 2026, increase in B1(b) and B1(c) across the urban area)	<u>Recorded change in the 2015/16 monitoring period</u> B1a (offices) - minus 8881 sq.m B1b (research and development) – no change B1c (industrial uses suitable in residential areas)- minus 8461 sq.m	Permissions were granted in 2015-16 that would result in the loss of 37,212.9 sq.m of B1a office space, although the majority related to premises that already have a previous consent in place for conversion. Accordingly the figure has been adjusted to exclude floorspace in approved office to residential schemes which are resubmitted applications or alternative proposals. This eliminates double counting. 20 schemes were granted as permitted development under prior approval. Discounting the resubmitted schemes there was still a potential net loss to the office stock of 8,881 sq.m over the position in April 2015, significantly down on the 31,000 sq.m lost in 2014/15. Just 387.8 sq.m of new office floorspace was permitted in the 2015-16 monitoring period, all on city centre sites.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM16	Employment and business development. continued		Employment uses permitted: a) within employment areas b) elsewhere	Norwich City Council Development Management	Contribute to JCS target for both.	<p><u>Within employment areas</u> Permissions for new employment floorspace (gains) 1721 sq.m Permissions resulting in the loss of employment floorspace - 7860 sq.m</p> <p><u>Elsewhere</u> Permissions for new employment floorspace (gains) 2238.8 sq.m Permissions resulting in the loss of employment floorspace - 13598 sq.m on <i>new sites only</i> (the total amount of consented floorspace for conversion or change of use in the year was 41929 sq.m including space in schemes replacing or superseding previously consented schemes on the same site)</p>	<p>A number of small scale proposals for changes of use and minor extensions to light industrial premises (B1c) were approved in the period but this was outweighed by losses to the existing stock through demolition and redevelopment for, or change of use to, housing. A large (7860 sq.m) light industrial building at Anson Road previously occupied by Anglian Windows was approved for change of use to an Aviation academy for KLM (use class D1), accounting for most of the recorded floorspace loss in use class B1(c).</p> <p>Consented schemes for office to residential conversion under prior approval in 2015-16 once again had the most notable impact on the stock of B class floorspace, which continues to contract, albeit that the majority of consents granted in the period were for amended schemes that superseded or modified proposals with consent already in place. There was only very modest development activity on identified employment land, the largest scheme being a new retail warehouse for Wickes DIY at Sweet Briar Road, recorded as part retail and part warehousing, representing the only substantive takeup of previously undeveloped land. A number of smaller industrial premises outside defined employment areas were subject to permission for residential conversion or redevelopment.</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM17	Supporting small business.	EC2, EC3.	Loss of B1a use class office space under 1500sqm	Norwich City Council Development Management	No loss	<p>Permissions and prior approvals granted in 2015/16 affecting B1a premises under 1,500 sq.m would result in the loss of 6523 sq.m of office floorspace potentially suitable for small businesses. This is a reduction over the equivalent figure recorded in 2014-15 (10,396 sq.m). Premises on which the principle of conversion of office space to residential has already been agreed through previous consents are excluded.</p> <p>Well over half of this potential loss was accounted for by six office premises granted prior approval for residential conversion as permitted development.</p> <p>A full list of prior approval applications affecting offices appears in the commentary for DM19.</p>	<p>Aside from the potential loss of office space to housing under prior approval, a number of permissions were granted for redevelopment of office space for housing, conversion of office space to other purposes including various leisure and community uses and a place of worship (at Mariners Lane), and in one instance, conversion of unused floorspace in a mixed use scheme previously earmarked for offices to four flats. (Blackfriars Street).</p>
			New small/medium business space permitted (in premises up to 1500sqm)	Norwich City Council Development Management	Contribute to JCS target	Total of 2480 sq.m granted permission in 2015/16 – significantly up on 2014-15 (515 sq.m)	<p>Just 303 sq.m of additional B1a floorspace was granted permission in 2015-16, through change of use of small city centre commercial premises.</p> <p>In addition, 415 sq.m of light industrial (B1c) space was permitted through new development and change of use, principally on existing employment areas; 1498 sq.m of B2 general industrial floorspace was permitted in small premises on sites close to, Norwich Airport at Vulcan Road and Javelin Road). 264 sq.m of B8 warehousing was approved on two sites in the city</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM18	Promoting and supporting centres		Development of main town centre uses: a) within defined centres b) elsewhere	Norwich City Council Development Management	Target inappropriate for both	<p>Within defined centres: 8141.32 sq.m of main town centre use floorspace approved (7732 sq.m in 2014-15). Elsewhere: 2075 sq.m of main town centre use floorspace approved (778 sq.m in 2014-15).</p> <p>(see list on following page)</p> <p>Main town centre uses encompass a broad range of development. Permissions granted in 2015-16 covered a wide range of uses and activities. The majority of permissions granted for main town centre uses were in the city centre. Relatively few instances of such development were approved in other locations although the period saw the first significant new out of town bulky goods DIY retail warehouse approved in Norwich for a number of years, on land to the north of Hellesdon Hall Road previously part of Briar Chemicals' landholding. The unit provides for the relocation of Wickes DIY from existing premises at Drayton Road and will form the first phase of a larger commercial park development of this land, principally for B8 storage and distribution uses.</p>	<p>City centre development approved included further remodelling and expansion of redundant retail floorspace on the Timberhill level of Castle Mall as a dedicated area for restaurants, cafés and other supporting uses as part of the wider regeneration of that shopping centre. Two small A1/A3 units were approved at Riverside on part of the existing surface car park. The year was again notable for the large number of proposals for supporting service uses replacing shops, especially cafes and restaurants, both in the purpose built shopping malls and in other locations across the centre. Despite relatively little substantive new floorspace being approved for town centre uses, the centre continues to diversify. It is likely to benefit from ongoing public realm and traffic management improvements as well as an influx of students as a consequence of the expansion of the major educational establishments and the recent construction of new halls of residence at the Bus Station, with further student accommodation planned at All Saints Green. Ongoing discussions related to the regeneration of Anglia Square and St Mary's and St Georges Works (the "Shoe Quarter") in the Northern City Centre are likely to be progressed in the coming year. Further discussion of retail issues specifically is included in the commentary under policies DM20 and DM21.</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
	Notable permissions granted in 2015-16 for main town centre uses included:						
	<u>In the city centre</u>						
	15/00276/U 27A Bedford Street. Change of use to office (Class B1).						
	15/00080/U 14 Tombland. Change of use to mixed use shop (Class A1), cafe (Class A3) and assembly and leisure (Class D2) and use of the front forecourt for external seating in association with the cafe.						
	15/00427/U Pair Of K6 Telephone Kiosks, Tombland. Change of use of two BT telephone boxes to retail kiosks (Class A1).						
	15/00207/F 39 Market Place. Change of use from Class A1 to Class A3 including installation of flue.						
	15/00414/U 38 St Giles Street. Change of use of premises from residential (Class C3) to seven bedroom bed and breakfast accommodation (Class C1)						
	15/00476/U 17 Bank Plain. Change of use to professional services (Class A2).						
	15/00545/F Castle Mall, Castle Meadow. Extensions and alterations to entrances at Timberhill and Farmers Avenue and associated alterations to public realm and signage.						
	15/00641/F 406 - 407 Chapelfield Plain, Chapelfield Shopping Centre. Change of Use of units MW01 and MW02 to restaurant/cafe (Class A3). New external seating area and roof plant.						
	15/00774/U 154 St Stephens Arcade, Chapelfield Shopping Centre. Change of use to retail [class A1]/beauty salon [class sui generis].						
	15/00812/U 16A Royal Arcade. Change of use to beauty salon (Use Class Sui Generis).						
	15/00517/F 41, 41A And 41B All Saints Green. Change of use from dental surgery, yoga studio and residential to provide 2 No. flexible Class A1, A2, B1a, and D1 units and 7 No. residential units, with associated landscaping, highways works and external alterations to the building.						
	15/00919/F Unit 210 And 261, Merchants Hall, Chapelfield Shopping Centre. Change of use of Units 210 and 261 from retail (Class A1) to restaurant/cafe (Class A3) and the erection of new roof plant.						
	15/00950/U 2 - 4 Lion And Castle Yard, Timberhill. Change of use from Beauty Salon (Class Sui Generis) to Financial Services (Class A2).						
	15/00877/F 19 Red Lion Street. Change of use of first and second floors to restaurant (class A3).						
	15/00990/F Nelson Hotel, Prince of Wales Road. Hotel extension						
	15/00791/U 134 Oak Street. Change of use to place of worship.						
	15/00882/U 93 - 95 King Street. Change of use to physiotherapy clinic (Class D1).						
	15/01302/U 21 Timberhill. Change of use to a mixed use comprising elements of retail (Class A1) and Cafe (Class A3).						
	15/00689/F Car park adjacent to 6 Albion Way. Erection of 2 No. new units for mixed use within A1 and A3 and associated physical works.						
	15/01357/F The Lounge, 13 St Benedict's Street. Change of use of lower ground floor from storage (Class B8) to restaurant (Class A3) with associated front/rear alterations.						
	15/01605/U 33 London Street. Ground floor change of use from retail (class A1) to cafe (class A3).						
	16/00052/U 23 St John Maddermarket. Change of use of basement and ground floor to cafe (Class A3).						
	<u>In district and local centres</u>						
	No significant new permissions granted.						
	<u>In other locations</u>						
	15/01077/F Land north east of junction Hellesdon Hall Road and Sweet Briar Road. Creation of vehicular access to Hellesdon Hall Road, erection of 1 No. commercial mixed use class building (Class B8/A1) including mezzanine, outdoor project area and secure compound including servicing arrangements, car parking and landscaping.						
	15/00275/CLP - Hellesdon Barns, Hellesdon Hall Road. Certificate of Lawfulness for continued use of buildings and garden centre area as coffee shop.						
	15/00197/F - 545 - 547 Earlham Road Demolition of 545 and 547 Earlham Road. Erection of Bed and Breakfast accommodation (Class C1) and two flats (Class C3).						
	15/00465/F - Notcutt's Garden Centre, Daniels Road. Single-storey extension to existing restaurant.						
	15/00003/F - 145 Earlham Road. Change of use of main part of existing building to Bed and Breakfast accommodation and conversion of rear of building to 1 no. flat.						
	15/01324/U Babyland, 65 Borrowdale Drive. Change of use to tattoo studio (Sui Generis).						

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM18	Promoting and supporting centres continued		New retail floorspace in: • City centre • District Centres • Local centres	Norwich City Council Development Management	City centre: Contribute to JCS target No loss for district and local centres	<u>City centre</u> New floorspace permitted: 261.4 sq.m Permissions resulting in a loss of retail floorspace: 2034.3 sq.m Net change: loss of 1772.9 sq.m (compares with loss of 2160 sq.m in 2014-15) <u>District centres</u> Gains: None Losses: -55.9 sq.m Net change: loss of 55.9 sq.m (compares with gain of 3170 sq.m in 2014-15) <u>Local centres</u> Gains: 70.3 sq.m Losses: -124 sq.m Net change: loss of 53.7 sq.m (compares with loss of 165 sq.m in 2014-15)	Just after the end of the 2015-16 monitoring period (May 2016), permission was refused on land adjoining 37 Bishop Bridge Road opposite the Bishop Bridge Road local centre for development of a 2443 sq.m Lidl foodstore (15/00756/F). Permission was refused principally for reasons related to the loss of allocated housing land and its potential contribution to housing supply rather than for reasons related to the scale and impact of the store.
			Number of C1 hotel floorspace and bedrooms permitted	Norwich City Council Development Management	Number permitted	48 new hotel bedrooms permitted 18 hotel bedrooms lost Net change: 30 new hotel bedrooms (compares with 29 in 2014-15) Total new hotel floorspace permitted: 4530 sq.m	Relevant permissions: gains 15/00197/F - Demolition of 545 and 547 Earlham Road. Erection of Bed and Breakfast accommodation (Class C1) and two flats (Class C3). 8 new beds 15/00414/U - 38 St Giles Street Change of use of premises from residential (Class C3) to seven bedroom bed and breakfast accommodation (Class C1) - retrospective. (note that 2 rooms already have consent by virtue of a separate previous permission, net gain 5) 5 new beds 15/00003/F - 145 Earlham Road. Change of use of main part of existing building to Bed and Breakfast accommodation and conversion of rear of building to 1 no. flat. 5 new beds 15/00990/F - Nelson Hotel, Prince of Wales Road. Hotel extension 30 new beds Losses 15/00310/U - 59 Bracondale. Change of use of premises used partly as b and b to dwellinghouse 3 beds lost 15/00990/F - Nelson Hotel, Prince of Wales Road. Hotel extension 4 existing beds lost 15/00720/U 4 Earlham Road. Change of use of hotel to dwellinghouse 11 beds lost

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM19	Encouraging and promoting major office growth	ENV1, ENV3, ENV5, SOC7, EC2, EC3.	Use Class B1 (a) Office floorspace permitted; <ul style="list-style-type: none"> In the defined office development priority area In the city centre In employment areas Elsewhere 	Norwich City Council Development Management	Contribute to JCS target for all	Office floorspace approved Within the defined ODPAs - 103.60 sq.m Elsewhere in the city centre - 199 sq.m In defined employment areas - None Elsewhere in Norwich - None (*ODPA – Office development priority area as defined on the local plan Policies Map)	
			Loss of office floorspace	Norwich City Council Development Management (and property market intelligence)	Target inappropriate	Permissions and prior approvals granted in 2015-16 would potentially result in a net loss of 8,881 sq.m of office space (after discounting floorspace in premises for which the principle of office to residential conversion has already been agreed by virtue of previous consents. The great majority is in the city centre. This compares with a significantly higher figure of 31,063 sq.m potential loss of floorspace from permissions granted in 2014-15.	Commentary on the cumulative impact of floorspace loss on the city centre office stock is given in the main report.

Permissions affecting office premises over 200sqm are listed below:

15/00533/DEM 1 Exeter Street. (Demolition) -287.2 sq.m
15/00540/F The Annexe, Holland Court, The Close. (Change of use to Health and Welfare Centre) -326 sq.m
15/00748/F Rose Lane Business Centre aka The Union Building. (Conversion of office areas variously to basement car park, gym, nursery) -1039 sq.m
15/00683/F Mile Cross Area Housing Office, 2 - 8 Hansard Close. (redevelopment for housing) -402 sq.m.
15/00916/F Former Eastern Electricity Board Site, Duke Street. Change of use of ground, first, second and third floors of Riverside building, first, second and third floors of No. 8 Duke Street, and first and second floors of No. 6 Duke Street to provide 69 residential units. - 5378 sq.m*
15/01449/F Land at the corner of St Saviours Lane and Blackfriars Street (conversion of office space to flats) -225.2 sq.m.

The 12 applications for prior approval listed below, and a further three affecting smaller premises, involved conversion from offices to residential and other uses as permitted development. All but two were in the city centre. The majority affect premises where the principle of loss of offices has already been established through previous consents.

15/00620/PDD Tibbenham House, 112 - 114 Thorpe Road (Conversion to 18 flats)* -1270 sq.m
15/00705/PDD 61 - 65 Rose Lane (Conversion to 58 flats)* -1904 sq.m
15/00718/PDD 34 - 40 King Street (conversion to 6 residential units). -354 sq.m
15/00976/PDD 48 Colegate Conversion of fourth floor to residential. -440 sq.m
15/01198/PDD 3 And 5 Unthank Road Conversion to provide 9 No. apartments.* -502 sq.m
15/01129/PDD 122 Thorpe Road Conversion to 47 residential units* -2640 sq.m.
15/01256/PDD St Peters House, 23 Cattle Market Street (Conversion to 53 flats)* -2944 sq.m
15/01512/PDD Seymour House, 30 - 34 Muspole Street Conversion to 23 No. dwellings. -790 sq.m
15/01713/PDD The Guildyard, 51 Colegate Change of use to 37 No. apartments. -2476 sq.m
15/01670/PDD St Cuthbert's House, 7 Upper King Street Conversion to 56 flats* -4193 sq.m
16/00112/PDD First, Second And Third Floors, Britannia House, 45-53 Prince Of Wales Road (Conversion to 22 flats. -912 sq.m
15/01337/F Grosvenor House, 112 - 114 Prince Of Wales Road (Conversion and new build to provide 84 flats) -6211 sq.m

*These applications supersede or replace existing permissions affecting the same premises, which have already been counted in the analysis of office floorspace loss for policy DM19.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM20	Protecting and supporting city centre shopping	SOC7. EC2, EC3.	Percentage of measured ground floor frontage in A1 retail use in each defined retail frontage zone in the centre (primary/secondary /large district centres)	Norwich City Council Development Management and annual retail survey	Year on year change reported	<p>PC01 - Gentleman's Walk: 88.4% (no change)</p> <p>PC02 - Castle Mall (levels 1 & 2): 95.6% (no change)</p> <p>PC03 - Chapelfield (main retail levels): 97.2% (no change)</p> <p>PR01 - Back of the Inns/Castle Street: 69.8% (down from 70.5%)</p> <p>PR02 - The Lanes East: 79.2% (down from 80.2%)</p> <p>PR03 - St Stephens Street/Westlegate: 86.5% (up from 86.1%)</p> <p>PR04 - Castle Meadow North: Not applicable - No retail frontage defined</p> <p>PR05 - Chapelfield Plain: Not applicable - No retail frontage defined</p> <p>PR06 - Timberhill/Red Lion Street: 70.1% (no change)</p> <p>SR01 - The Lanes West: 81.6% (no change)</p> <p>SR02 - Upper St Giles Street: 61.1% ((no change)</p> <p>SR03 - St Benedict's Street: 62.1% ((up from 61.3%)</p> <p>SR04 - Elm Hill/Wensum Street: Not applicable - No retail frontage defined</p> <p>SR05 - London Street East: Not applicable - No retail frontage defined</p> <p>LD01 - Magdalen Street/Anglia Square: 64.3% (no change)</p> <p>LD02 - Riverside: Not applicable- No retail frontage defined</p>	<p>The percentage of A1 retail frontage within the primary retail area core frontage zones has remained unchanged. The percentage within two of the other frontage zones, both in the Lanes area (PR01 and PR02) has fallen slightly since 2015 due to a few changes of use from shops to cafés and restaurants, increasing diversity and interest in this part of the centre as supported by the flexible approach set out in the Main Town Centre Uses and Retail Frontages SPD. All primary frontages still retain a strong representation of retail uses and remain well above the minimum thresholds set by policy DM20, albeit that vacancy rates are slightly up on 2014-15 and the more recent closure of BHS in St Stephens Street came too late to be reported in the June survey. In the secondary areas and the Magdalen Street/Anglia Square large district centre the proportion of non-retail uses remains largely unchanged with only St Benedict's Street showing a small increase in retail representation</p> <p>Against both policies DM20 and DM21 it should be noted that the city council will monitor closely how permissions in adjoining districts affect the city centre, district and local centres in monitoring periods.</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM20	Protecting and supporting city centre shopping continued		Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD (indicate Above threshold, At or Below threshold)	Norwich City Council Development Management and annual retail survey	Year on year change reported	PC01 - Gentleman's Walk: Above threshold PC02 - Castle Mall (levels 1 & 2): Above threshold PC03 - Chapelfield (main retail levels): Above threshold PR01 - Back of the Inns/Castle Street: Above threshold PR02 - The Lanes East: Above threshold PR03 - St Stephens Street/Westlegate: Above threshold PR04 - Castle Meadow North: Not applicable - No minimum applies PR05 - Chapelfield Plain: Not applicable - No minimum applies PR06 - Timberhill/Red Lion Street: Above threshold SR01 - The Lanes West: Above threshold SR02 - Upper St Giles Street: Above threshold SR03 - St Benedict's Street: Above threshold SR04 - Elm Hill/Wensum Street: Not applicable - No minimum applies SR05 - London Street East: Not applicable - No minimum applies LD01 - Magdalen Street/Anglia Square: Above threshold LD02 - Riverside: Not applicable - No minimum applies	The survey showed that all the city centre retail frontage zones defined under this policy where retail thresholds apply retain a high proportion of shopping and none are currently below the indicative thresholds set by SPD.
			% of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability (A3)	Norwich City Council Development Management and annual retail survey	Year on year change reported	No zones are breaching the indicative thresholds.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM21	Protecting and supporting district and local centres.	ENV1, ENV3, ENV5, SOC7, EC2, EC3.	Proportion of premises within district and local centres which are in A1 retail use.	Norwich City Council Development Management and annual retail survey	District Centres (>=60%) Local Centres (>=50%)	<p>District Centres</p> <p>DC01 – Bowthorpe 52.9% (no change)</p> <p>DC02 - Drayton Road 73.3% (no change)</p> <p>DC03 - Eaton centre 47.4% (no change)</p> <p>DC04 - Plumstead Road 51.6% (no change)</p> <p>DC05 - Aylsham Road/Mile Cross 54.5% (no change)</p> <p>DC06 - Earlham House 76.5% (no change)</p> <p>DC07 - The Larkman 53.8% (no change)</p> <p>DC08 - Dereham Road/Distillery Square</p> <p>62.2% (up from 61.1%)</p> <p>DC09 - Hall Road 57.1%*</p> <p>DC10 - Sprowston Road/Shipfield 55.0% (no change)</p> <p>Local centres – see following page</p>	<p>Six of 10 defined district centres exceed the threshold for non-retail uses in policy DM21 (less than 60% of premises in those centres were in retail use)</p> <p>a. DC01 – Bowthorpe</p> <p>b. DC03 – Eaton centre</p> <p>c. DC04 – Plumstead Road</p> <p>d. DC07 – The Larkman</p> <p>e. DC09 - Hall Road District Centre (Harford Place); and</p> <p>f. DC10 - Sprowston Road/Shipfield</p>

