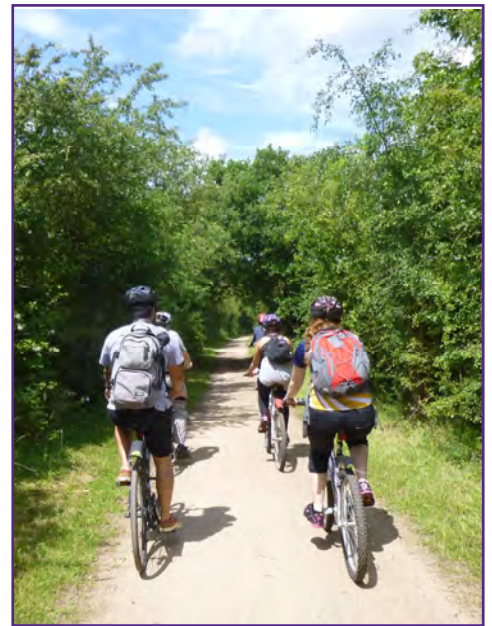


Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2017-18



Jobs, homes, prosperity for local people

Erratum

This 2017-18 Annual Monitoring Report has been updated to include the latest release of the CO2 emissions estimates data (paragraphs 3.8 and 3.9)

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1. Executive Summary

1.1 This Annual Monitoring Report (AMR) assesses how the Greater Norwich area performed for 2017/18 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;
- The number of affordable housing completions has increased to its highest level in the last 5 years;
- The proportion of workers employed in higher occupations have increased;
- The level of 16-18 year olds who are not in education, employment or training has reduced from last monitoring year;
- The proportion of population aged 16-64 qualified to NVQ level 4 has increased year on year;
- Norwich has maintained its 13th position in the national retail ranking;
- No listed buildings have been lost or demolished;
- CO₂ emissions per capita have decreased; and
- The number of people who were killed or seriously injured on roads has decreased in the Greater Norwich Area;

1.3 There are several indicators where targets are not currently being met, some of which may have been adversely affected by the uncertain economic and political climate. There are however some 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 below target for the whole plan period;
- The composting and recycling rates have both decreased;
- Affordable housing completions are below target in both percentage and absolute terms;
- Some of the economic indicators are not on target – particularly the 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 other areas is noteworthy, continuing previous years' trends;
- The total crime level has increased this year;

- 1.4 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.
- 1.5 Crime rates and road accidents are among several “contextual” indicators in the AMR. The JCS has, a limited impact on these indicators.
- 1.6 A 5 year land supply can be demonstrated for this monitoring year. Greater Norwich Authorities can demonstrate 6.54 years of housing supply.

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 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 numerous ways, including:
 - making a Local Infrastructure Fund available to developers to unlock site constraints;
 - delivering the NDR and other transport measures, and working towards Long Stratton bypass and better public transport including “Transforming cities”
 - engagement in skills initiatives to improve the match between labour supply and demand.
- 1.9 The LPAs are reviewing and rolling forward the JCS to produce the Greater Norwich Local Plan (GNLP), scheduled to be adopted in 2022. The AMR will inform and be informed by this process.

2. Introduction

Context

- 2.1 The Joint Core Strategy (JCS) for 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 five-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 and F) from their respective local plans (not covered by the JCS). For 2017-18, there will be no separate monitoring report from Norwich City Council. It intends to publish a combined 2 year monitoring report in 2018-19.
- 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 Community Infrastructure Levy (CIL) regulations require this report to include details of CIL receipts received over the monitoring period. These details can be found in Appendix B.

3. Joint Core Strategy Monitoring

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

- To minimise the contributors to climate change and address its impact
- To allocate enough land for housing, and affordable housing, in the most sustainable settlements
- To promote economic growth and diversity and provide a wide range of jobs
- To promote regeneration and reduce deprivation
- To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population
- To make sure people have ready access to services
- To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact
- To positively protect and enhance the individual character and culture of the area
- To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value
- To be a place where people feel safe in their communities
- To encourage the development of healthy and active lifestyles
- To involve as many people as possible in new planning policy

3.2 The sections that follow show how each of the objectives and indicators