DM21	Protecting and supporting district and local centres. continued		Proportion of premises within district and local centres which are in A1 retail use.	Norwich City Council Development Management and annual retail survey	District Centres (>=60%) Local Centres (>=50%)	<u>Local Centres</u> LC01 - Hall Road/Trafalgar Street - 71.4% (no change) LC02 - Hall Road/Queens Road -50% (no change) LC03 - Hall Road/Southwell Road - 57.1% (no change) LC04 - Grove Road -64.3% (no change) LC05 - Suffolk Square -55.6% (no change) LC06 - Unthank Road -47.6% (no change) LC07 - St Augustine's Gate -28.6% (no change) LC09 - Aylsham Road/Junction Road - 100.0% (no change) LC10 - Aylsham Road/Glenmore Gardens -58.3% (no change) LC11 - Aylsham Road/Boundary Road - 75.0% (no change) LC12 - Woodcock Road -50% (no change) LC13 - Catton Grove Road -75.0% (no change) LC14 - Magdalen Road -58.3% (no change) LC15 - Sprowston Road/Silver Road - 50% (no change) LC17 - Bishop Bridge Road -42.9% (no change) LC18 - Earham West centre -55.0% (no change) LC19 - Colman Road/The Avenues - 75.0% (no change) LC20 - Colman Road, The Parade - 54.5% (no change) LC21 - Woodgrove Parade -66.6% (no change) LC22 - St John's Close/Hall Road -70.0% (no change) LC23 - Tuckswood centre -80.0% (no change) LC24 - Witard Road -66.7% (no change) LC25 - Clancy Road -60.0% (no change) LC26 - UEA -22.2% (no change) LC27 - Long John Hill -80.0% (no change) LC28 - Magdalen Road/Clarke Road - 50.0% (no change)	Six of 28 defined local centres exceed the threshold for non-retail uses in policy DM21 (less than 50% of premises in those centres were in retail use). a. LC06: Unthank Road b. LC07: St Augustine's Gate c. LC17 - Bishop Bridge Road d. LC26: UEA e. LC29: Aylsham Road/Copenhagen Way, and; f. LC30: St Stephens Road A further three local centres had exactly half of their premises in retail use and are regarded as being within the 50% threshold for the purposes of policy DM21. *2015/16 is the first monitoring year for which data is available for the Hall Road District centre, which first opened for trading with the completion of ASDA in November 2015.
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Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
						LC29 - Aylsham Road/Copenhagen Way -20.0% (no change) LC30 - St Stephens Road -33.3% (no change)	
DM21	Protecting and supporting district and local centres. continued		Loss of anchor foodstore floorspace	Norwich City Council Development Management and annual retail survey	No loss	No foodstore floorspace has been lost in the monitoring period	It should be noted that a small proportion of retail shops within a suburban centre is not necessarily an indication that it is failing, particularly where centres offer a wide range of supporting services and facilities and/or are supported by a local foodstore which may itself offer a variety of supporting ancillary services within the building, for example Waitrose at the Eaton district centre
			Proportion of community uses/non-retail uses within district and local centres	Norwich City Council Development Management and annual retail survey	Target inappropriate	Not monitored for this period.	Refer to the commentary on policies DM18 and DM22 for information on significant main town centre uses other than retail and new community facilities.
DM22	Planning for and safeguarding community facilities	ENV1, ENV2, ENV3, ENV5, ENV6, ENV9. SOC1, SOC2, SOC3, SOC5, SOC6, SOC7, SOC8. EC1, EC3, EC4.	New community facilities permitted (excluding education and training, see below)	Norwich City Council Development Management	Year on year change reported	12 new applications involving community facilities – other than education-related - were approved in the 2015-16 monitoring period. 6188.32 sq.m of new floorspace approved (7,288 sq.m in 2014/15)	<u>Relevant permissions</u> 28 sq.m freestanding studio space, The Hamlet Centre, Ella Road (D1) (15/00357/F) 326 sq.m Health and Welfare Centre, Holland Court, The Close (D1) (15/00540/F) 500 sq.m staff gym, children's nursery (D1/D2) plus conversion of office area to basement car park; Rose Lane Business Centre, 51-59 Rose Lane. 60 sq.m place of worship (D1), 134 Oak Street (14/01726/F) 117.52 sq.m physiotherapy clinic (D1), 93-95 King Street (15/00882/F) 273 sq.m retrospective change of use to children's' nursery, The Old Saddlery, Bluebell Road (15/01839/F) 51 sq.m change of use to clinic (D1); 27 Cattle Market Street (15/01915/F) 1024 sq.m indoor trampoline park, 91 Whiffler Road (15/00230/U) 60.4 sq.m D2 assembly and leisure uses within mixed use scheme, 14 Tombland (15/00080/U) 380 sq.m fitness studio (D2); 3 Burton Road (15/01097/U) 2880 sq.m trampoline facility (D2), 1B Wherry Road (D2) (15/01279/F) 488.4 sq.m circus and training facilities (Sui Generis), St Michael at Coslany Church, Oak Street (15/01279/F)

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM22	Planning for and safeguarding community facilities continued		New education and/or training facilities permitted (sq.m)	Norwich City Council Development Management	Year on year change reported	Nine new applications involving education-and training were approved 8405.5 sq.m of floorspace approved (8852 sq.m in 2014/15)	Relevant permissions 8405.5 sq.m (8852 sq.m in 2014/15) 47 sq.m modular classroom (D1) Notre Dame Preparatory School (15/00499/F) 89 sq.m classbase modular accommodation, Tuckswood Primary School, Tuckswood Centre (15/00692/CF3) 736.5 sq.m; school classroom block (D1), Notre Dame High School, Surrey Street (14/01726/F) 45.6 sq.m classroom and kitchen extensions and external alterations, Woodside One Neighbourhood Nursery, 146 Woodside Road (D1) (15/01170/CF3) 50.4 sq.m change of use to education centre, 288 Aylsham Road (D1) (15/01575/U) 6591 sq.m aviation and training centre, Hangar 5 Anson Road. (D1) (15/01364/F) 124 sq.m classrooms and staff room extension, St Michael's Church Of England VA Junior School, Astley Road, Bowthorpe (15/00898/F) 640 sq.m D1 education/training uses within overall ongoing refurbishment and alterations to Earham Hall for the Enterprise Centre (15/00809/F) 82 sq.m modular classroom unit (D1), Norwich Primary Academy, Clarkson Road (15/01623/F)
			Loss of community facilities (sq.m)	Norwich City Council Development Management	Year on year change reported	Four applications involving the loss of community facilities were approved in the 2015-16 monitoring period. 1922.42 sq.m of floorspace would be lost (2865 sq.m lost in 2014-15)	Relevant permissions -492.5 sq.m training centre lost to B1/B8, Unit 44 White Lodge Business Estate (15/00671/U) -396 sq.m dental surgery and yoga studio lost to retail/office/A3, 41, 41a, 41b All Saints Green. (15/00517/F) -308 sq.m place of worship converted to 10 flats, Silver Road Baptist Chapel (15/00485/F) -725.92 sq.m demolition of ten pin bowling alley, land adjoining 193 Plumstead Road (15/01526/DEM) The former St Michael at Coslany Church Oak Street was converted from an exhibition centre to a circus - the new use is sui generis in planning terms but has not been recorded as a net loss.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM22	Planning for and safeguarding community facilities continued		Loss of historic and community pubs identified for specific protection under the policy (number)	Norwich City Council Development Management/survey evidence/property market intelligence	Target inappropriate	One protected pub was permanently lost. The former Provision Stores , 107 Dereham Road has been lost to pub use and is now in use as offices for a community healthcare provider. The change of use to A2 financial and professional services did not require planning permission.	The former Magpie , 34 Magpie Road was the subject of a revised application for conversion to four flats and redevelopment for two additional dwellings during the 2015-16 monitoring period, following the refusal of an earlier scheme in 2014. The application was approved on 3 October 2016. Three further historic and community pubs have closed and are the subject of current approaches for potential alternative uses The former Kett's Tavern , 29 Kett's Hill (later the Virtuoso) - pre application discussions The King Edward VII , 63 Aylsham Road - pre-application discussions; and The Surrey Tavern , 44-46 Surrey Street (application submitted for residential conversion of the westernmost part of the building and the existing manager's flat, retaining a smaller ground floor area for cafe bar use).
			Assets of Community Value registrations	ACV Officer (Planning Services)	Target inappropriate	Up to the end of March 2016 a total of 14 pubs in Norwich were registered as assets of community value (seven of them also identified under policy DM22), all but one having been added to the list since the rule change. Five more Norwich pubs have been registered since the end of the 2015-16 monitoring year up to the end of October 2016, bringing the total to 19. There are five other community assets on the list, registered before April 2015. There was one unsuccessful application for ACV registration, this being the former Cricketers Rest, 207 Queens Road which was deemed to have been vacant and disused for too long a period to meet the statutory ACV definition of having served the community "in the recent past".	In April 2015 the government withdrew national permitted development rights from ACV-registered pubs, meaning that planning permission must now be sought for the change of use of any pub on the register. The Gatehouse, Dereham Road (protected both as an asset of community value and identified as a community pub under policy DM22) was added to Historic England's list of buildings of architectural and historic interest and listed grade II in August 2015. Listed status is in recognition of its architectural interest as a largely unaltered inter-war pub of its type.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM23	Supporting and managing the evening and late night economy.	ENV1, ENV2, ENV3. SOC1, SOC2, SOC5, SOC6, SOC7, SOC8. EC1, EC2, EC4.	Permissions granted for new: a) evening economy uses b) leisure uses	Norwich City Council Development Management	Contribute to JCS target (3,000sqm by 2026 for both)	<p>10 permissions totalling 3189.6 sq.m of floorspace were granted in the 2015-16 period for evening economy uses (compares with 3290 sq.m in 2014-15)</p> <p>An additional 779 sq.m of A3/A4 floorspace was approved at the Former Bally Shoe Factory, Hall Road (family pub/restaurant within the Harford Place district centre):</p> <p>Two storey restaurant/public house with ancillary residential accommodation, external play area, cycle parking, landscaping and ancillary works. 15/00222/F</p>	<p><u>Relevant permissions</u> 120.8 sq.m, 14 Tombland: (D2 leisure/A3 cafe) Change of use to mixed use shop (Class A1), cafe (Class A3) and assembly and leisure (Class D2) and use of the front forecourt for external seating in association with the cafe. D2 and A3 elements listed. 15/00080/U 45 sq.m, 39 Market Place (A3 cafe): Change of use from Class A1 to Class A3 including installation of flue. 15/00207/F 1368 sq.m, Castle Mall (external A3 cafe/restaurant floorspace) Castle Mall - Extensions and alterations to entrances at Timberhill and Farmers Avenue and associated alterations to public realm and signage (additional restaurant/cafe areas created). 15/00545/F 546.1 sq.m, 406-407 Chapelfield Plain (A3 cafe) - Change of Use of units MW01 and MW02 to restaurant/cafe (Class A3). New external seating area and roof plant. 15/00641/F 215.7 sq.m, Units 210 and 261 Merchants Hall, Chapelfield: (A3 restaurant/cafe) - Change of use from retail (Class A1) to restaurant/cafe (Class A3) and the erection of new roof plant. 15/00919/F 455 sq.m, 19 Red Lion Street - Change of use of first and second floors to restaurant (class A3). 15/00877/F 99 sq.m, 21 Timberhill (Timberhill Bakery - A3) Change of use to a mixed use comprising elements of retail (Class A1) and Cafe (Class A3). 15/01302/U 139 sq.m, Car Park, Albion Way, Riverside. Erection of 2 No. new units for mixed use within A1 and A3 and associated physical works. (For the purposes of this monitor half the approved floorspace is deemed to be A3). 15/00689/F 180 sq.m The Lounge, 13 St Benedict's Street: Change of use of lower ground floor from storage (Class B8) to restaurant (Class A3) with associated front/rear alterations. 15/01357/F 21 sq.m 33 London Street (A3). Change of use from retail to cafe 15/01605/U</p>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM23	Supporting and managing the evening and late night economy. continued		Permissions granted for new: a) evening economy uses b) leisure uses	Norwich City Council Development Management	Contribute to JCS target (3,000sqm by 2026 for both)	Four permissions totalling 4617.8 sq.m of floorspace were granted in the 2015-16 period for leisure uses (compares with 2262 sq.m in 2014-15) A3 hospitality uses continued to be approved at the expense of shops in the city centre during 2015-16, mainly in smaller scale schemes and mixed use developments. The expansion of leisure uses was limited to small scale facilities with the exception of the new trampoline park at Riverside, using floorspace which had previously been in use as a nightclub. A second trampoline club at Whiffler Road is not included in these figures as a facility largely geared to a wider catchment (see commentary on policy DM22 for details of this).	<u>Relevant permissions</u> 165 sq.m staff gym as part of mixed use refurbishment of ground floor and basement; Rose Lane Business Centre, 51-59 Rose Lane. 1024 sq.m indoor trampoline park, 91 Whiffler Road (15/00230/U) 60.4 sq.m D2 assembly and leisure uses within mixed use scheme, 14 Tombland (15/00080/U) 2880 sq.m trampoline facility (D2), 1B Wherry Road (D2) (15/01279/F) 488.4 sq.m circus and training facilities (Sui Generis), St Michael at Coslany Church, Oak Street (15/01279/F)
			Permissions granted for of new late night uses in: a) late night activity zone b) elsewhere	Norwich City Council Development Management	Target inappropriate No late night uses to be approved outside the Late Night Activity Zone	No new late night uses (clubs, bars and takeaways) have been approved either in the Late Night Activity Zone or elsewhere for the 2015/16 monitoring period. Restaurants/café's (use class A3) drinking establishments (use class A4) and hot food takeaways (use class A5) may either be regarded as "evening economy" uses or "late night" uses for the purposes of this indicator. There have been no new permissions granted for late night uses this year. This may be an indication of a general contraction in the late night economy as clubs and bars are known to be performing less well in a challenging market, together with the introduction of the council's Special Cumulative Impact Policy (CIP) on licensing from August 2015 which may have discouraged new applications in the wider area of the centre focused on the LNAZ.	Clubs and bars continue to change hands and rebrand at regular intervals, with a larger number of vacant premises and those only open on a part time basis apparent. There are indications that the evening and late night economy may be becoming more sectorised with establishments geared to a more specialist market (craft beer, cocktails, speciality restaurants) focusing in areas of the centre such as Queen Street and St Benedict's and serving a clientele less obviously reliant on the LNAZ for entertainment. Since the introduction of the CIP, it has become the responsibility of any business applying for a new license, or looking to change an existing license within the designated area, to demonstrate that their business will not contribute to the anti-social behaviour before their application can be approved.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM24	Managing the impacts of hot food takeaways.	ENV2, ENV3. SOC2, SOC6, SOC7. EC2, EC4.	Floorspace approved (sq.m) for A5 uses; <ul style="list-style-type: none"> • Within District Centres • Within Local Centres • Elsewhere 	Norwich City Council Development Management	Year on year change reported for all	<p>District centres: 55.9 sq.m approved in the period (none in 2014/15) 315 Aylsham Road was the subject of an application for a lawful development certificate for existing use as a hot food takeaway (use class A5).</p> <p>Local centres: no takeaways approved in the period (none in 2014/15)</p> <p>Elsewhere: no takeaways approved in the period (352.5 sq.m in 2014-15)</p>	Although there continues to be some pressure for hot food takeaways both within and outside defined centres, 2015-16 was notable in only recording one such permission to authorise the lawful use of takeaway/diner already trading from former retail premises at 315 Aylsham Road. The establishment concerned adjoins another takeaway. No new takeaways were either approved or refused in any part of the city.
DM24	Managing the impacts of hot food takeaways. continued		Number of refusals on the grounds of amenity or impact on retail function.	Norwich City Council Development Management	Year on year change reported	No applications were refused in the 2015-16 monitoring period	Policy DM24 seeks to manage the impacts of takeaways primarily in relation to their potentially harmful effects on residential amenity and on highway and pedestrian safety. Since they are not classed as main town centre uses there is no policy requirement to locate them in centres although the supporting text to policy DM24 states that locations within district and local centres will be preferred over out of centre locations for reasons of accessibility.
DM25	Retail Warehousing	ENV1, ENV3. SOC6, SOC8. EC1, EC3, EC4.	No. of approvals and refusals to vary conditions on <ul style="list-style-type: none"> • Retail warehousing • Other retail premises 	Norwich City Council Development Management	Year on year change reported for all	There were no permissions either granted or refused to vary conditions on existing retail warehousing or other floorspace during the monitoring period.	Permission was granted on land north of Hellesdon Hall Road for a commercial mixed use class building (Class B8/A1) including mezzanine, outdoor project area and secure compound - this was to provide new premises for Wickes DIY, currently under construction. As required by this policy, the permission was "bulky goods" conditioned to limit retail sales to DIY, home improvement and building materials/items and as a showroom for the sale of kitchens and bathrooms, and restricted to a maximum floor area of 2788 sq.m.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM26	Supporting development at the University of East Anglia (UEA).	ENV1, ENV3, ENV4, ENV5, ENV6, ENV7, ENV9. SOC1, SOC2, SOC3, SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	Progress on implementation of a masterplan.	Norwich City Council Development Management (case officer)	Target inappropriate	The strategic masterplan for the UEA is embodied in the UEA Development Framework Strategy, November 2010 (the DFS) which identified three areas for development; Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road. Each of these has been allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41. The DFS also makes a commitment to delivering those sites with planning permissions already granted e.g. further academic buildings in the west of the site and the multi-storey car park.	In Autumn 2015 a new strategic growth plan was announced for the UEA (UEA 2030 Vision) which would involve increasing student numbers by 20% to 18,000 and investing £300m in the university campus. It will consider the latest higher education and wider global trends that might impact on the university and its development priorities over the next 15 years. The vision is likely to require a review of the existing DFS to roll it forward to 2030 and potentially involve new and/or reviewed development allocations which would need to be progressed and agreed through the emerging Greater Norwich Local Plan.
			Progress on key developments.	Norwich City Council Development Management (case officer)	Target inappropriate	Work continued during the monitoring period on building phase 1 of the Enterprise Centre adjoining Earlham Hall to provide 3,700 sq.m of business, research and educational uses. The building was completed in July 2015 and is now in educational / business use. Discussions are yet to take place on phase 2, 6,500 sq.m of development within the walled gardens. There is some early indication that additional floorspace, beyond the refurbishment of existing curtilage buildings at the Hall, might be required shortly and any significant addition would be directed to taking up existing permitted areas of potential development within the walled garden. Construction of Phase 1 of a 915 bed halls of residence development at the former Blackdale School site (514 beds at Hickling House and Barton House) continued during the monitoring period and was completed in September 2016. Discussions are yet to take place on phase 2 for the remaining 401 bedroom units or, in response to market trends, possible alternative density of living accommodation.	Pre-application discussions are currently taking place on alternative options for 8500 sq.m of additional research and educational uses on Chancellors Drive. Discussions are also likely to resume on the planned refurbishment of older campus buildings and provision of new enhanced academic floorspace. No further progress has been made concerning the allocated land between Suffolk Walk and Bluebell Road. It appears unlikely that this allocation will come forward in the short term. The development of the UEA 2030 Vision will have a bearing on the eventual use of this land: this and a number of other potential development sites at the UEA have been submitted for consideration and potential inclusion in the GNLP through the "Call for Sites".

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM27	Supporting development at Norwich Airport.	ENV1, ENV3, ENV4, ENV5, ENV9. SOC2, SOC3, SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	Progress on implementation of a masterplan.	Norwich City Council Development Management (case officer)	Target inappropriate	Work has commenced on the production of a masterplan for the Airport, being led by the Airport company in discussion with Norwich City and Broadland District councils who will both need to endorse the plan once consulted on and agreed. The masterplan, likely to be published in the first half of 2017, will help to inform site specific allocations and other strategic policy for the Airport in the emerging Greater Norwich Local Plan.	
			Progress on key developments.	Norwich City Council Development Management (case officer)	Target inappropriate	There were no significant permissions for new development within the airport operational area during the monitoring year. At Hangar 5, Anson Road (adjoining the Airport boundary) permission was granted on a 1.3 hectare site for the change of use of the former Anglian Windows works to an aviation academy for KLM (Class D1) with associated external alterations. (15/01364/F, approved 21 December 2015). The proposal provides 6591 sq.m of floorspace and will involve centralising education and training facilities onto a single site from elsewhere on the estate.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM28	Encouraging sustainable travel.	ENV1, ENV3, ENV6, SOC2, SOC7, SOC8, EC1, EC2, EC3, EC4.	Site specific obligations for transport improvements	Norwich City Council Planning Obligations Officer	Target inappropriate	<p>Site specific obligations delivered the following improvements from development in the 2015-16 monitoring period :</p> <p>At Harford Place, Hall Road development of the new district centre including a new ASDA foodstore delivered a number of local transport improvements including improved cycling facilities, pedestrian safety and junction improvements and a new light controlled crossing at Barrett Road.</p> <p>The ongoing development of the former Lakenham Sports and Leisure Centre Site and former cricket ground at Carshalton Road for 75 new homes and the approved development for 105 dwellings at Goldsmith Street both make provision in planning obligation for the extension of the respective Controlled Parking Zone (CPZ) into the site. Enhanced pedestrian and cycle links from the surrounding residential streets and wider area will be incorporated in the completed schemes.</p>	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM28	Encouraging sustainable travel. continued		Walking and cycling levels at each main cordon	Norfolk County Council	Report year on year change	<p>Monitoring showed that cycling levels increased overall in Norwich between 2014 and 2015. The number of people crossing the inner ring road increased by 35% and the outer ring road by 21%. The number of people passing automatic counter sites increased by 5%. The proportion of adult residents who cycled more than 3 days a week for utility purposes increased from 6.5% in 2013/14 to 12.0% in 2014/15 meaning that the city council moved from 11th to 5th highest local authority in England for this indicator.</p> <p>Pedestrian counts were undertaken at the inner and outer ring road cordons for the first time in 2015 and is being repeated this year. The data will be reported in the next AMR when a comparison between years can be made. In 2014/15 67% of adult residents walked outside more at least 3 times a week, which was up from 61.3% the previous year and higher than the national average of 61.8%.</p>	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM28	Encouraging sustainable travel. continued		Committed CIL spending toward sustainable transport on Regulation 123 list ²⁸ .	Norwich City Council Planning Obligations Officer/Cycling Officer	Target inappropriate – report figure agreed	A total of £1.06m of CIL funded spending on sustainable transport projects was committed in the 2015-16 monitoring period within the overall growth programme for greater Norwich agreed through the Greater Norwich Infrastructure Delivery Board (IDB). The majority fall within Norwich. These include further enhancement works to the Earham Millennium Green footpaths (£66k - see also commentary on policy DM6), a second phase of improvement works to Marriott's Way from Thorpe Marriott to Norwich City Centre (£250k), a toucan crossing at St Clements Hill/ Chartwell Road/Spixworth Road (£120k); scheme development work toward the Eaton Bus Interchange project which forms part of overall bus priority upgrades on the A11 BRT corridor (£25k), junction improvements and traffic signals at Guardian Road (£50k) and further work on the public realm enhancement and traffic management programme at Westlegate and Golden Ball Street (£250k) which is ongoing at the time of writing.	
			Progress made on implementation of Bus Rapid Transit scheme	Norwich City Council Transportation and Network Manager		Removal of general traffic from St Stephens Street was implemented in 2015-16 alongside a wider programme of city centre sustainable transport measures including the pedestrianisation of Westlegate and making Golden Ball Street two way. Together with the ongoing traffic management works in the south-eastern part of the city centre these measures will improve access for buses, taxis and bicycles and sit at the heart of the BRT network. Feasibility studies will commence in 2016-17 to investigate BRT improvements to the A140 corridor.	

²⁸ The *Regulation 123 List* sets out the broad areas of expenditure on strategic infrastructure that are intended to be funded by the Community Infrastructure Levy (CIL) within each CIL charging authority. The list for Norwich city can be found here: http://www.norwich.gov.uk/download/downloads/id/1539/13_regulation_123_listpdf.pdf
A full list of current infrastructure projects including those which are intended to be funded or part funded from CIL is reviewed annually and published in the *Greater Norwich Infrastructure Plan* (GNIP) here: <http://www.greaternorwichgrowth.org.uk/dmsdocument/2167>

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM29	Managing car parking demand in the city centre	ENV1, ENV5, ENV9, EC2, EC4.	Number of car parking spaces lost/gained	Norwich City Council Highways and Transportation	Year on year change/no increase over 10,000 space policy cap	Baseline is 8,849 spaces as at May 2014 (corrected). 595 additional spaces have been provided at Rose Lane/Mountergate (new multi storey car park opening in May 2016 just after the end of the monitoring period).	
DM30	Access and highway safety.	SOC2, SOC7.	Expansion of 20mph pedestrian zones	Norwich City Council Transportation and Network Manager	Target inappropriate for all – report progress	<p>All development proposals continue to be designed to achieve 20mph traffic zones.</p> <p>Work has now been completed on the introduction of the pink pedalway; this included a new traffic free cycle route through Mousehold, the introduction of 20mph restrictions in the city centre and Heartsease and major improvements to Tombland, The Avenues and in the Park Lane area. City centre measures to support the NDR have been implemented including the pedestrianisation of Westlegate and making Golden Ball Street two way. Phase 2 of the Cycle Ambition Scheme has to date delivered cycling improvements in the Hall Road area and a new toucan crossing on the A11.</p> <p>In summer 2017 major improvement works are planned to increase capacity at the Dereham Road / Sweet Briar Road roundabout, and throughout 2017 & 2018 Newmarket Road will see cycling enhancements and capacity improvements at the outer ring road junction. Early in 2017 All Saints Street will be pedestrianised and a consultation will be carried out on the future of Prince of Wales Road and Rose Lane. Further extensions to the roll out of 20mph restrictions in residential areas are planned for 2017/18.</p>	As a result of this investment in the Transport for Norwich Strategy, the city is likely to benefit from higher levels of retail spend, higher pedestrian numbers, reduced accidents, better air quality and a more pedestrian and shopper friendly city centre. The St Stephens area should become a stronger retail destination and be more convenient to visit by bus and on foot, which in turn should help maintain and create jobs and investment in the future.

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM31	Car parking and servicing.	ENV1. SOC8. EC1, EC2, EC3, EC4.	No. of applications refused on: • Car parking grounds • Servicing grounds • Cycle parking grounds	Norwich City Council Development Management	Target inappropriate for all	<p>Refusals of permission citing <i>inadequate car parking</i>: 1 application 15/01146/F - 1a Winter Road, Conversion of garage to new dwelling. Below minimum car parking standard, likely to externalise parking on highway to detriment of highway safety.</p> <p>Refusals of permission citing <i>inadequate servicing arrangements</i>: 1 application 15/01390/F - 82 Unthank Road Demolition of hotel and erection of 6 No. houses of multiple occupation comprising 2 x 5 bed and 4 x 6 bed (use class C4). Inadequate visibility and manoeuvring space for access/egress - detrimental to highway safety.</p>	In any one year a number of applications might be refused primarily for reasons of inadequate car and cycle parking and servicing under this policy, but in many cases, proposals so refused will fail to provide adequate standards of provision on all of these aspects (and others) rather than one only, and there will be other reasons for refusal. Consequently there will be some overlap between indicators and applications may be counted more than once. Similarly, the same proposal may also be refused on the grounds of poor amenity or outlook (Policy DM2), or poor design generally (DM3) and will be counted within the respective indicators for those policies.
						<p>Refusals of permission citing <i>inadequate car parking</i>: 2 applications (also see above). 15/01146/F - 1a Winter Road, Conversion of garage to new dwelling. Lack of any opportunity to provide covered and secure cycle parking and visitor parking.</p> <p>15/01390/F - 82 Unthank Road Demolition of hotel and erection of 6 No. houses of multiple occupation comprising 2 x 5 bed and 4 x 6 bed (use class C4). Inadequate provision for cycle parking.</p>	
DM32		ENV1.	Number of approved schemes providing; • Low Car Housing; • Car Free Housing	Norwich City Council Development Management	Target inappropriate for both	See permissions list below <i>Note that this list only includes significant applications which were considered by the council's Planning Applications Committee during the year.</i>	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
<p>Permissions for Low Car Housing – 5 schemes</p> <p>15/00245/O Outline planning permission for 27 dwellings at 161 Oak Street is expected to be delivered as a low car development with parking levels at less than 1:1 overall, incorporating private parking for houses and communal parking serving flatted properties. This level of parking is consistent with DM32 and acceptable for edge of city centre sites which offer scope for future residents to travel to work and everyday services/facilities by sustainable means.</p> <p>15/00256/F - Conversion and extension of public house to provide 4 No. residential units at 111 Adelaide Street. Low car housing: car parking provision negotiated from four down to three although parking policy in areas without controlled on street parking would normally require 1 to 1 parking.</p> <p>14/00847/F - Erection of 17 dwellings on land north side of Windmill Road. Low car development: parking reduced to 15 spaces including 6 as undercroft parking. Reduced provision appropriate in a location of high accessibility adjoining an expanded district centre and high frequency bus route.</p> <p>15/00272/F - Redevelopment of site to provide 105 dwellings with associated access, landscaping and amenity spaces on land at Goldsmith Street. Low car development in a location with a very good level of accessibility which favours a modal shift towards more sustainable modes of travel - car ownership levels are likely to be lower than average due to close proximity of facilities. The scheme proposes 76 car spaces including 1 car club space and electric car charging point. The transport statement estimates a level of 50% car ownership for the development. As noted under policy DM28 the scheme will include a planning obligation to extend the surrounding Controlled Parking Zone (CPZ) into the site and deliver various access and servicing improvements alongside on street parking restraint.</p> <p>15/01735/F - Extensions and alterations to create 3 flats (net gain one additional flat) at 1 Helena Road. One off street space – below minimum standard of 0.5 spaces per dwelling for accessible locations in close proximity to a bus route, although in practice the scheme (by removing an existing garage and its access) would free up space on street: consequently low-car housing was accepted in this location.</p> <p>Permissions for car free housing – 4 schemes</p> <p>15/00593/F Change of use to dwelling house at 22 Bridewell Alley. Car free housing accepted in city centre location within the primary shopping area, internal cycle storage provided</p> <p>15/00635/F - Conversion to form 7 No. flats at 46 St Giles Street. Car free housing accepted in city centre location.</p> <p>15/00485/F - Conversion to 10 flats at the former Baptist Chapel, Silver Road. Constrained site appropriate for car free housing.</p> <p>15/01214/F - Extension to provide new second floor flat at 61 Magdalen Street. Car free development, acceptable in city centre location.</p> <p>Additional schemes on which low car housing was negotiated and agreed in principle during the 2015-16 monitoring period - 2 schemes</p> <p>15/01810/F and 15/01811/L - Redevelopment of site to provide 41 dwellings including partial demolition of buildings with associated works at 191 King Street. Low car development, reduced provision of 20 spaces, 3 disabled spaces and an electric vehicle charging point. 80 cycle parking spaces. Justified in a highly sustainable and accessible city centre location. (Approved in principle in March, this scheme was still awaiting completion of a Section 106 agreement at the end of the monitoring period prior to issue of the planning permission and will be recorded more fully in the 2016-17 report).</p> <p>15/01092/F - Redevelopment of site to provide one office (Class B1/A2) unit at ground floor, 26 apartments on upper floors with associated infrastructure and access at 26-36 Rose Lane. Low car development, reduced provision of 17 car spaces and 48 cycle spaces considered acceptable in this highly sustainable and accessible city centre location. (Approved in principle in February, this scheme was still awaiting completion of a Section 106 agreement at the end of the monitoring period prior to issue of the planning permission and will be recorded more fully in the 2016-17 report).</p>							
DM33	Planning obligations and development viability.	ENV1, ENV4, ENV5, ENV6, ENV8, ENV9. SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8. EC1, EC2, EC3, EC4.	On site planning obligations (not identified as infrastructure to be delivered through CIL).	Norwich City Council Development Management/Planning obligations officer	Target inappropriate	Not monitored in detail – a total of nine schemes involved new s106 agreements completed in the monitoring period, alongside 12 schemes that were subject to signed Deeds of Variation varying the terms of a pre-existing s106. The agreements covered a wide range of obligations and not all were directly associated with on-site obligations.	

Policy	Title	SA Objective	Indicator	Data Source	Policy Target	Performance in 2015/16	Comments
DM33	Planning obligations and development viability. continued		Number of applications involving viability considerations (where obligations have been reduced below policy compliant levels on viability grounds)	Norwich City Council Development Management (case officers)/Planning obligations officer	Year on year change reported	A total of 30 applications were approved (or granted prior approval) for housing or mixed use development in the 2015-16 monitoring period that would normally be required to deliver affordable housing as part of the proposal. Policy compliant schemes for these sites would have delivered 271 affordable homes, up to 107 are likely to be delivered, dependent on approval of details and the outcome of further discussions. Of the 30 schemes approved, 11 were granted prior approval as permitted development and are exempt from any requirement to provide affordable homes, three were for specialist forms of accommodation (housing for the elderly and student residences), six would provide affordable homes at or above policy compliant levels (including a number of 100% affordable schemes such as the Hansard Road Passivhaus project) and the remainder were either smaller than the 10 dwelling minimum threshold or were approved with no affordable housing following a viability appraisal.	
<p><u>Selected Applications approved in 2015-16 where affordable housing requirement was reduced/removed</u></p> <p>15/00443/F - 48 St Giles Street: Conversion into 1 town house and 6 flats. (1) 15/00517/F - 41, 41A And 41B All Saints Green: Change of use from dental surgery, yoga studio and residential to provide 2 No. flexible Class A1, A2, B1a, and D1 units and 7 No. residential units, with associated landscaping, highways works and external alterations to the building. (1) 14/00847/F - Land North Side Of Windmill Road: Erection of 17 dwellings. (2) 15/00916/F - Former Eastern Electricity Board Site Duke Street: Change of use of ground, first, second and third floors of Riverside building, first, second and third floors of No. 8 Duke Street, and first and second floors of No. 6 Duke Street to provide 69 residential units. (3) 15/00954/F - 119 Plumstead Road Demolition of existing buildings and redevelopment to provide 9 dwellings. (1) 15/00485/F- Baptist Chapel, Silver Road: Conversion to 10 flats. (1) 15/01337/F - Grosvenor House, 112 - 114 Prince Of Wales Road: Change of use to residential (Class C3), with alterations and additions to the building to provide 84 flats. (1)</p>							<p>(1) Below national site size threshold for affordable housing provision (2) Affordable housing to be delivered on an adjoining site (3) Affordable housing demonstrated to be non-viable: clawback clause</p>

Appendix G – South Norfolk Council Local Plan Monitoring Report

Introduction

1. South Norfolk Local Plan includes the Joint Core Strategy, which is monitored in the main report to which this appendix is attached. Other documents in the South Norfolk Local Plan include the Development Management Policies Document, the Site Specific Allocations and Policies Document and the Wymondham Area Action Plan, which were all formally adopted on 26 October 2015. This appendix is the first monitoring report of these newly adopted Local Plan documents, and therefore establishes a baseline for the future. This appendix, the South Norfolk Local Plan Monitoring Report, covers the period 26 October 2015 to 31 March 2016, i.e. an incomplete year. (Please note, the Long Stratton Area Action Plan was adopted after this timeframe).

Development Management Policies

2. This section monitors the policies in the South Norfolk Development Management Policies document from the period 26 October 2015 to 31 March 2016 and reflects the indicators shown in the Monitoring Framework which accompanies the Plan. Due to their generic nature, some policies are not suitable for detailed monitoring. These policies do not appear below, but are in a table at the end of this appendix. In addition, in this first monitoring year, some of the information is not currently collected in a usable format by the Council. There is another table listing these policies at the end of the appendix, and the reasons for this have been given where appropriate. Therefore, it has not been possible to monitor all the indicators as shown in the Monitoring Framework of the Development Management Policies document.

Policy DM 1.2 - Requirement for infrastructure through planning obligations

3. **Policy DM 1.2** is focused on providing for infrastructure requirements through planning obligations to secure sustainable development.
4. This policy has been monitored through the following indicators:
 - Number of planning obligations secured for: affordable housing, green infrastructure, open/play space and pedestrian and highway improvements – with no target identified, and;
 - The number/percentage of obligations not conforming to full policy position with a target to minimise.
5. There were 7 planning obligations signed in the monitoring period 26 October 2015 to 31 March 2016. All 7 secured affordable housing and 1 secured a play area, recreational space and a footway/cycleway (see below). All 7 obligations conformed to a full policy position in that they provided affordable housing in compliance with JCS Policy HOU4 (Housing Delivery). So therefore the percentage of obligations not conforming to full policy position is zero, meeting the monitoring target of minimise.

Date of agreement	Application Number	No of dwellings	Address	Obligation secured	Conform to full policy position
26/10/15	2014/1302	16	North of Heath Farm, Caistor Lane, Caistor St Edmund	5 Affordable dwellings	Yes
12/11/15	2015/1836	5	Land south of 9 Spinks Lane, Wymondham	1 affordable dwelling	Yes
25/11/15	2014/2615	2	Land north of Church Road, Alington	2 affordable dwellings	
15/02/16	2015/2449	10	Land off Church Road, Wreningham	3 affordable dwellings	Yes
12/02/16*	2014/0799	Up to 390	Wymondham Rugby Club	33% affordable housing (129) Play area 0.71ha Recreation Space 1.63ha Footway/ cycleway linking site to existing footpath	Yes
11/03/16	2015/2836	11	Land south of Cookes Road, Bergh Apton	3 affordable dwellings	Yes
30/03/16	2014/2222	27	Land north of College Road, Beccles Road, Thurlton	9 affordable dwellings	Yes

* Wymondham Rugby Club was signed whilst Appeal was in progress. Appeal allowed in September 2016.

Policy DM 1.3 - The sustainable location of new development

6. **Policy DM 1.3** guides the sustainable location of new development by directing growth to allocated sites or sites within defined development boundaries of a scale proportionate to the location. It also gives guidance for the acceptability of development outside defined settlement boundaries.
7. This policy has been measured by the following indicator:
- Number planning permissions/units granted outside development boundaries as a percentage of overall applications/units with a target of minimise

Number of planning permissions granted inside/outside Development Boundaries between 26/10/15 and 31/03/16		
OUT	32	55.2%
IN	26	44.8%
TOTAL	58	100%

Number of units granted planning permission inside/outside Development Boundaries between 26/10/15 and 31/03/16		
OUT	142	16.4%
IN	725	83.6%
TOTAL	867	100%

8. The data shows that more than 50% of the planning permissions granted during the monitoring period were on sites outside the development boundary. However when this is compared to the data for the number of units granted planning permission over the same time period this shows that only 16.4% of the total number of units granted were on sites outside the development boundary. Detailed analysis of monitoring data shows that although there are a high number of permissions outside the boundary, these tend to be small sites. Of the 32 permissions granted 10 were for the change of use of an agricultural building to dwelling and 5 were for the removal of an agricultural occupancy condition or application for Certificate of Lawfulness. A number of the remaining applications were approved due to a lack of 5 year land supply in the Norwich Policy Area. Overall, initial evidence suggests that the target of minimising the number of permissions/units granted outside development boundaries is being met.

Policy DM 1.4 - Environmental quality and local distinctiveness

9. **Policy DM 1.4** seeks high quality design and positive environmental improvement from all development with designated assets being protected in accordance with their natural and historic significance. The policy covers a range of factors from biodiversity enhancement, protection of environmental and water resources, the provision of essential infrastructure, appropriate re-use of buildings and the utilisation of renewable energy.

10. The Monitoring Framework for the Development Management Policies document states that this policy will be monitored through the following indicators:
- Number of planning permissions granted [where] heritage assets [have been] improved with a target of maximise (link to DM 4.10 – Heritage). (Please note the target for DM 1.4. is maximise, which conflicts with the target for the same indicator under DM 4.10 which is minimise).
 - Number of conversions with no target
 - Renewable energy capacity permitted by type, with a target of a year on year percentage increase.
 - Code for Sustainable homes with a target for all new homes to reach CfSH level 4 and level 6 for schemes over 500
11. With regard to heritage assets there were over 240 applications for the period 26/10/15 – 31/03/16 for a wide variety of different proposals ranging from new build dwellings/commercial units, to signage, to alterations to Listed Buildings and extensions.
12. A more meaningful set of indicators, will be developed for future monitoring years that will better monitor the effectiveness of this policy in relation to environmental quality and local distinctiveness.

Renewable energy capacity permitted by type

13. This indicator is already measured for the GNDP AMR. Below is the data for the monitoring period 26/10/2015 – 31/03/2016. For the full 2015/16 monitoring year figure and comparisons with previous year's data please see the GNDP AMR.

South Norfolk 26/10/2015 – 31/03/2016 Renewable energy capacity permitted by type	TOTAL	6.82MW
	Wind	0
	Solar PV	6.82
	Sewerage	0
	Biomass	0
	Air	0

14. The data is made up of the following schemes:

Application Number	Address	Proposal
2015/1678/F	Land adj A47 and north of New Road Bawburgh	5MW ground mounted solar PV panels and associated works
2015/1877/F	Glebe Farm, Wymondham Road, Wrenningham	250KW ground mounted solar PV
2015/2620	Land south of Malthouse Farm, Malthouse Lane, Gissing	150KW solar PV
2015/2670/F	Framingham Earl High School, Norwich Road, Framingham Earl	178KW solar PV

2015/2324/RE	Land to rear of Cotton Brooks, Station Road, Flordon	1MW (Prior approval under Class J(c)) of solar PV panels
2015/2336/F	Ellingham Hall, Hall Road, Ellingham	Erection of 240kw photovoltaic solar array

Policy DM 2.1 - Employment and business development

15. **Policy DM 2.1** provides guidance for applications for employment and business development. The policy directs such development to existing and allocated employment areas or suitable new sites within development boundaries. The policy also gives guidance for business development in the countryside whether that is the expansion of an existing business or the creation of a new business.
16. This policy has been monitored by the following indicator:
- Number of applications for employment creation, floorspace by use type, with a target to maximise

Number of applications for employment creation, floorspace by use type 26/10/15 – 31/03/16	No of applications	Area Gain (m ²)	Area Loss (m ²)
B1a	10	1113	477
B1b	1	880	0
B1c	7	2079	229
B2	2	64	395
B8	3	2118	0
A1	7	324	157
A2	1	0	15
D2	3	305	0
TOTAL	34	6883	1273

17. As this is the first South Norfolk Local Plan Monitoring Report there is no previous data with which to compare. The 2015-16 data therefore forms a baseline for future monitoring. A similar indicator is monitored for the GNDP AMR so figures for the full 2015/16 monitoring year and annual comparisons can be found in that report.

Policy DM 2.2 - Protection of employment sites

18. **Policy DM 2.2** is focussed on the protection and safeguarding of employment sites for employment use and applies to both allocated employment sites and land and buildings last used for an employment use.
19. This policy has been monitored by the following indicator:
- Loss of employment land (m²) to non employment use/other uses with a target of minimise

Loss of employment land (m²) to non employment use/other use 26/10/15 – 31/03/16
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B1a	273
B1b	0
B1c	229
B2	395
B8	0
A1	121
A2	15
D2	0
TOTAL	1033

20. Some change of use is permitted development, and this policy's effects are therefore limited in these cases. As this is the first South Norfolk Local Plan Monitoring Report there is no previous data for comparison. The 2015-16 data therefore forms a baseline for future monitoring.

Policy DM 2.4 - Location of the 'main town centre uses'

21. **Policy DM 2.4** directs the location of main town centre uses to a hierarchy of centres stating that such uses should be located within primary shopping areas or the defined town centre boundary with sequential and impact assessments required for proposals over certain thresholds.
22. This indicator has been monitored by the following indicator:
- Percentage of completed town centre uses in identified centres and strategic growth centres to reflect the JCS target.
23. This indicator is already measured for the GNDP AMR. Below are the percentages for the monitoring period 26/10/2015 – 31/03/2016. For the full 2015/2016 monitoring data and comparisons with previous years monitoring data please see the GNDP AMR.

Percentage of completed town centre uses in identified centres and strategic growth centres	
B1a	77.8%
A1	-
A2	100%
D2	-

Policy DM 2.5 - Changes of use in the town centres and local centres

24. **Policy DM 2.5** seeks to control the change of use in town and local centres by specifying percentage and concentrations of A1 uses, particularly in Diss and Harleston.
25. This policy will be monitored through the following indicators:
- Percentage of non A1 use in defined Primary Shopping Areas of Diss and Harleston, with a target of a maximum of 40% non-A1 use
 - Percentage of ground floor A1 units in the defined Town Centre Area for Diss and Harleston, with a target of a maximum of 50% of ground floor non-residential units available for class A1 shop use
26. Town centre surveys were undertaken in Diss and Harleston during September 2016 which showed that:

Primary Shopping Area

27. Diss – 60% of ground floor units in the Primary Shopping Area are in/available for A1 retail use. If units with a mix of uses, including an element of A1, are included in the calculation then the percentage rises to 63%.
Harleston – 73% of ground floor units in the Primary Shopping Area are in/available for A1 retail use.

Town Centre Area

28. Diss – 57% of ground floor units in the defined Town Centre Area (outside the Primary Shopping Area) are in/available for A1 retail use.
Harleston – 62% of ground floor units in the defined Town Centre Area (outside the Primary Shopping Area) are in/available for A1 retail use.
29. These figures show that currently the percentages specified in the policy, for both the Primary Shopping Area and Town Centre Area are being met in both Diss and Harleston. The 2015-16 data forms a baseline for future monitoring. It is proposed to set up a quarterly monitoring system to ensure that up to date information is always available for Development Management purposes.

Policy DM 2.8 - Equestrian and other changes of use of agricultural land

30. **Policy DM 2.8** covers the change of use of land for equestrian uses and other small scale rural land based uses and also the change of use of agricultural land to land ancillary to residential dwellings. The policy states that such changes of use will be permitted providing a number of criteria are met.
31. This policy has been monitored by the following indicator:
- Amount of Equestrian and other small based rural development by location, with no target specified

32. In the period 26/10/15 to 31/03/16 there were 13 such applications, all of which were approved against this policy in the district. Of the 13 applications, 5 were retrospective, 5 were related to equestrian activities and 2 were related to the change of use of agricultural land to residential garden land. As this is the first South Norfolk Local Plan Monitoring Report there is no historic data to compare to, however due to the small number of applications flagging up this policy no significant issues are expected. The 2015-16 data forms a baseline for future monitoring.

Policy DM 2.9 - Rural tourist and other recreational destinations

33. **Policy DM 2.9** is supportive of proposals for new and expanded visitor recreational and leisure destination attractions in the Countryside as long as they are clearly justified, will not have detrimental effects on the environment or landscape character and can be adequately accessed.

34. This policy has been monitored by the following indicator;

- Amount of tourist related development, with no target specified.

35. In the period 26/10/15 to 31/03/16 6 applications were considered against this policy across the district, 4 of which were approved and 2 refused. One of the refusals was a retrospective application for aircraft runways and associated development at Little Ellingham airfield which was refused due to the fact that the benefits of the proposal were limited to a specific group of individuals and this was not outweighed by the noise and disturbance which would result and that nearby roads are narrow with poor visibility. The second refusal was for the relocation of Wymondham Rugby Club, which was subsequently allowed on appeal outside the monitoring period. Of the 4 approvals, 2 applications were variation of conditions to existing approvals, 1 was an increase in caravan pitches at a site in Wicklewood and the other was an extension to a cattery in Alington. As this is the first South Norfolk Local Plan Monitoring Report there is no historic data to compare to, however on the basis of the information above it is concluded that the policy is working as intended. The 2015-16 data therefore forms a baseline for future monitoring.

Policy DM 3.1 - Meeting Housing Requirements and needs

36. **Policy DM 3.1** aims to meet the requirements of different households by providing a range of dwelling types and bed spaces. The policy applies to all sites and proposals which could accommodate a level of development that would meet or exceed the affordable housing thresholds in the Joint Core Strategy.

37. This policy will be measured by the following indicator:

- Housing completions by bedroom number with a target to be within a 10% tolerance figure of the Housing Market Assessment requirements. This is already measured for the GNDP AMR and a year on year comparison can be viewed in that document.

38. The data for the 2015/16 monitoring year is as shown below as taken from the South Norfolk Council 2015/16 Residential Land Availability document. It has not been possible to break this data down for the period 26/10/15/ - 31/03/16 as due to the

nature of monitoring housing completions, the exact date of completion is often not known.

POLICY AREA SUMMARY	TOTAL BEDROOMS on completed units (AS AT 31/03/16)								
	Flat 1 bed	Flat 2 bed	Hse 1 bed	Hse 2 bed	Hse 3 bed	Hse 4 bed	Hse 5 bed	Unknown	Total
Norwich Policy Area	16	30	4	39	178	162	28	2	459
Rural Policy Area	29	29	21	75	85	52	6	9	306
Total	45	59	25	114	263	214	34	11	765

Policy DM 3.2 - Meeting rural housing needs

39. **Policy DM 3.2** provides a mechanism to assess proposals for affordable housing for local needs in the countryside to ensure that rural housing needs are met. The policy states that proposals should help meet a proven local need, be available firstly to people with a local connection, should relate well to existing development and be affordable in perpetuity.
40. This policy will be measured by looking at the following indicator:
- Number of affordable homes built in the countryside, with no target specified.
41. During the monitoring year 2015/16 there were no affordable homes completed under this exceptions policy but there were 8 affordable properties completed in settlements with population of less than 3,000. Of these 4 were in Brooke, 2 in Keswick and 2 in Aslacton. (Figures taken from the Local Authority Housing Statistics return for 2015/16, data not available for the specific monitoring period 26/10/15 – 31/03/16).

Policy DM 3.3 - Sites for Gypsies and Travellers

42. **Policy DM 3.3** deals with provision of sites for gypsies and travellers both inside and outside development boundaries and gives a number of key considerations and requirements.
43. This policy will be measured by looking at the following indicator:
- Number of permanent pitches provided, data which is already collected for the GNDP AMR. The target is to provide 38 pitches in South Norfolk between 2012 and 2026.
44. The figure for the 2015/16 monitoring year was 3 additional pitches at Hollyoaks in Easton.

Policy DM 3.10 - Promotion of sustainable transport

45. **Policy DM 3.10** states that all development should support sustainable transport, reduce the need to travel and maximise the use of sustainable forms of transport appropriate to the location. Within the Norwich Policy Area development should

support the proposals of the Norwich Area Transportation Strategy. The policy also requires that land needed for the improvement of the transport network will be protected from prejudicial development.

46. This policy will be monitored by:
- Amount of land protected for future transport improvements (Ha) with no target identified.
47. Monitoring of planning applications determined between the period 26/10/15 – 31/03/16 has identified no land protected for future transport improvements. However, a number of transport improvement schemes are mentioned as policy requirements on allocated sites through the Site Specific Allocations and Policies document and Wymondham Area Action Plan, although these are not necessarily expressed in hectares. The Council would seek to protect any land considered necessary to fulfil these requirements.
48. Schemes include
- Improvements at A47 Easton/Longwater junction
 - Provision for Dereham Road Bus Rapid Transit
 - Improvements to B1108 Watton Road linked to Norwich Research Park (NRP)
 - Improvements to B1108/A47 junction
 - Improvements to A47/A11 junction at Thickthorn
 - Links to A11 Bus Rapid Transit Corridor from NRP
 - Provision of a Park and Ride Site at Trowse
 - Improvements to the A146/George Land junction at Loddon
 - Access road from B1113 to A140 at Tesco Harford
 - Subway under the railway bridge at South Wymondham
 - Protection of site for new Mid Norfolk Railway Station
49. Progress on these schemes will be picked up through the Monitoring Frameworks for the Site Specific Allocations and Policies document or Wymondham Area Action Plan so it is not proposed to monitor them in detail here.

Policy DM 3.14 - Pollution, health and safety

50. **Policy DM 3.14** seeks to ensure that all development minimises and where possible reduces the adverse impact of emissions and other forms of pollution and ensures that there is no deterioration in water quality or water courses. The policy also covers contaminated land, air quality and hazardous installations.
51. This policy will be monitored by the following indicator:
- Number of Air Quality Management Area designations with a target to minimise. This is already monitored for the GNDP AMR.
52. South Norfolk Council currently does not have any Air Quality Management Areas, so is meeting the target to minimise set out in the Monitoring Framework.

Policy DM 3.16 - Improving the level of community facilities

53. **Policy DM 3.16** sets out the circumstances under which a change of use of existing community facilities will be permitted focussed on whether other facilities exist within a reasonable distance and whether continued viable use has been investigated. The policy also allows for new or replacement community facilities and services within development boundaries and gives guidance as to when proposals located in the countryside may be supported.
54. This policy will be monitored by looking at the following indicator:
- Number of changes of use permitted, with a target to minimise.
55. Over the monitoring period 26/10/15 – 31/03/16 the majority of applications relating to this policy were for new or replacement community facilities, there was only 1 application approved that involved the change of use of a community facility. This was the loss of Cygnet House in Long Stratton to residential development on a site owned by South Norfolk Council. Cygnet House was a care facility that had been vacant for a number of years following an NHS review which found that the building was not fit for purpose. It closed in 2006 and the Council had pursued a number of re-use options, none of which proved viable, prior to submitting an application for residential development. Initial monitoring suggests that the policy is being implemented successfully.

Policy DM 4.1 - Renewable Energy

56. **Policy DM 4.1** supports the consideration of proposals for renewable energy generating development other than wind energy in the context of sustainable development and climate change.
57. This policy will be monitored by looking at the following indicator:
- Renewable energy capacity installed by type per annum, with the target of a year on year increase. This indicator is already monitored for the JCS AMR and can be found in the main report.
58. (See section on Policy DM1.4, at paragraphs 13 and 14).

Policy DM 4.4 - Natural environment assets – designated and locally important open space

59. **Policy DM 4.4** states that the highest status natural environmental assets will be protected from any significant harmful impact arising from new development. The policy also discusses the protection of important Local Spaces and how developers should work with partners to enable new developments to contribute to the establishment and improvement of coherent ecological networks, Biodiversity Enhancement Areas and multi-functional Green Infrastructure Networks.
60. This policy will be monitored by looking at the following indicator:
- Hectares of development in highly sensitive landscapes with no target identified.
61. Over the monitoring period 26/10/15 – 31/03/16 the majority of applications considered against this policy were related to the impact on important Local Spaces, particularly the Mere in Diss or regarding ecology/biodiversity strategies on new developments. There was only one application during the monitoring period which was considered to have a potential impact on natural environmental assets. This was an application for a replacement hanger for the storage of gliders associated with Norfolk Gliding Club at Tibenham. The airfield site forms part of a County Wildlife Site (CWS) with the application site being located on the edge of the CWS. However the impact on the CWS was considered to be acceptable as it was well managed by the Gliding Club and the application site was adjacent to existing buildings and subject to a previous planning application. Initial monitoring therefore suggests that the policy is being implemented successfully.

Policy DM 4.7 - Strategic Gaps between settlements within the Norwich policy area

62. **Policy DM 4.7** aims to protect the strategic gap between named settlements in the Norwich Policy area and states that development will be permitted where it would not erode or undermine the openness of the strategic gap and complies with other development plan policies.
63. This policy will be monitored by looking at the following indicator:
- Amount of strategic gap lost to development in Hectares, with the target being zero.
64. There were four applications determined in the monitoring period 26/10/15 – 31/03/16, which related to Policy DM 4.7. An application at Hethersett was approved but did not directly impact on the strategic gap between Hethersett and Cringleford (see below). There were three applications in the Wymondham - Hethersett strategic gap, all of which were refused by the Council. These three applications were taken to appeal and two of the three were subsequently allowed (both in the 2016/17 period). These two applications amount to approximately 10 hectares of potential development in the strategic gap, which is obviously greater than the target of zero (albeit that technically the 2015/16 figure is zero, as the permissions were granted in 2016/17). The applications in question were:

Land South East of 9 Spinks Lane, Wymondham (2015/2655/O)

65. This application was refused by the Council as being contrary to DM 4.7 because the character of the area was considered to be open in nature forming a natural break between the established development along Spinks Lane and the development on the north side of Norwich Common. It was considered that development here would significantly erode the open nature of the site and harm the character of the area which is especially sensitive as it forms part of the Strategic Gap between Hethersett and Wymondham.
66. The site was subsequently allowed on appeal in August 2016 (outside the current monitoring period) as the Inspector considered that the proposal would comply with DM 4.7 and be of a character and appearance appropriate to the locality. The Inspector concluded that a further dwelling in this location would not materially erode the strategic gap beyond that which has already occurred, given that development has already been approved surrounding the site.

Land to the Rear of 14 Norwich Common, Wymondham (2015/1485/F)

67. This application was refused by the Council due to the site being located within the Strategic Gap between Hethersett and Wymondham. It was considered that the scheme would significantly and demonstrably harm the locality and this harm would outweigh the benefits of developing the site as set in paragraph 14 of the NPPF.
68. The application was dismissed on appeal in August 2016 outside the current monitoring period as the Inspector considered it would fail to fulfil the environmental aspect of sustainability by virtue of the harm that would arise to the character and appearance of the area. He concluded that the proposals would not constitute sustainable development and the harm caused would be significant and would clearly and demonstrably outweigh the benefits. The Inspector did not specifically consider the Hethersett – Wymondham Strategic Gap in his decision.

Phase A1-A, Land North of Hethersett Village Centre, Little Melton Road, Hethersett (2015/1594/D)

69. 95 dwellings were approved by the Council in December 2015. Policy HET 1 of the Site Specific Allocations and Policies document states that the layout and landscaping of the final scheme on the Hethersett allocation must minimise the impact on the strategic gap between Hethersett and neighbouring settlements. This reserved matters application overlaps the strategic gap by a tiny area, and therefore does not directly impact on the strategic gap between Hethersett and Cringleford.

Wymondham Rugby Club and Land West of Elm Farm, Norwich Common, Wymondham (2015/1482/O)

70. This application was originally refused by the Council in January 2015 and an appeal lodged in March 2015. The application was re-submitted in June 2015 and refused in December 2015 because it was considered that the development of 'Parcel B' for 300 dwellings would erode and undermine the openness of the strategic Gap between

Wymondham and Hethersett, leading to significant harm to the strategic gap contrary to policy DM 4.7.

71. The application was allowed on appeal in September 2016 (outside the 2015/16 current monitoring period). The Inspector considered that Policy DM 4.7 was out of date for the purposes of the appeal because of the lack of a 5 year land supply in the Norwich Policy Area which reduced the weight that can be afforded to the policy. The Inspector concluded that despite being contrary to DM 4.7 Parcel B would not have such a significant impact on the separation between settlements as might arise at other points within the gap and therefore the harm would not be significant. She also stated that the development of Parcel B would be easy to define and so would not set a precedent which would undermine the remaining strategic gap. The appeal was recovered for determination by the Secretary of State, who agreed with the Inspector's overall conclusions on the strategic gap impact and he thus allowed the appeal.
72. The strategic gap policy has therefore been applied "successfully" in two cases: one application was deemed not to impact on the openness of the gap and was permitted; one did have a negative impact and was refused, the subsequent appeal being dismissed. However, two further cases were refused by the Council as eroding the open nature of the strategic gap. These two cases were overturned at appeal, although this happened outside the current monitoring period. On balance the policy is being effective; the two appeal decisions were allowed on land in the strategic gap and both will cause harm to the gap, but the overall balance was concluded to be in favour of allowing the appeals, due particularly to the lack of a 5-year land supply in the Norwich Policy Area.

Conclusion

73. Generally the policies in the South Norfolk Development Management Policies document are judged to be working as intended, although as this is the first South Norfolk Local Plan Monitoring Report it has not been possible to make any historical year on year comparisons. Also it has not been possible to monitor all the indicators from the Monitoring Framework in this report as some of the data is not currently collected by the Council as the appropriate monitoring systems have not yet been set up.
74. It is intended to have a detailed look at the indicators in the Monitoring Framework to improve the monitoring of the Development Management Policies for 2016/17. It has become obvious through this monitoring report that some of the indicators proposed may need to be revisited, to more successfully test the effectiveness of the policies in the plan.

Site Specific Allocations and Policies

75. This section monitors the Strategic Principles from the South Norfolk Site Specific Allocations and Policies Document from the period 26 October 2015 to 31 March 2016 and reflects the indicators shown in the Monitoring Framework which accompanies the plan. It has not been possible to monitor all the indicators as shown in the Monitoring

Framework for this year's Monitoring Report and the reasons for this have been given where appropriate in the table at the end of the report.

76. As well as reflecting the monitoring period from 26 October 2015 to 31 March 2016 this section also sets a baseline position for future monitoring reports by looking at historical data because many permissions on allocated sites pre-date the adoption of the Site Specific Allocations and Policies document in October 2015. In the case of allocated sites this report sets out the policy requirements for each site, under the corresponding Strategic Principle, and then sets out whether that site has planning permission and what has been secured through planning condition and/or s106 agreement. This baseline position will then allow more comprehensive monitoring to commence from the beginning of the 2016/17 monitoring year, which will look in greater detail at progress towards delivery and whether policy requirements and targets have been met.
77. The delivery of housing and employment land and 5-year land supply is already monitored and reported as part of the Joint Core Strategy Annual Monitoring Report.
78. Please note – There were errata in the original Monitoring Framework included at the beginning of the Site Specific Allocations document. The references below to sites in Poringland correctly refer to the policy numbers.

Strategic Principle SP1: To allocate appropriate sites for housing and affordable housing, in the most sustainable locations within the most sustainable settlements to meet the Joint Core Strategy requirements.

79. This Strategic Principle has been monitored by looking at the following indicators:
- Enhancing/providing facilities as part of new development i.e. schools, village halls, retail, housing with care, open space as per requirements set out in the following site policies, with a target of 100% requirements met.
80. The table below outlines the policy requirements for each site listed and what has been secured through section 106 agreement (where known) showing that policy requirements have been met. It has not been possible for this monitoring report to look at delivery of these requirements and whether the 100% target has been met but this will be reported on in future monitoring years.

Policy	Site	Policy Requirement	S106 agreement
EAS1	Land south and east of Easton	<ul style="list-style-type: none"> • New village centre to include village hall, village green/focal recreational space, post office/small scale convenience goods retail opportunity • Expanded primary school 	No permission at 31/03/16

		<ul style="list-style-type: none"> • Protection of allotments and other sites in community use 	
EAS2	Easton Gymnastics club facility	<ul style="list-style-type: none"> • New gymnastic facility 	Planning permission 2014/2069/F for a gymnasium
COS1	Land West of Lodge Farm, Dereham Road	<ul style="list-style-type: none"> • Single form entry Primary school 	<p>Planning permission 13/0567/F</p> <ul style="list-style-type: none"> • Primary school – not less than 1.1 ha. Contribution £791,792 • Sports pavilion and car parking to be provided • Local shop site to be provided • 5 equipped play areas to be provided
HET1	Land north of Hethersett	<ul style="list-style-type: none"> • Expansion of local schools or provision of land for additional schools • Community facilities such as formal open space and/or community buildings 	<p>Planning permission 11/1804/O (15/1594/D, 15/1681/D)</p> <p>EDUCATION</p> <ul style="list-style-type: none"> • Primary School site 1.1 ha plus contingency sites of .4ha and .5ha • Secondary School site 2ha • Contingency site 1.6ha • Primary contribution £4,000,000 • Secondary contribution £1,950,000 <p>COMMUNITY FACILITIES</p> <ul style="list-style-type: none"> • Community Pavilion min 300sqm • Community facilities £400,000 • Neighbourhood Centre 2ha for local facilities <p>OPEN SPACE</p> <ul style="list-style-type: none"> • Play areas and recreational areas to be provided in each of 5 phases • Allotments 4.7ha
Policy	Site	Policy Requirement	S106 agreement
HET2	Land north of Grove Road	<ul style="list-style-type: none"> • Housing with care 	No permission at 31/03/16
HET4	Land north of Great Melton Road	<ul style="list-style-type: none"> • Contribution towards expansion of local schools 	<p>Planning permission 12/1814/F</p> <ul style="list-style-type: none"> • Education £784,306.35

			<ul style="list-style-type: none"> • Play area min 1900sqm • Recreational space £139,760
COL2	Land rear/east of Institute of Food Research (IFR)	<ul style="list-style-type: none"> • Uses ancillary/complementary to Science Park development 	Allocation has planning permission, detail of obligations not available for this monitoring report
DIS6	Former Hamlins Factory Site, Park Road	<ul style="list-style-type: none"> • Retail use limited to non-food goods and an integral part of development with offices limited to A2 	No permission at 31/03/16
DIS7	Feather Mills site, Park Road	<ul style="list-style-type: none"> • Retail use limited to non-food goods, offices restricted to A2 	No permission at 31/03/16
HAR5	Land off Station Hill	<ul style="list-style-type: none"> • Food store provision of 270m2 to be run by a single operator, no non-food retail or class A2, A3, A4 or A5 units 	No permission at 31/03/16
POR1	Land at Heath Farm	Open space	<p>Planning permission 13/0505/O (100 units):</p> <p>EDUCATION</p> <ul style="list-style-type: none"> • Nursery £5922.10 • Primary £303,908.40 • Secondary £303,545.80 <p>RECREATION</p> <ul style="list-style-type: none"> • Play area min 1000 sqm • Recreational Space Min 2000 sqm <p>Planning permission 13/1986/O & 14/0732/D (150 units):</p> <p>EDUCATION</p> <ul style="list-style-type: none"> • Nursery £83,836.80 • Primary £455,862.60 • Secondary £452,983.20 <p>RECREATION</p> <ul style="list-style-type: none"> • Play area min 1000 sqm • Recreational Space Min 2000 sqm
Policy	Site	Policy Requirement	S106 agreement
POR4	Land south of Stoke Road	<ul style="list-style-type: none"> • Open space at POR5 (in full or in conjunction with POR6) 	<p>Planning permission 10/1332/F (232 units)</p> <ul style="list-style-type: none"> • Education £349,320 • Multi Use Games Area (MUGA) £86,268 • Play area 2338sqm • Recreational space 9735 sqm

POR5	Land south of Heath Loke	<ul style="list-style-type: none"> An appropriate mix of children's play areas, sports pitches, informal recreation and semi-natural open space, according to most up to date open space assessment 	As at 31/03/16, the parish council have set up a working group to identify the best use/s for the site
POR6	Land north of Shotesham Road and east of Carr Lane	<ul style="list-style-type: none"> The provision of open space at POR5 (in full or conjunction with POR4) 	Planning permission 11/0476/O (278 units) <ul style="list-style-type: none"> Education £742,351.57 MUGA £102,113 Open Space 11439 sqm Childrens play space 5240 sqm
TROW 1	Land on White Horse Lane and to the rear of Charolais Close & Devon Way	<ul style="list-style-type: none"> New primary school of at least 1.4ha 	Planning permission 13/0463/O <ul style="list-style-type: none"> Primary School site 1ha Education £492,181.27 Open space 4082sqm min Play space 1857sqm min Planning permission 14/0981/O <ul style="list-style-type: none"> Primary School site 0.4ha Open Space 2000sqm Playspace 1000sqm To provide MUGA
Policy	Site	Policy Requirement	S106 agreement
TROW 2	Land north of A146 & east of A47	<ul style="list-style-type: none"> New Park and Ride Site 	No permission at 31/03/16
LOD1	Land north of George Lane	<ul style="list-style-type: none"> 1.5ha amenity open space 0.61ha to provide for infrastructure including a medical centre (already built) 	Permission 13/1647/O <ul style="list-style-type: none"> Education £555,488.81 Open space min 8375sqm Play area min 3625sqm
STO1	Land to the south of Stoke Holy Cross Primary School	<ul style="list-style-type: none"> Expansion and improvement of facilities at adjoining Primary School Open space on southern boundary to provide an expansion of open space at southern end of Five Acres 	Permission 12/2034/F <ul style="list-style-type: none"> Play area min 1000sqm Recreational space £29,636 Additional community payment £75,000 Car park contribution £36,500
TAS1	Land north of Church Road and west of Tasburgh School	<ul style="list-style-type: none"> Expansion or improvement to the school facilities 	No permission at 31/03/16

WOR1	Land at the junction of High Road and Low Road	<ul style="list-style-type: none"> Public amenity space on land immediately adjoining site 	No permission at 31/03/16
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- Provision of Affordable housing; Site 5-9 = 20%; Sites 10-15 = 30%; Sites 16+ = 33%

81. The table below shows applications granted planning consent between 1 April 2015 – 31 March 2016, detailing the total number of dwellings on each site, the number of affordable homes secured and the percentage of affordable housing. The table has been split to reflect the affordable housing percentages in Joint Core Strategy Policy 4: Housing Delivery. In most cases the policy is being delivered, although there are a few exceptions, with an overall percentage of 31.8% being achieved.

	Total Dwellings	Affordable Homes	Percentage Affordable
Sites 5-9 dwellings (20%)			
Pulham St Mary	7	2	29%
Spooner Row – Cantley Villas	7	2	29%
Wymondham – Spinks Lane	5	1	20%
Costessey – Roundwell 2	4	1	25%
Sites 10-15 dwellings (30%)			
Alpington – S of Wheel Road	10	3	30%
Wreningham – Church Road	10	3	30%
Bergh Apton – Cookes Road	11	3	27%
Brooke - 49 High Green	13	4	31%
Sites 16+ dwellings (33%)			
Hingham - Norwich Road	88	29	33%
Costessey – Queens Hills (Kier)	26	1	4%
Cringleford – Areas B & C (Cirrus)	650	214	33%
Swardeston – Bobbins Way	41	14	34%
Thurlton – off Beccles Road	27	9	33%
Total	899	286	31.8%

- Planning applications made in accordance with number allocated in site policies as follows, with a target of minimum allocations met or exceeded:

NORWICH POLICY AREA

Growth locations = 2676 units

Norwich Fringe = 160 units

Key Service Centres = 370 units

Service Villages = 435 units

Other Villages = 15 units

RURAL AREA

Key Service Centres = 295 units

Main Towns = 461 units

Service Villages = 381 units

82. The table below shows which allocated housing sites had planning permission as at 31/03/16. Please note the figures shown above and in the table below have been updated from those which are shown in the Monitoring Framework to reflect changes made to site numbers through the examination process.

83. The table shows that many of the allocated sites already have planning permission so good progress is being made towards the minimum allocation targets in the Local Plan. The number of allocated units with planning permission is particularly strong in the larger settlements in the Norwich Policy Area as well as key service centres in the Rural Area. The number with permission is less strong in the Main Towns and Service Villages in the Rural Area. This reflects the fact that, as the Council has had a solid housing land supply in the rural area, there would have been an element of financial risk if landowners/developers had submitted speculative applications before the plan was adopted. For DIS5, a permission for a 60-bed care home (2013/0385) has been built out, although part of the allocation site remains available for a reduced number of dwellings. The monitoring period covers a five month period following the adoption of the Site Specific Allocations and Policies document; it is expected that next year's monitoring report will identify more permissions in the rural area.

	Settlement	Allocation	Site	Total no. of units allocated	No of units with pp at 31/03/16
NORWICH POLICY AREA					
Growth Locations	Costessey	COS1	Land west of Lodge Farm, Dereham Road	500	495
	Easton	EAS1	Land South and east of Easton	900	0
	Hethersett	HET1	Land north of Hethersett	1080	1196
	Hethersett	HET2	Land north of Grove Road	40 (with care)	0
	Hethersett	HET4	Land north of Great Melton Road	156	151
			TOTAL	2676	1842 (69%)
	Settlement	Allocation	Site	Total no. of units allocated	No of units with pp at 31/03/16

Norwich Fringe	Trowse	TROW1		160	174
			TOTAL	160	174 (109%)
Key Service Centres	Poringland	POR1	Land at Heath Farm	250	250
	Poringland	POR2	Land at Oaklands Farm, Pigot Lane	100	100
	Poringland	POR4	Land south of Stoke Road, west of The Street and north of Heath Loke	20 (new)	0
			TOTAL	370	350 (95%)
Service Villages	Bracon Ash	BRA1	Land at Norwich Road, Bracon Ash	20	0
	Bramerton	BRAM1	Land at Church Farm, The Street	10	10
	Little Melton	LIT1	Land at Ringwood Close	20	20
	Mulbarton	MUL1	Land off Long Lane/The Rosery	180	180
	Newton Flotman	NEW1	Land adj Alan Avenue	30	0
	Spooner Row	SPO1	Land at Chapel Road	10	13
	Spooner Row	SPO2	Land at School Lane	5	0
	Stoke Holy Cross	STO1	Land to the south of Stoke Holy Cross Primary School	100	53
	Surlingham	SUR1	Land on The Street, north west of No66	5	0
	Surlingham	SUR2	Land east of New Road	5	0
	Swardeston	SWA1	Land on Main Road	30	0
	Tasburgh	TAS1	Land north of Church Road and west of Tasburgh School	20	0
			TOTAL	435	276 (63%)
Other Villages	Bawburgh	BAW1	Land at Stocks Hill	5	5
	Keswick	KES1	Land at Low Road	10	9
			TOTAL	15	14 (93%)
	Settlement	Allocation	Site	Total no. of units allocated	No of units with pp at 31/03/16
RURAL AREA					
	Hingham	HIN1	Land south of Norwich Road	95	88

Key Service Centres	Loddon	LOD1	Land north of George Lane	200	200
			TOTAL	295	288 (98%)
Main Towns	Diss	DIS1	Land north of Vinces Road	35	0
	Diss	DIS3	Land off Denmark Lane (Roydon)	42	0
	Diss	DIS4	Land north of Frenze Hall Lane	125	0
	Diss	DIS5	Former Haulage Depot, Victoria Road	15	See above
	Harleston	HAR1	Land at Mendham Lane	120	120
	Harleston	HAR3	Land at Former Howard Rotavator Works, Mendham Lane	29	35
	Harleston	HAR4	Land at Spirketts Lane	95	0
			TOTAL	461	155 (34%)
Service Villages	Great Moulton	GRE1	Land north of High Green opposite White House Farm Bungalow	5	0
	Alpington	ALP1	Land south of Wheel Road	10	10
	Aslacton	ASL1	Coopers Scrapyard, Church Road	15	14
	Barford	BAR1	Land at Church Lane	10	0
	Barnham Broom	BARN1	Land at Bell Road	20	24
	Bergh Apton	BER1	Land south of Cookes Road and east of The Street	7	11
	Bergh Apton	BER2	Land south-west of the site of St Martins Church, The Street	5	0
	Brooke	BKE1	Land on both sides of Norwich Road to north of No 30 and No 35	12	12
	Brooke	BKE2	Land at High Green Farm	8	13
	Broome	BRO1	Land at Yarmouth Road adj No 185	5	0
	Broome	BRO2	Land at Yarmouth Road adj No 39	5	0

Bunwell	BUN1	Land north of Bunwell Street	8	0
Bunwell	BUN2	Land at The Turnpike	7	0
Carleton Rode	CAR1	Land west of Rode Lane	5	0
Carleton Rode	CAR2	Land south of Flaxlands Road	5	0
Dickleburgh	DIC1	Land north of Langmere Road and east of Limmer Avenue	20	0
Ditchingham	DIT1	Land north of Rider Haggard Way	20	0
Earsham	EAR1	Land west of School Road and south of Queensway	20	0
Geldeston	GEL1	Land west of The Kells	10	0
Gillingham	GIL1	Land south of The Street	10	0
Hales	HAL1	Land at Yarmouth Road west of Hales Hospital	10	0
Hempnall	HEM1	Land east of Roland Drive	20	0
Pulham Market	PUL1	Land at Sycamore Farm, Tattlepot Road	10	0
Rockland St Mary	ROC1	Land off Bee-Orchid Way	20	0
Scole	SCO1	Land to the north of Ransome Avenue	15	0
Seething	SEE1	Land east of Seething Street	10	0
Tacolneston	TAC1	Land adjacent The Fields	20	0
Thurlton	THL1	Land north of Beccles Road west of College Road	20	0
Wicklewood	WIC1	Land at Hackford Road	6	0
Wicklewood	WIC2	Land fronting High Street	8	14
Woodton	WOO1	Land to the rear of Georges House, The Street	20	0
Wortwell	WOR1	Land at the junction of High Road and Low Road	5	0

	Wreningham	WRE1	Land adjacent to builders yard, Church Road	10	10
			TOTAL	381	108 (28%)

Strategic Principle SP2: To protect and allocate land for employment to promote economic growth and diversity for a wide range of jobs

84. This Strategic Principle has been monitored by looking at the following indicators:

- Loss of allocated and permitted employment land, with a target to minimise

85. (See monitoring for Development Management Policy DM2.1)

- Take up of employment land allocations, with a target that all allocated employment land should be taken up by the end of the plan period.

86. The table below shows the take up of employment land allocations, highlighting the amount of land available on each site. The data shows that the take up of employment land has been fairly slow to start and that many of the larger employment allocations do not currently have planning permission.

Settlement	Site Name	Size (Ha)	Amount of land available	Use	Allocation
Brooke	Brooke Industrial Park	4.8	c. 1.20 ha Piecemeal development has taken place over the years – primarily allocated to safeguard employment use but some further potential	B1, B2, B8	BKE 3
Colney	Land adjacent to Norwich Research Park (NRP)	39.4	c. 35ha Whole allocation has planning permission – some limited building has taken place	B1(b)	COL 1
Settlement	Site Name	Size (Ha)	Amount of land available	Use	Allocation
Colney	Land rear/east of Institute of Food Research	3.7	3.7ha (currently temp car park – allocation has planning permission but has not been built)	B1(b)/ Hospital Expansion	COL 2
Costessey	Longwater Employment Area	13.3	c. 11 ha 8.5 ha being promoted by Bidwells and 2.3 ha	B1, B2, B8	COS 3

			(behind the Range) promoted by Vincent Howes		
Hethel	Land South and West of Lotus Cars	20	20 ha (No planning permission)	Advanced engineering/ technology uses	HETHEL 2
Hingham	Land adjacent to Hingham Industrial Estate at Ironsides Way	2.24	c. 2.07 ha (Car park on small part of site) (2013/1685 – Caterham cars expansion – not built)	B1, B2, B8	HIN 2
Keswick	Land west of Ipswich Road	4	4 ha (undetermined planning permission submitted for wider site)	B1	KES 2
Loddon	Land at Beccles Road/A146 junction	1.1	0 ha (2007/2725 – commenced and built)	B1, B2	LOD 2
Loddon	Land adjacent to Loddon Industrial Estate, Little Money Road	1.84	1.84 ha (No planning permission)	B1, B2, B8	LOD 3
Poringland	Ex MOD site, Pine Loke	4.3	4.3 ha (No planning permission)	B1	POR 3

Settlement	Site Name	Size (Ha)	Amount of land available	Use	Allocation
Trowse	Land north of A146 & east of A47	3.2	3.2 ha (No current Park & Ride plans)	Park & Ride site	TROW 2
Diss	Former Hamlins Factory Site	1.76 In total	c. 0.87 ha (2012/1493 – pub/restaurant built on part of site, remainder no planning permission)	Retail (non-food), leisure, offices (A2 only) and housing	DIS 6
Diss	Feather Mills Site, Park Road	2.21 In total	2.21 ha (No planning permission)	Retail (non-food), leisure, offices (A2 only) and housing	DIS 7
Diss	Land at Station Road/Nelson Road	2.89	c. 1.76 ha (2013/1748 – care home permission on part of site, remainder no planning permission)	B1	DIS 8
Diss	Land at Sandy Lane (North of Diss Business Park)	4.22	4.22 ha (No planning permission)	B2, B8	DIS 9
Diss	Land at Diss Business Park	3.7	0 ha (Largely built out – primarily allocated to safe guard employment use)	B1, B2, B8	DIS 10
Harleston	Land off Station Hill	1.23 in total	1.23 ha (No planning permission)	B1, small scale foodstore, health and community facilities	HAR 5
Harleston	Land north of Spirketts Lane	1.6	1.6 ha (Part of site currently in use as a lorry park but no recent planning permission)	B1, B2	HAR 6
Harleston	Land south of Spirketts Lane	4	4 ha (No planning permission)	B1, B2, B8	HAR 7

Strategic Principle SP3: To seek the appropriate re-use of previously developed land

87. This Strategic Principle has been monitored by looking at the following indicator:

- Permission granted on brownfield land with a target of all allocated brownfield sites to be taken up by 2026.

88. Data from the Council's Residential Land Availability document shows the number of new permissions granted on brownfield sites during the 2015/16 monitoring year. The total number of brownfield units granted permission over the monitoring period was 111 out of a total of 1086 units (10%). There were no brownfield allocations granted permission in the Norwich Policy Area and one site for 13 units in the Rural Area at Brooke. It has not been possible to fully track the take-up of brownfield allocations for this monitoring period but this will be put in place for future monitoring years.

New permissions granted 2015/16 (No. of units)	Permitted on Brownfield Allocations 2003	Permitted on Brownfield Allocations 2016	Newly Identified Brownfield Windfalls
Norwich Policy Area	7	0	62
Rural Area	0	13	29
Total	7	13	91

Strategic Principle SP4: To avoid allocating land in flood zones 2 and 3

89. This Strategic Principle has been monitored by looking at the following indicator:

- Flood mitigation/enhancement requirements identified in the following policies with a target of 100% of measures set out are agreed by Environment Agency/Anglian Water and secured by planning permission

90. The table below outlines the policy requirements for each site listed with regards to water management and flood mitigation and a summary of what has been secured through planning condition (where known). DIS5 overlaps Flood Zone 2, although the policy requires avoidance of this area.

91. As the sites are developed, it will be possible to monitor delivery of these conditions, and whether the 100% target has been met will be reported on in future monitoring years. However, at this stage the policy has been effective in securing appropriate conditions on sites with permissions.

Policy	Site	Policy Requirements	Planning Condition
DIS5	Former Haulage Depot, Victoria Road	<ul style="list-style-type: none"> • Development outside flood zones 2 and 3 and subject to 	2013/0385 for 60-bed care home had no EA objection, has been

		appropriate flood mitigation measures	permitted and constructed within flood zone 1, after the site was re-profiled
POR1	Land at Heath Farm	<ul style="list-style-type: none"> • Formalisation of existing arrangement for surface water drainage • Full drainage assessment to take place • Wastewater infrastructure capacity to be confirmed 	<p>Planning permissions (13/0505/O) – 100 dwellings and (13/1986/0 & 14/0732/D) – 150 dwellings: Full drainage assessment and waste water capacity requirements secured through conditions:</p> <ul style="list-style-type: none"> • Details of on-site and off-site surface water drainage, foul water and sewage disposal (including pumping station) to be agreed before development commences
POR2	Land at Oaklands Farm, Pigot Lane	<ul style="list-style-type: none"> • Design to take into account small watercourse • Appropriate buffer zone around pumping station and access to maintain water main crossing site • Significant mitigation for surface water drainage required through a Sustainable Urban Drainage system • Wastewater infrastructure capacity to be confirmed 	<p>Planning permissions (11/1284/O & 14/1342/D); Significant mitigation for surface water and capacity of waste water secured through conditions to ensure:</p> <ul style="list-style-type: none"> • Details of surface water drainage (including a restricted peak runoff rate for critical duration 1 in 100 year rainfall event) agreed before occupation • Details of foul water and sewage disposal, and off-site surface water drainage system agreed before work on site commences
Policy	Site	Policy Requirements	Planning Condition
HIN2	Land adjacent to Hingham Industrial Estate at Ironside Way	<ul style="list-style-type: none"> • Wastewater infrastructure capacity to be confirmed 	No permission at 31/03/16
NEW1	Land adj to Alan Avenue	<ul style="list-style-type: none"> • Site layout to account for water main crossing site 	No permission at 31/03/16

		<ul style="list-style-type: none"> • No overland surface water flows leaving the site which might increase flood risk elsewhere • Wastewater infrastructure capacity to be confirmed 	
BAR1	Land at Church Lane	<ul style="list-style-type: none"> • Wastewater infrastructure capacity to be confirmed • Direct or indirect discharge into Barford Flood Alleviation Scheme needs prior consent from SNC 	No permission at 31/03/16
BER1	Land south of Cookes Road and east of The Street	<ul style="list-style-type: none"> • Appropriate surface water drainage attenuation 	Planning permission (15/2836/F): Conditions to ensure: <ul style="list-style-type: none"> • details of the drainage scheme agreed before work on site commences

Strategic Principle SP5: To avoid allocating land that adversely impacts upon designed nationally and internationally protected sites for landscape for nature conservation value, such as SSSIs, Special Areas of Conservation (SAC), Special Protection Areas (SPAs), Ramsar Sites and to positively enhance the natural environment and minimise the loss of undeveloped land.

92. See indicators under JCS Spatial Planning Objective 9 as monitored for the GNDP AMR.

Strategic Principle SP6: To ensure that all site allocations identify, where possible, any infrastructure requirements

93. This Strategic Principle has been monitored by looking at the following indicator:

- Infrastructure requirements identified in site policies are realised as follows: highways improvements, pedestrian/cycle links/improvements, water requirements for the following sites, with a target of 100% achieved.

94. The following table outlines the policy requirements for each site listed with regards to highway improvements and pedestrian/cycle links and a summary of what has been secured through planning condition (where known). Please note water requirements have been covered under the monitoring indicator for Strategic Principle 4 above and

are not repeated here. As the sites are developed, it will be possible to monitor delivery of these conditions, and whether the 100% target has been met will be reported on in future monitoring years. However, at this stage the policy has been effective in securing many appropriate conditions and contributions towards off-site highway schemes on sites with permissions.

Policy	Site	Policy Requirements	Planning Conditions
EAS1	Land South and east of Easton	<ul style="list-style-type: none"> • Contributions to short, medium and long term improvements to A47 Easton and Longwater junctions • New vehicular access for development to south of village to supplement Marlingford Road and Bawburgh Road • Provision for and contributions to Dereham Road BRT in accordance with NATS • Pedestrian and cycle links to key locations including Longwater employment area, Costessey medical centre, Ormiston Victory Academy, Costessey P&R and Easton College 	No permission at 31/03/16
Policy	Site	Policy Requirements	Planning Conditions
COS1	Land west of Lodge Farm, Dereham Road	<ul style="list-style-type: none"> • Contributions to short, medium and long term improvements to A47 Longwater junction • Provision for and contributions to Dereham Road BRT in accordance with NATS • Pedestrian and cycle links to key 	Planning permission 13/0567/F: <ul style="list-style-type: none"> • Highway contribution £225,000 Improvements to off-site highways secured through conditions: <ul style="list-style-type: none"> • No development on site until a detailed scheme for the off-site highways improvement works

		locations including Longwater employment area, Bowthorpe employment area, Costessey Medical centre and Ormiston Victory Academy	has been approved in writing by the LPA <ul style="list-style-type: none"> • Prior to occupation of the 100th dwelling off-site highway improvement works (new traffic signal access onto Dereham Road) shall be completed • Prior to occupation of the 200th dwelling off-site highway improvement works (Longwater Interchange) shall be completed
COS3	Longwater Employment Area	<ul style="list-style-type: none"> • Contributions to short, medium and long term improvements to A47 Longwater junction • Provision for and contributions to Dereham Road BRT in accordance with NATS • Pedestrian and cycle links to key locations including Longwater retail, Queens Hills, New Costessey and Easton 	A small part of the allocation is the subject of an application for storage and recycling of building materials, which is a county matter. As a consultee, SNC will be able to request conditions.
Policy	Site	Policy Requirements	Planning Conditions
COS5	Royal Norfolk Showground	<ul style="list-style-type: none"> • Contributions to short, medium and long term improvements to the A47 Longwater and Easton junctions • Provision for and contributions to Dereham Road BRT in accordance with NATS 	No planning permission at 31/03/16

HET1	Land north of Hethersett	<ul style="list-style-type: none"> • Vehicular access onto Colney Lane • Footpath and cycle route to Norwich Research Park and Little Melton • Additional public rights of way to increase access to the countryside • Design of scheme to minimise impact on existing roads in village 	<p>Planning permission 11/1804/O (15/1594/D & 15/1681/D):</p> <ul style="list-style-type: none"> • Highways contribution £250,000 <p>Highway improvements secured through conditions:</p> <ul style="list-style-type: none"> • Shared use footway/cycleway along Colney Lane from Braymeadow to A47 over bridge and from Back Lane to Norwich Road • Improvements to Park & Ride Site
HET2	Land north of Grove Road	<ul style="list-style-type: none"> • Access via HET 1 and integration with masterplan for that site 	No planning permission at 31/03/16
HET4	Land north of Great Melton Road	<ul style="list-style-type: none"> • Provision of footpath along Great Melton Road to New Road 	<p>Planning permission 12/1814/F:</p> <ul style="list-style-type: none"> • Footpath to be implemented and available for use within 1 year of commencement of development • 2014/1430 masterplan shows footpath along Gt Melton Rd to New Rd
Policy	Site	Policy Requirements	Planning Conditions
HETHEL2	Land south and south west of Lotus Cars	<ul style="list-style-type: none"> • Suitable and safe access • Improved accessibility and cycleway links to Wymondham • Improvements to the local footpath network 	No planning permission at 31/03/16
COL1	Land adjacent to Norwich Research Park (NRP)	<ul style="list-style-type: none"> • Improvements to B1108 Watton Road to 7.3 metre single carriageway standard and to main 	2012/1880 and 2012/1477 were permitted on different parts of the allocation site. The delivery of the policy requirements will be

		<p>junctions which access NRP</p> <ul style="list-style-type: none"> • Improvements to capacity at B1108/A47 junction • Public transport improvements, including links to A11 BRT corridor and Thickthorn P&R • Pedestrian and cycle links with wider NRP and to/from significant areas of housing e.g. Cringleford, Hethersett, Threescore /Bowthorpe • Parking ratios of 1 space per 60m² of floor area 	<p>monitored as the site is developed, in future years' reports.</p>
TROW1	Land on White Horse Lane and to the rear of Charolais Close & Devon Way	<ul style="list-style-type: none"> • Improvements to Martineau Lane roundabout • Primary vehicular access from White Horse Lane • Limited access from Hudson Avenue provided it would not harm conservation area • Pedestrian and cycle access from sports ground on Hudson Avenue and amenity space on Devon Way • Extension of footway along White Horse Lane 	<p>Planning permission 13/0463/O (99 units):</p> <ul style="list-style-type: none"> • Traffic Regulation Order for the extension of the 20mph speed limit along White Horse Lane secured by Highway Authority • Reserved matters to provide for a type 2 estate road to join with edge of east boundary of the site <p>Planning permission 14/0981/O (75 units):</p> <ul style="list-style-type: none"> • Principal access to the development from the adjacent land onto White Horse Lane to be agreed
Policy	Site	Policy Requirements	Planning Conditions
DIS3	Land off Denmark Lane (Roydon Parish)	<ul style="list-style-type: none"> • Footway improvements and provide road access from Denmark Lane 	No planning permission at 31/03/16

DIS4	Land north of Frenze Hall Lane	<ul style="list-style-type: none"> • Improved footpath links to local schools and town centre • Two separate points of road access 	No planning permission at 31/03/16
DIS7	Feather Mills Site, Park Road	<ul style="list-style-type: none"> • Improvements to existing pedestrian crossing of the A1066 Park Road • Public access through to DIS 2 	No planning permission at 31/03/16
DIS8	Land at Station Road/Nelson Road	<ul style="list-style-type: none"> • Redevelop coal depot to include completion of link road to Diss rail station from Nelson Road • Local footpath improvements and safe access, plus high quality footway/cycle links to Diss railway station 	<p>Planning permission 2013/1748 (care home on part of site):</p> <ul style="list-style-type: none"> • Detailed scheme for off-site highway improvement works (footway link – eastern section) to be agreed • Detailed scheme for a new footpath on the western edge of the site to be agreed

Policy	Site	Policy Requirements	Planning Conditions
DIS9	Land at Sandy Lane (north of Diss Business Park)	<ul style="list-style-type: none"> • Safe access and deliver improved footpath links to the town centre and railway station 	No planning permission at 31/03/16
DIS10	Land at Diss Business Park	<ul style="list-style-type: none"> • Safe Access and deliver improved footpath links to the town centre and rail station 	Largely built out prior to adoption of Plan
HAR1	Land at Mendham Lane (Housing allocation)	<ul style="list-style-type: none"> • Safe road access off Mendham Lane. Retention of Mendham Lane access to adjacent farm • Improved footway and cycleway links to town centre and Fuller Road industrial estate via Howard Close and Mendham Lane 	Planning permission 12/0530/F: <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority
HAR2	Land at Mendham Lane (open space allocation)	<ul style="list-style-type: none"> • Link to HAR 1 (see above) 	(see above)
HAR3	Land at Former Howard Rotavator Works, Mendham Lane	<ul style="list-style-type: none"> • Safe highway access to Mendham Lane • Provision of footway/cycleway along Mendham Lane to the Fuller Road Industrial Estate and the junction with Spirketts Lane 	Planning permission 14/0184/O: <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority • Visibility splay defined • Traffic Regulation Order for waiting restrictions on Mendham Lane and an extension to 30mph speed limit • No dwellings occupied until footpath provided • Pedestrian link from the site onto Mendham Lane

Policy	Site	Policy Requirements	Planning Conditions
HAR4	Land at Spirketts Lane	<ul style="list-style-type: none"> • New and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and allocated employment site HAR 6 and improve links to HAR7 • Provide highways access via both Willow Walk and Spirketts Lane 	No planning permission at 31/03/16
HAR5	Land off Station Hill	<ul style="list-style-type: none"> • No highway requirements 	No planning permission at 31/03/16
HAR6	Land north of Spirketts Lane	<ul style="list-style-type: none"> • Pedestrian and cycleway links to Spirketts Lane and existing and proposed adjacent housing areas to the west 	No planning permission at 31/03/16
HAR7	Land south of Spirketts Lane	<ul style="list-style-type: none"> • Provide road access from Spirketts Lane (rather than directly off the A143) • Provide footway/cycleway links for the length of Spirketts Lane site frontage to join to new footway/cycleway from HAR 4 	No planning permission at 31/03/16
POR1	Land at Heath Farm	<ul style="list-style-type: none"> • Suitable vehicular access onto Caistor Lane and Stoke Road with pedestrian access to enable access to the school via Norwich Road 	<p>Planning permission 13/0505/O (100 units):</p> <ul style="list-style-type: none"> • All footways and cycleways shall be fully surfaced and serviced in accordance with phasing plan <p>Planning permission 13/1986/O & 14/0732/D (150 units):</p> <ul style="list-style-type: none"> • All footways to be fully surfaced

			<ul style="list-style-type: none"> Detailed scheme for off-site highways works to be agreed, including safe primary access - widening of Caistor Lane, footpath to Norwich Road, enhancements to walk to school route, enhancement to bus stops on Norwich Road
Policy	Site	Policy Requirements	Planning Conditions
POR2	Land at Oaklands Farm, Pigot Lane	<ul style="list-style-type: none"> No highway requirements 	Planning permissions 11/1284/O & 14/1342/D: <ul style="list-style-type: none"> No works to commence until detailed scheme for kerbed 1.8m wide footway alongside Pigot Lane between the site and junction with Long Road has been agreed
POR3	Ex MOD site, Pine Loke	<ul style="list-style-type: none"> Appropriate access to the site 	No planning permission at 31/03/16
POR4	Land south of Stoke Road, west of The Street and north of Heath Loke	<ul style="list-style-type: none"> No highway requirements 	Details of planning conditions not available for this monitoring report
POR6	Land north of Shotesham Road and east of Carr Lane	<ul style="list-style-type: none"> Continuation of the link road from Stoke Road to Shotesham Road which has separate planning consent 	Details of planning conditions not available for this monitoring report
Policy	Site	Policy Requirements	Planning Conditions
HIN1	Land south of Norwich Road	<ul style="list-style-type: none"> Safe access to the B1108 and adequate footpaths to link site to town centre 	Planning permission 14/2322/F: <ul style="list-style-type: none"> Visibility splay defined Detailed scheme for 2 pedestrian refuges on

			Norwich Road required
HIN2	Land adjacent to Hingham Industrial Estate at Ironside Way	<ul style="list-style-type: none"> Local road improvements and a safe access with road access to the site from existing industrial estate at Ironside Way 	<p>Planning permission 2013/1685 (Caterham cars expansion on part of site) includes:</p> <ul style="list-style-type: none"> Visibility splays to be provided On-site car and cycle parking, servicing, loading, turning and waiting areas to be agreed Detailed scheme for a 1.8m wide footway between Ironside Way and the proposed new site access to be agreed Prior to commencement of use off-site highway works to be agreed
LOD1	Land north of George Lane	<ul style="list-style-type: none"> Road access to the site must be off George Lane Highway improvements to the A146/George Lane junction Enhanced footway/cycleway links to the town centre 	<p>Planning permission 13/1647/O:</p> <ul style="list-style-type: none"> off-site highways works to be approved, including realignment of George Lane Prior to occupation of 125th dwelling works related to new roundabout on A146 to be completed
LOD2	Land at Beccles Road/A146 junction	<ul style="list-style-type: none"> Local highway improvements and safe access from Beccles Road close to site boundary with adjacent industrial estate No road access from adjacent industrial estate 	Site largely built out before adoption of plan
Policy	Site	Policy Requirements	Planning Conditions
LOD3	Land adj to Loddon Industrial	<ul style="list-style-type: none"> Local highways improvements, with road access to the 	No planning permission at 31/0/316

	estate, Little Money Road	site from Little Money Road	
LIT1	Land at Ringwood Close	<ul style="list-style-type: none"> Advice from the Highways Authority regarding the traffic capacity of Mill Road, Burnthouse Lane junction and improved pedestrian access to village services including the school 	<p>Planning permissions 13/0092/O & 14/2431/D:</p> <ul style="list-style-type: none"> Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority Traffic Regulation Order for 20mph speed limit on Mill Lane secured by Highways Authority
BRA1	Land at Norwich Road, Bracon Ash	<ul style="list-style-type: none"> Safe access and visibility from/to the B1113 	No planning permission at 31/03/16
MUL1	Land off Long Lane/The Rosery	<ul style="list-style-type: none"> Suitable access from the junction at The Rosery/Long Lane, which may require significant highways work to improve visibility 	<p>Planning permissions 11/2093/O & 14/0487/D:</p> <ul style="list-style-type: none"> Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority Off-site highways improvement works to include tactile paving at crossing points on Cuckoofield Lane Traffic Regulation Orders for 30mph and/or 20mph speed limits/zones on Long Lane, The Rosery and Cuckoofield Lane Prior to occupation of 50th dwelling a speed monitoring programme agreed, no development in excess of 70 dwellings until additional traffic assessment agreed
Policy	Site	Policy Requirements	Planning Conditions
NEW1	Land adjacent to Alan Avenue	<ul style="list-style-type: none"> Suitable access from Alan Avenue 	No planning permission at 31/03/16

SPO1	Land at Chapel Road	<ul style="list-style-type: none"> No highway requirements 	<p>Planning permissions 12/2016/O & 14/2472/D:</p> <ul style="list-style-type: none"> Proposed northern access with traffic management on Chapel Road Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority Visibility Splay to be provided Prior to first occupation completion of speed management measures
SPO2	Land at School Lane	<ul style="list-style-type: none"> Pedestrian refuge to be provided on the western side of School lane to improve pedestrian access to the school 	No planning permission at 31/03/16
STO1	Land to the south of Stoke Holy Cross Primary School	<ul style="list-style-type: none"> Vehicular access from Long Lane with pedestrian and cycle access also provided from Five Acres Local highways improvements and the provision of a safe access 	<p>Planning permission 12/2034/F & 14/1874/F:</p> <ul style="list-style-type: none"> Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority Detailed scheme of for a 1.8m wide footway alongside Long Lane between the site and existing provision to the west to be agreed Traffic Order Regulation to extend 30mph speed limit to a position to the east of the proposed estate road junction
Policy	Site	Policy Requirements	Planning Conditions
SUR1	Land on The Street north-west of No 66	<ul style="list-style-type: none"> Local highways improvements and the provision of a safe access 	No planning permission at 31/03/16

SUR2	Land east of New Road	<ul style="list-style-type: none"> Local highways improvements and the provision of a safe access 	No planning permission at 31/03/16
SWA1	Land on Main Road	<ul style="list-style-type: none"> No highway requirements 	No planning permission at 31/03/16
TAS1	Land north of Church Road and west of Tasburgh School	<ul style="list-style-type: none"> Vehicular access to residential development from a safe access onto Church Road Pedestrian and cycle access to the school from development 	No planning permission at 31/03/16
GRE1	Land north of High Green opposite White Horse Bungalow	<ul style="list-style-type: none"> No highway requirements 	No planning permission at 31/03/16
ASL1	Coopers scrapyard site, Church Road	<ul style="list-style-type: none"> Safe vehicular access onto Church Road Footway links along Church Road between the site access and the school entrance and the bus stops on Muir Lane 	Planning permission 06/0171/O. Details of conditions not available for this monitoring report
BAR1	Land at Church Lane	<ul style="list-style-type: none"> Safe access onto Church Lane Footpath to link the site to the main part of the village 	No planning permission at 31/03/16
BARN1	Land at Bell Road	<ul style="list-style-type: none"> Access either from Mill View or Bell Road Footpath or pedestrian refuge to be provided along Bell Road 	Planning permission 13/0854/O: <ul style="list-style-type: none"> Visibility splay defined Detailed scheme for off-site footpath improvement Traffic Regulation order to extend the 30mph speed limit
Policy	Site	Policy Requirements	Planning Conditions
BKE1	Land on both sides of Norwich Road	<ul style="list-style-type: none"> Local highways improvements and the provision of safe access 	Planning permission 13/2201/F: <ul style="list-style-type: none"> Visibility splay defined

	to north of No 30 and No 35		<ul style="list-style-type: none"> • Prior to occupation proposed accesses, carparking and turning areas agreed • Highway improvement works agreed before works on site • Traffic Regulation order to extend the 30mph speed limit
BKE2	Land at High Green Farm	<ul style="list-style-type: none"> • Local highways improvements and the provision of safe access 	Planning permission 14/2041/F: <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority • Visibility splay defined
BRO1	Land at Yarmouth Road adjacent No 185	<ul style="list-style-type: none"> • Safe access(es) will need to be provided 	No planning permission at 31/03/16
BRO2	Land at Yarmouth Road adjacent No 39	<ul style="list-style-type: none"> • Safe access(es) will need to be provided 	No planning permission at 31/03/16
BUN2	Land at The Turnpike	<ul style="list-style-type: none"> • Vehicular access onto The Turnpike to be agreed • Footpath to be provided on The Turnpike • Pedestrian access to the primary school, from the site 	No planning permission at 31/03/16
Policy	Site	Policy Requirements	Planning Conditions
CAR1	Land west of Rode Lane	<ul style="list-style-type: none"> • Pedestrian refuge provided on the west of Rode Lane 	No planning permission at 31/03/16
CAR2	Land south of Flaxlands Road	<ul style="list-style-type: none"> • Vehicular access to the site subject to agreement by Highways Authority, which may require a continuation of the adjacent access road 	No planning permission at 31/03/16

DIC1	Land north Langmere Road and east of Limmer Avenue	<ul style="list-style-type: none"> Local highways improvements and the provision of a safe access will need to be provided 	No planning permission at 31/03/16
DIT1	Land north of Rider Haggard Way	<ul style="list-style-type: none"> Vehicular access to the development via Waveney Road and Hamilton Way with pedestrian access to the footpath running along the western boundary of the site 	No planning permission at 31/03/16
EAR1	Land west of School Road and south of Queensway	<ul style="list-style-type: none"> A new section of footway on the western side of School Road from the site to the existing footway north of Queensway Pedestrian link to Church Path Safe vehicular access onto School Road 	No planning permission at 31/03/16
GEL1	Land west of The Kells	<ul style="list-style-type: none"> Access from Kells Way Local highways improvements and provision of a safe access 	No planning permission at 31/03/16
Policy	Site	Policy Requirements	Planning Conditions
GIL1	Land south of The Street	<ul style="list-style-type: none"> Vehicular access from The Street, with pedestrian and cycle access to the school 	No planning permission at 31/03/16
HAL1	Land at Yarmouth Road west of Hales Hospital	<ul style="list-style-type: none"> Access from Yarmouth Road Local highways improvements and the provision of a safe access 	No planning permission at 31/03/16
HEM1	Land east of Roland Drive	<ul style="list-style-type: none"> Vehicular access from Bungay Road, combined with access to the village hall and playing field with local 	No planning permission at 31/03/16

		improvements as required by the Highways Authority	
PUL1	Land at Sycamore Farm, Tattlepot Road	<ul style="list-style-type: none"> • Access from Tattlepot Road • Local highways improvements and the provision of a safe access 	No planning permission at 31/03/16
ROC1	Land off Bee-Orchid Way	<ul style="list-style-type: none"> • Improvement to the existing access from Bee-Orchid Way to provide adequate access for the development 	No planning permission at 31/03/16
SCO1	Land to the north of Ransome Avenue	<ul style="list-style-type: none"> • Access through the recently completed affordable housing scheme with any local improvements as required by the highway authority 	No planning permission at 31/03/16
SEE1	Land east of Seething Street	<ul style="list-style-type: none"> • Local highways improvements and the provision of a safe access 	No planning permission at 31/03/16
Policy	Site	Policy Requirements	Planning Conditions
TAC1	Land adjacent The Fields	<ul style="list-style-type: none"> • Local highways improvements and the provision of a safe access will need to be provided 	No planning permission at 31/03/16
THL1	Land north of Beccles Road west of College Road	<ul style="list-style-type: none"> • Access from Beccles Road • Safe access 	No planning permission at 31/03/16
WIC1	Land at Hackford Road	<ul style="list-style-type: none"> • Vehicular access to be agreed 	No planning permission at 31/03/16
WIC2	Land fronting High Street	<ul style="list-style-type: none"> • No highway requirements 	Planning permissions 13/1070/O & 14/2337/D: <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be approved by Local Planning Authority • Off-site footpath improvement works at High

			Street/Wymondham Road junction <ul style="list-style-type: none"> • Visibility splays defined
WOO1	Land to the rear of Georges House, The Street	<ul style="list-style-type: none"> • Access adjacent to Georges House • Upgrade of access and footway improvements to the requirements of the Highways Authority 	No planning permission at 31/03/16
WOR1	Land at High Road/ Low Road	<ul style="list-style-type: none"> • Provision of a safe access(es) 	No planning permission at 31/03/16
WRE1	Land adjacent to builders yard, Church Road	<ul style="list-style-type: none"> • Vehicular access to be agreed with Highways Authority, which may require an access road to ensure sufficient visibility 	Planning permissions 15/2449/F: <ul style="list-style-type: none"> • Visibility splay measuring defined • Prior to occupation access, car parking and turning areas provided, highway improvement works agreed
Policy	Site	Policy Requirements	Planning Conditions
ALP1	Land south of Wheel Road	<ul style="list-style-type: none"> • Safe access(es) and improvement to the local footpath network as required by the highways authority 	Planning permissions 15/0707/F: <ul style="list-style-type: none"> • Visibility splay defined • Prior to occupation access, carparking and turning areas provided • Highway improvements to be agreed
BAW1	Land at Stocks Hill	<ul style="list-style-type: none"> • Improvements to the local footpath network and a safe access, both to be agreed with the local Highways Authority 	Planning permissions 13/1274/O & 15/2320/D: <ul style="list-style-type: none"> • Visibility splays, access arrangements, parking provision and turning areas to be agreed prior to commencement
BAW2	Bawburgh and Colney lakes	<ul style="list-style-type: none"> • Footpath and cycle link with access for major residential developments at various points of entry to be agreed 	No planning permission at 31/03/16

		with the local Highways Authority	
KES2	Land west of Ipswich Road	<ul style="list-style-type: none"> • Access road across the site from B1113 to A140 at Tesco Harford to be agreed with the Highways Authority • Right turn junction into site from B1113 	No planning permission at 31/03/16

Strategic Principle SP7: To ensure that all allocated uses positively protect and enhance the individual character of the area

95. This Strategic Principle has been looked at by monitoring the following indicator:

- Green Infrastructure provision/enhancements, protection of Heritage assets, County Wildlife Sites and existing footpaths are realised in planning applications made on the following sites

96. The table below outlines the policy requirements for each site listed with regards to green infrastructure and what has been secured through planning condition (where known). It has not been possible for this monitoring report to look at delivery of these conditions and whether the target has been met but this will be reported on in future monitoring years.

Policy	Site	Policy Requirement	Planning Condition
EAS1	Land south and east of Easton	<ul style="list-style-type: none"> • Assessment of significance of St Peters Church as a heritage asset • Ensure that sufficient open space and landscaping is retained around St Peters Church such that its setting, wooded setting of Diocesan House and the Vicarage are protected • Provision of landscape buffer and enhancements to A47 corridor • Identification and protection of significant biodiversity 	No planning permission at 31/03/16

		<p>features including trees and hedgerows</p> <ul style="list-style-type: none"> • Green Infrastructure enhancements, including the approach to the area between the village and Easton College • Contributions to access improvements to the Yare Valley and Bawburgh/Colney Lakes 	
Policy	Site	Policy Requirements	Planning Conditions
COS1	Land west of Lodge Farm, Dereham Road	<ul style="list-style-type: none"> • Provision of a landscape buffer and enhancements to the A47 corridor • Proposals will need to take account of the gateway location for Costessey and Norwich and the transition to the rural landscape to the south • Contributions to access improvements to the Yare Valley and Bawburgh/Colney Lakes 	<p>Planning permission 13/0567/F:</p> <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • Green Infrastructure £24,750 • No works until measures identified in Tree Protection Plan are in place • Land management plan to be put in place • Written scheme of investigation for a programme of archaeological works to be agreed
COS2	Land South west of Lodge Farm, Long Lane	<ul style="list-style-type: none"> • Landscape setting of COS1 and Norwich City 	(see COS1 above)
COS3	Longwater Employment Area	<ul style="list-style-type: none"> • Protection of Long Dale CWS to the north of the Employment Area 	Detail of planning conditions not available for this monitoring report
COL1	Land adjacent to Norwich Research Park (NRP)	<ul style="list-style-type: none"> • Landscape design quality, including safe and attractive public realm • Development contributes positively to landscape setting, including retention of existing shelter belts, 	Detail of planning conditions not available for this monitoring report

		hedgerows and significant trees	
HET1	Land North Hethersett	<ul style="list-style-type: none"> • Layout and landscaping of final scheme must minimise the impact on the strategic gap between Hethersett and neighbouring settlements • Design should respond to the layout of earlier settlement patterns around commons and greens or other focal points • Design must integrate landscape, open space and footpaths with the existing settlement • Maximise the benefit of green infrastructure provision and avoid adverse impact on designated sites, linking ponds, water courses and hedgerows • Landscape buffer to the north should provide green infrastructure links between Beckhithe Meadow and Braymeadow County Wildlife Sites and incorporate existing woodland and hedgerow features across the site 	<p>Planning permission 11/1804/O (15/1594/D & 15/1681/D):</p> <ul style="list-style-type: none"> • Woodland Area 2.8ha • All reserved matters shall be accompanied by an Ecological Management Plan and landscaping scheme • Ecological buffer zone at Beckhithe Meadow CWS completed within 1 year from commencement of phase 5, and retained for lifetime of development, no development within 10m of boundary. • Ecological buffer zone alongside proposed Colney Lane cycle lane to provide continuous wildlife habitat, incl. amphibian fencing and tunnels. Buffer zone completed within 1 year from commencement of phase 2 • No trees or hedges shall be cut down, uprooted, lopped, destroyed, or topped without approval • No development within any phase to take place until a Tree Protection plan agreed • No dwellings to be built between Burnthouse Lane and Colney Lane until 3 years from date of

			consent and only then if this land has been excluded from the strategic gap or the Council agree in writing.
Policy	Site	Policy Requirements	Planning Conditions
HET3	Land west of Poppyfields	<ul style="list-style-type: none"> • Open space provision to integrate with the existing settlement and new development at HET1 and HET4 • Archaeological surveys must be carried out prior to any groundwork and the views of the Historic Environment Service should be sought at the earliest stage 	(See HET4)
HET4	Land north of Great Melton Road	<ul style="list-style-type: none"> • Landscaping must provide a suitable interface with the surrounding countryside • Green infrastructure should include woodland creation to the west of the site in line with Greater Norwich Green Infrastructure Delivery Plan • There should be no negative impact on the setting of adjacent listed buildings and adjacent TPO woodland 	<p>Planning permission 12/1814/F:</p> <ul style="list-style-type: none"> • No development to take place until a Tree Protection plan has been agreed and tree protection measures installed • Hard and soft landscaping to be agreed • Land management plan to be put in place • No works until written scheme of investigation for a programme of archaeological works agreed
TROW1	Land on White Horse Lane and to the rear of Charolais Close and Devon Way	<ul style="list-style-type: none"> • Development to reflect the context of the Trowse Conservation Area • Development to be designed with appropriate landscaping to mitigate for any visual 	<p>Planning permission 13/0463/O (99 units):</p> <ul style="list-style-type: none"> • Before work starts full details of ecology mitigation, plus landscape management plan to be agreed

		<p>impact from the A146 and A47</p>	<ul style="list-style-type: none"> • No works to take place until written scheme of investigation for a programme of archaeological works agreed • No trees or hedges shall be cut down, uprooted, lopped, destroyed, or topped without approval <p>Planning permission 14/0981/O (75 units):</p> <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • No development until a Tree Protection plan has been agreed, tree protection measures to be installed prior to commencement • Before development starts full details of ecology mitigation and timings for implementation to be agreed • No works until written scheme of investigation for a programme of archaeological works agreed
DIS1	Land north of Vinces Road	<ul style="list-style-type: none"> • Provide appropriate landscaping along the boundary to Vinces Road employment area • Contribute towards protection and enhancement of green infrastructure along Frenze Brook, including enhancement of the CWS and adjacent 	No planning permission at 31/0/316

		land currently used for informal access	
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Policy	Site	Policy Requirements	Planning Conditions
DIS2	Land off Park Road	<ul style="list-style-type: none"> • Provision of small number of dwellings (10-15) to enable the rest of the site to deliver open space, natural green space and a riverside walk. • Provide off-site open space requirements for new residential allocations nearby • River corridor protected and buffered with habitat creation • Facilitate provision of a riverside walk to extend the existing riverside walk (which ends at Morrisons supermarket) 	No planning permission at 31/03/16
DIS4	Land north of Frenze Hall Lane	<ul style="list-style-type: none"> • Approx. 10m landscape belt along northern and eastern boundaries of the site • Contribution towards protection and enhancement of the CWS and adjacent land currently used for informal access. All green infrastructure to be integrated with that of surrounding sites 	No planning permission at 31/03/16
DIS5		<ul style="list-style-type: none"> • Provide appropriate landscaping to the eastern and southern boundaries • Make appropriate contributions towards protection and enhancement of green infrastructure along Frenze Brook • Protect and buffer river corridor, with habitat creation along the river 	No planning permission at 31/03/16
Policy	Site	Policy Requirements	Planning Conditions

DIS6	Former Hamlins Factory Site, Park Road	<ul style="list-style-type: none"> • Landscaping to screen the adjacent electricity sub-station • Impacts on TPO trees on Park Road taken into account • Scheme design takes into account adjacent Conservation Area • Contribution made towards green infrastructure provision at DIS2 (including habitat creation along river) 	<p>Planning permission 2012/1493 (pub/restaurant on part of site):</p> <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • No works until a landscape management plan has been agreed • No works to take place until written scheme of investigation for a programme of archaeological works agreed
DIS7	Feather Mills Site, Park Road	<ul style="list-style-type: none"> • Impacts on TPO trees along Park Road are considered • The scheme design takes into account the adjacent Conservation Area • Contribution is made towards green infrastructure provision at DIS2 (including habitat creation along river) 	No planning permission at 31/03/16
DIS8	Land at Station Road/Nelson Road	<ul style="list-style-type: none"> • Provide appropriate landscaping on boundaries adjacent to housing • Contribute towards protection and enhancement of green infrastructure along Frenze Brook, incl. enhancement of the CWS and adjacent land currently used for informal access 	<p>Planning permission 2013/1748 (Care home on part of site):</p> <ul style="list-style-type: none"> • Soft landscaping to be agreed • No works to take place until written scheme of investigation for a programme of archaeological works agreed

Policy	Site	Policy Requirements	Planning Conditions
DIS9	Land at Sandy Lane (north of Diss Business park)	<ul style="list-style-type: none"> • Landscaping to the eastern boundary and retain trees along the northern and southern boundaries • Protect the adjacent CWS to the east from unacceptable impacts by an effective ecological buffer • Contribute towards protection and enhancement of green infrastructure along Frenze Brook, incl. enhancement of the CWS and adjacent land currently used for informal access. All green infrastructure to be integrated with that of surrounding sites 	No planning permission at 31/03/16
DIS10	Land at Diss Business Park	<ul style="list-style-type: none"> • Retain trees and deliver appropriate landscaping along site boundaries • Protect the adjacent CWS to the north-east • Contribute towards protection and enhancement of green infrastructure along Frenze Brook, incl. enhancement of the CWS and adjacent land currently used for informal access. • All green infrastructure should be integrated with that of surrounding sites 	Site largely built out prior to adoption of Plan

Policy	Site	Policy Requirements	Planning Conditions
HAR1	Land at Mendham Lane (housing allocation)	<ul style="list-style-type: none"> • Provide approximately 10m landscape belt to the eastern boundary and landscaping to incorporate associated site HAR2 • Contribute towards green infrastructure provision or enhancement along the Waveney corridor 	Planning permission 12/0530/F : <ul style="list-style-type: none"> • No development until trees have been protected and landscape management plan has been agreed • Hard and soft landscaping • Development in accordance with the mitigation and enhancement in the Ecological Survey • No works until written scheme of investigation for a programme of archaeological works agreed
HAR2	Land at Mendham Lane (open space allocation)	<ul style="list-style-type: none"> • Contribute (with HAR1) towards green infrastructure protection or enhancement along the Waveney corridor 	(see above)
HAR3	Land at Former Howard Rotavator Works, Mendham Lane	<ul style="list-style-type: none"> • Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor 	Planning permission 14/0184/O: <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • No works until a landscape management plan has been agreed
HAR4	Land at Spirketts Lane	<ul style="list-style-type: none"> • Provide appropriate buffering/screening along the south-eastern boundary bordering the existing lorry park to mitigate potential noise and lighting impacts • Contribute towards green infrastructure protection enhancement along the 	No planning permission at 31/03/16

Policy	Site	Policy Requirements	Planning Conditions
		Waveney valley corridor	
HAR5	Land off Station Hill	<ul style="list-style-type: none"> • Should contribute towards green infrastructure protection or enhancement along the Waveney valley corridor 	No planning permission at 31/03/16
HAR6	Land north of Spirketts Lane	<ul style="list-style-type: none"> • Provide enhanced landscape screening on western and northern boundaries of the site • Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor 	No planning permission at 31/03/16
HAR7	Land south of Spirketts Lane	<ul style="list-style-type: none"> • Provide enhanced planting along all site boundaries • Protect the mature tree belt along Spirketts Lane frontage • Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor 	No planning permission at 31/03/16
POR5	Land south of Heath Loke	<ul style="list-style-type: none"> • Public access 	Details of planning conditions not available for this monitoring report
POR6	Land north of Shotesham Road and east of Carr Lane	<ul style="list-style-type: none"> • Sensitive treatment of the western boundary, with the design incorporating existing hedgerows and blocks of mature trees • Site design takes account of trees protected by TPOs at the boundary of the site 	Details of planning conditions not available for this monitoring report
Policy	Site	Policy Requirements	Planning Conditions

HIN1	Land south of Norwich Road	<ul style="list-style-type: none"> • Approximately 10m landscape belts to the eastern and southern boundaries to screen the development as viewed from Seamere Road • Protection of TPO trees/hedgerow on the northern site boundary 	<p>Planning permission 14/2322/F:</p> <ul style="list-style-type: none"> • Ecology mitigation and enhancement undertaken in accordance with ecology survey • Hard and soft landscaping to be agreed • No works until a landscape management plan and Tree Protection plan have been agreed, and tree protection measures installed • No works until written scheme of investigation for a programme of archaeological works agreed
HIN2	Land adjacent to Hingham Industrial Estate at Ironside Way	<ul style="list-style-type: none"> • Retention of existing tree belts along northern, eastern and southern boundaries 	<p>Planning permission 2013/1685 (Caterham cars expansion on part of site):</p> <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • No development until a Tree Protection plan has been agreed and tree protection measures installed
LIT1	Land at Ringwood Close	<ul style="list-style-type: none"> • The site should avoid the use of hard materials on the western boundary, to protect the views from All Saints Church to the north-east • The ecological value of the site should be assessed before this site is developed. Features such as ponds, hedgerows and wooded patches 	<p>Planning permission 13/0092/O & 14/2431/D:</p> <ul style="list-style-type: none"> • Prior to commencement a scheme for the retention and enhancement of vegetation along the west boundary to be agreed • Development in accordance with mitigation recommendations in

		should be maintained where possible	Amphibian and Reptile Protected Species Report <ul style="list-style-type: none"> No development until a Tree Protection plan has been agreed and tree protection measures installed
Policy	Site	Policy Requirements	Planning Conditions
LOD1	Land north of George Lane	<ul style="list-style-type: none"> Approximately 10m landscaping belt along the western boundary within the site Provision of natural green space with public access within low lying northern area of site overlapping flood zones 2/3 	Planning permission 13/1647/O: <ul style="list-style-type: none"> Network of walks available through site Full details of ecology mitigation shall be submitted and approved No trees or hedges shall be cut down, uprooted, lopped, destroyed, or topped without approval No development until a Tree Protection plan has been agreed, and tree protection measures installed
LOD3	Land adjacent to Loddon industrial estate, Little Money Road	<ul style="list-style-type: none"> Landscape enhancements to western and southern boundaries 	No planning permission at 31/03/16
SPO2	Land at School Lane	<ul style="list-style-type: none"> Site layout takes account of a tree protected by a TPO, adjacent to the site 	No planning permission at 31/03/16
BUN2	Land at The Turnpike	<ul style="list-style-type: none"> Development should not adversely affect the setting of nearby listed building 	No planning permission at 31/03/16

Policy	Site	Policy Requirements	Planning Conditions
HEM1	Land east of Roland Drive	<ul style="list-style-type: none"> • Development retains the historic agricultural building on the Bungay Road frontage of the site • Any adjacent development respects the setting of these buildings and contributes positively to the adjacent conservation area • Appropriate boundary treatment on the southern boundary to minimise the impact on the open landscape 	No planning permission at 31/03/16
PUL1	Land at Sycamore Farm, Tattlepot Road	<ul style="list-style-type: none"> • Retention of the listed Sycamore Farm and its historic outbuildings close to the site frontage 	No planning permission at 31/03/16
BAW1	Land at Stocks Hill	<ul style="list-style-type: none"> • Visual impact from the Conservation Area is minimised • Design respects the context of the Conservation Area and River Valley 	Planning permissions 13/1274/O & 15/2320/D: <ul style="list-style-type: none"> • Full details of ecology mitigation shall be submitted and approved
BAW2	Bawburgh and Colney Lakes	<ul style="list-style-type: none"> • A conservation management plan to protect species should be agreed prior to the commencement of development with zoned access to protect some areas from damage and disturbance 	No planning permission at 31/03/16
WIC2	Land fronting High Street	<ul style="list-style-type: none"> • An appropriate setting is created for Wicklewood Windmill, improving the visibility of this landmark from the High Street 	Planning permissions 13/1070/O & 14/2337/D: <ul style="list-style-type: none"> • Development in accordance with the Ecological Assessment • Hard and soft landscaping to be agreed

Policy	Site	Policy Requirements	Planning Conditions
WRE1	Land adjacent to builder yard, Church Road	<ul style="list-style-type: none"> • Public Right of Way (footpath) adjacent to site to be preserved • Site design avoids harmful impact on the setting of nearby listed building and the tree protected by a TPO on the corner of the site 	<p>Planning permission 15/2449/F:</p> <ul style="list-style-type: none"> • Full details of ecology mitigation to be approved • Hard and soft landscaping and landscape management plan to be agreed • No trees or hedges to be cut down, uprooted, lopped, destroyed, or topped without approval • All hedgerows maintained at a minimum height • Development in accordance with details in the Arboricultural Statement and Tree Protection Plan, tree protection measures to be installed prior to commencement • No works until written scheme of investigation for a programme of archaeological works agreed
ALP1	Land south of Wheel Road	<ul style="list-style-type: none"> • Appropriate boundary treatment on the site's southern boundary to minimise its impact on the open landscape • The public footpath on the western boundary of the site should be maintained 	<p>Planning permission 15/0707/F:</p> <ul style="list-style-type: none"> • Full details of ecology mitigation to be approved • The hedgerow on the western boundary to be planted at least 1m east of the public footpath and shall be maintained to ensure the Public Right of Way retains a minimum width of 4m

			<ul style="list-style-type: none"> • No trees or hedges to be cut down, uprooted, lopped, destroyed, or topped without approval • Hard and soft landscaping to be agreed • All hedgerows maintained at a minimum height • Development to take place in accordance with details in the Arboricultural Statement and Tree Protection Plan, tree protection measures to be installed prior to commencement • No works to take place until written scheme of investigation for a programme of archaeological works agreed
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Strategic Principle SP8: To ensure that site allocations are close to services so that people have ready access and minimal need to travel by car

97. This Strategic Principle has been looked at by monitoring the following indicator:

- Access to services and facilities by public transport, with a target to increase at each survey.

98. See GNDP AMR for monitoring relating to this indicator.

Conclusion

99. Generally the policy requirements in the South Norfolk Site Specific Policies and Allocations document are being met, although as this is the first South Norfolk Local Plan Monitoring Report it has been difficult to track the delivery of each individual policy requirement. In particular, delivery of the policies will be monitored as the sites are developed, and conditions are met. This document has instead concentrated on setting

a baseline position to enable a more comprehensive monitoring system to be set up for the 2016/17 monitoring year.

Wymondham Area Action Plan

100. This section monitors the policies from the Wymondham Area Action Plan for the period 26 October 2015 to 31 March 2016. For this year's report it has not been possible to monitor each individual indicator from the Monitoring Framework and instead a commentary is provided to summarise the effectiveness of each policy, which incorporates the indicators where possible. A more comprehensive monitoring system will be put in place for the 2016/17 monitoring year.

101. As the sites are developed, it will be possible to monitor delivery of these conditions, and whether the targets have been met will be reported on in future monitoring years. However, at this stage the policies have been effective in securing appropriate conditions on sites with permissions.

Policy	Site	Policy Requirement	Planning Condition
WYM 1	20 dwellings on land at Friarscroft Lane	<ul style="list-style-type: none"> • Design to reflect location in Conservation Area and proximity to CWS, grass verges to reduce dog fouling • Open space outside development boundary adjacent to CWS and public interpretation boards/dog bins • Improved footpath and cycle links to the town centre • Vehicular access from London Road (no access to Friarscroft Lane) • Flooding issues addressed/mitigated 	No permission as at 31/03/16
WYM 2	64 dwellings and commercial uses, on land at Old Sales Yard, Cemetery Lane	<ul style="list-style-type: none"> • Natural grassland buffer to River Tiffey and creation of wildlife corridors to link Tolls Meadow to the Lizard • Design to reflect location in Conservation Area • Enhancement of gateway to Wymondham and setting of railway station • Improvements to car and coach parking 	2012/1948/O approves a time extension for 2009/0835 for 64 dwellings and mixed use development. This application expires in December 2016 and includes conditions for a minimum office floorspace equivalent to 10% of the total floorspace to be included and a

		<ul style="list-style-type: none"> • Improved pedestrian and cycle links to town centre • Safeguarding provisions in the Norfolk Minerals and Waste Core Strategy • Flooding issues addressed/mitigated 	management plan for an 8 metre strip of land along the northern edge of the site to act as a buffer to the River Tiffey. Development is yet to commence on site.
WYM 3	Approximately 1230 dwellings and associated infrastructure, landscape and open space at south Wymondham	<ul style="list-style-type: none"> • Masterplan for the site • Extensive areas of open space and landscaping • Effective ecological buffer to the A11, the Lizard and nearby residential properties • Subway under the railway bridge and resolution of flooding issues • Retail and community facilities within the site • New on-site primary school • Care home within the site • Improved pedestrian and cycle links • Highways improvements and limited access to Right Up Lane • Access to smaller area to the west to be via Silfield Road, after demolition of domestic property. No access onto Park Lane • Safeguarding provisions in the Norfolk Minerals and Waste Core Strategy 	<p>Permission for 1230 dwellings (12/0371/O and 11/0505/O) and for a new pedestrian and cycle subway under the railway line (2014/1064/F) include the following conditions:</p> <ul style="list-style-type: none"> • Phasing scheme and design code for the whole site • No more than 250sqm of retail space • Green Infrastructure Management Plan to be agreed • Ecological buffer zone of no less than 20 metres between the development and adjacent Lizard and Wades Pit CWS • Scheme for the off-site improvement of the highway drainage from Station Road railway bridge to the River Tiffey agreed. <p>Development has now commenced on site, outside the current monitoring period</p>
WYM 4	Retirement care community at Wymondham Rugby Club, Tuttle Lane	<ul style="list-style-type: none"> • Relocation of Wymondham Rugby Club to a suitable site • Vehicular access to be via the Whispering Oaks development • The current access onto Tuttle Lane to be closed 	<p>2012/1883/F extending the time limit on permission 2008/2092/F provided for a retirement care community and relocation of the rugby club. However, subsequently 2015/1482 was won at appeal, which permits 90</p>

			dwellings at Tuttle Lane and 300 dwellings at Norwich Common.
WYM 5	Employment land at Browick Road	<ul style="list-style-type: none"> • Extensive landscaping buffer to nearby residential areas, railway line, A11 and the Lizard Conservation Area/CWS • Safeguarding provision in the Norfolk Minerals and Waste Core Strategy • Network Rail consulted regarding possible level crossing improvements • Archaeological investigation of Historic Environment Record • Footway and cycleway improvements to link with town centre, railway station and nearby residential and employment areas • Ancillary uses to serve the allocation and surrounding employment uses but housing will not be permitted 	No planning permission as at 31/03/16
WYM 6	Extension to Chestnut Drive Business Park, London Road	<ul style="list-style-type: none"> • Grassland buffer to east of site adjacent to CWS at Bays River Meadow • No development within 15 metres of pumping station • Safeguarding provisions in the Norfolk Minerals and Waste Core Strategy • Flooding issues addressed/mitigated 	Permission 2012/1201 for office/industrial units includes conditions to agree a surface water drainage scheme and submission of an ecological mitigation plan covers part of the site and has commenced.
WYM 7	Extension to Elm Farm Business Park, Norwich Road	<ul style="list-style-type: none"> • Development to enhance and improve the gateway to Wymondham as approached on the B1172 from Hethersett 	2014/1824/O was approved (prior to the monitoring year) with a condition for landscaping works to be approved.

WYM 8	General green infrastructure requirements	<ul style="list-style-type: none"> • New developments contribute towards green infrastructure through CIL or S106 contributions • New developments provide ecological links to the nearest green infrastructure and ecological buffers where appropriate • New developments to improve habitat connectivity, public access, recreational provision and the quality of CWS • New planning proposals should aspire to net biodiversity gain and be accompanied by detailed ecological assessment • Consideration of the cumulative impact of developments on biodiversity assets 	Only one application was considered against this policy (2015/1482 WYM4) at Wymondham Rugby Club and Land west of Elm Farm, which was refused by the Council in December 2015 and later allowed on appeal outside the current monitoring period
WYM 9	Green infrastructure requirements for new developments in the north of Wymondham	<ul style="list-style-type: none"> • New developments must maintain, protect and enhance green infrastructure where appropriate • New developments must consider improved public access to the countryside and improve recreational provision where relevant • Creation of footpaths and cycleway links to the north of the town as specified in the policy • Enhancement of the setting of Ketts Oak • Planting of hedgerow/parkland trees along Tuttle Lane from east to west creating an ecological corridor 	Only one application was considered against this policy (2015/1482 WYM4) at Wymondham Rugby Club and Land west of Elm Farm, which was refused by the Council in December 2015 and later allowed on appeal outside the current monitoring period

WYM 10	Green infrastructure requirements for new developments in the south of Wymondham	<ul style="list-style-type: none"> • New developments must maintain, protect and enhance green infrastructure where appropriate • Protection and enhancement of the Lizard, including an effective ecological buffer • Protection of Silfield Newt Reserve, including an effective ecological buffer • Create alternative green infrastructure routes for recreational access to relieve pressure on sensitive sites such as Silfield Newt Reserve • Explore biodiversity enhancement and green infrastructure accessibility projects to the south of the WYM 3 housing allocation 	2 applications were considered against this policy: 2015/1766/D and 2015/1760/D both at land North of the A11, Silfield Road (see WYM3)
WYM 11	Green infrastructure requirements for new developments in the west of Wymondham	<ul style="list-style-type: none"> • New developments must maintain, protect and enhance green infrastructure where appropriate • Implementation of appropriate landscaping between development and Friarscroft Meadow CWS • Enhancement of grassland habitat within the Tiffey Valley • Connection of the two river valleys by creating and enhancing grassland and planting hedgerow • Connection of river valleys with Groundsel Wood and Big Wood Meadow woodland CWS 	No planning applications were considered against this policy
WYM 12	Protecting existing recreation or	<ul style="list-style-type: none"> • The protection and enhancement of existing 	One application was considered against this

	amenity land in Wymondham	recreation or amenity land within the town with the change of use or redevelopment of this land only being permitted where it meets the criteria of the policy	policy: 2015/1482/O at Wymondham Rugby Club and Land west of Elm Farm. See WYM4
WYM 14	Land at Norwich Common for relocation of Wymondham Rugby Club	<ul style="list-style-type: none"> • The new facility must be provided prior to the loss of the existing rugby ground to ensure continuity of provision • Alternative sites will be considered if evidence demonstrates increased benefits of location 	One application was considered against this policy: 2015/1482/O. See WYM4
WYM 15	New burial ground – criteria based policy	<ul style="list-style-type: none"> • In keeping with the character of the surrounding area • No adverse impact on the amenity of local residents • Appropriately located in relation to public transport • Has adequate vehicular access, including parking arrangements for disabled users • No significant impact on controlled waters (ground water or surface water) • No significant impact on the ecological value of the area • No significant impact on nationally important heritage assets or any impact on lesser significant assets is significantly lessened 	Application 2014/2495/O for 375 dwellings, including a new cemetery, was refused by the Council in June 2015. This application was subsequently allowed on appeal in September 2016 outside the current monitoring period. The Inspector found no significant harm to the character of the area, no material impact on the setting of the Abbey, but some loss of significance of the setting of Gonville Hall.
WYM 16	Changes of use in Wymondham Town Centre	<ul style="list-style-type: none"> • 50% or more of ground floor shop units in the Primary Shopping Area will be available for Class A1 use 	<ul style="list-style-type: none"> • 57% of ground floor shop units in the Primary Shopping Area are available for Class A1 use • 48% of ground floor non-

		<ul style="list-style-type: none"> • At least 45% of ground floor-non-residential units outside the Primary Shopping Area but within the defined Town Centre Boundary will be available for class A1 use. There should be no unacceptable concentration of non A1 uses. 	residential units are available for Class A1 use in Wymondham defined Town Centre Area (outside Primary Shopping Area).
WYM 17	Sequential approach and impact assessment for retail provision in Wymondham	<ul style="list-style-type: none"> • Sequential assessment and impact assessment required for planning applications for main town centre uses outside the town centre boundary. Preference given to accessible sites well connected to the town centre for pedestrians. • All new retail, leisure and office development of 1,000 sqm or more to submit an impact assessment • All new retail, leisure and office development of 500sqm or more to submit a sequential assessment. 	There were no planning applications considered against this policy during the monitoring period
WYM 18	New supermarket at Norwich Road/Postmill Close	<ul style="list-style-type: none"> • Restrict retail floorspace and the size of convenience and comparison goods sales areas to mitigate retail impact • Restrict the hours for loading and unloading to protect the residential amenity of nearby residential properties • Traffic management issues to be resolved 	A Morrisons supermarket was built on this site prior to the adoption of the Wymondham Area Action Plan.
WYM 19	New station for mid-Norfolk railway	<ul style="list-style-type: none"> • Have regard to the site's proximity to the conservation area 	No planning applications for a new station for the Mid-Norfolk Railway on

		• Provide for pedestrian access to the existing mainline station	the allocated land as at 31/03/16
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Conclusions

102. The appeal decisions for 2015/1482 and 2014/2495/O mean that WYM4 and WYM 15 are unlikely to be delivered as envisaged, although the new proposals do meet some policy requirements.
103. Generally the policy requirements of the Wymondham Area Action Plan are being met, although as this is the first South Norfolk Local Plan Monitoring Report it has been difficult to track the delivery of each individual policy requirement. This document has instead concentrated on setting a baseline position to enable a more comprehensive monitoring system to be set up for the 2016/17 monitoring year.

The following table lists the policies which, due to their nature, do not lend themselves to monitoring, and therefore do not appear in the text above.

Policy Number	Policy Title
DM 1.1	Ensuring development management contributes to achieving sustainable development in South Norfolk
DM 2.3	Working at home
DM 2.6	Food, drink and takeaways
DM 2.7	Agricultural and forestry development
DM 2.10	Conversion and re-use of buildings in the Countryside for non-agricultural use
DM 2.11	Agricultural and other occupational dwellings in the Countryside
DM 2.12	Tourist Accommodation
DM 3.4	Residential extensions, conversions within settlements
DM 3.5	Replacement dwellings and additional dwellings on sub-divided plots within development boundaries
DM 3.6	House extensions and replacement dwellings in the Countryside
DM 3.7	Residential Annexes
DM 3.9	Advertisements and signs
DM 3.11	Road safety and the free flow of traffic
DM 3.13	Amenity, noise and quality of life
DM 4.2	Sustainable drainage and water management
DM 4.3	Facilities for the collection of recycling and waste
DM 4.5	Landscape Character and River Valleys
DM 4.6	Landscape Setting of Norwich
DM 4.9	Incorporating landscape into design

The following table lists the policies which have not been monitored in this first monitoring year. The information to monitor these indicators is not currently collected in a usable format by the Council. Working with various departments, a suitable monitoring system will be put in place so that these indicators can be reported for the 2016/17 monitoring report.

Policy Number & Title	Reason Not Monitored 2015/16
DM 1.4 - Environmental quality and local distinctiveness	<p>It has been difficult to accurately monitor whether heritage assets had been improved in each instance as the indicator requires a subjective decision, unsuited to summary in such a report. Furthermore, the number of conversions alone will not contribute an assessment of the success of this policy. Suitable indicators will be identified for future monitoring years.</p> <p>The Council will no longer provide Code for Sustainable Homes data following the abolition of the Code as part of the Technical Housing Standards Review in April 2015.</p>
DM 1.5 - Existing Commitments	<p>This new policy was included as a result of the examination. Due to an error this policy was not included as part of the Monitoring Framework and therefore there is currently no monitoring indicator. Development of an indicator will be considered for future monitoring years.</p>
DM 3.8 - Design principles applying to all development	<p>The indicator was the percentage of completions scoring Silver standards against Building for Life (BfL12) criteria, with a target to maximise. However, the BfL12 system has changed to a traffic light system for 12 elements of design. It has therefore been agreed to develop a more appropriate indicator for future monitoring years.</p>
DM 3.12 - Provision of vehicle parking	<p>The aim is to maximise the amount of development in accordance with the Council's car parking standards ('Parking Standards for Norfolk 2007' published by Norfolk County Council). These may be replaced by a Vehicle Parking Standards SPD over the lifetime of the plan. In the meantime, a suitable monitoring system will be put in place so that the indicator can be reported for the 2016/17 Monitoring Report.</p>

DM 3.15 - Outdoor play facilities and recreational space	<p>This policy was intended to be monitored through the following indicators:</p> <ul style="list-style-type: none"> • Area of outdoor playing space provided from developments (ha) • Area of open space lost to development (ha) • Net loss of open space <p>It has not been possible to monitor this indicator in this initial year, as the information is not currently collected in a usable format by the Council. A suitable monitoring system will be put in place so that the indicator can be reported for the 2016/17 Monitoring Report.</p>
DM 4.8 - Protection of Trees and Hedgerows	<p>It has become clear that the indicators for this policy need to be more qualitative, which is likely to be difficult to summarise. For example in some cases tree loss may be deemed acceptable if the tree is in poor condition and in other cases a TPO may be served primarily to ensure that the existing trees are fully considered. Subsequent losses may then be agreed, which may not be detrimental. More meaningful indicators will be developed for future monitoring years that will better monitor the effectiveness of this policy in relation to the protection of trees and hedgerows.</p>
Policy DM 4.10 - Heritage Assets	<p>The impact on heritage assets was to have been monitored via the number of planning permissions granted where heritage assets have been improved. As this is a very subjective and qualitative indicator, it has been decided not to monitor the indicator relating to heritage assets for the 2015/16 monitoring year (see Policy DM 1.4).</p>
Strategic Principle SP7: To ensure that all allocated uses positively protect and enhance the individual character of the area	<p>One of the indicators identified was the percentage of housing completions scoring Silver standard in Building for Life criteria with a target of a year on year increase. However, the BfL12 system has changed to a traffic light system for 12 elements of design. It has therefore been agreed to develop a more appropriate indicator for future monitoring years.</p>

WYM 13: New recreation provision in Wymondham	As this is the first monitoring period following adoption of the WAAP, a suitable monitoring system has not yet been established for this policy. A more comprehensive monitoring system will be put in place for the 2016/17 monitoring year.
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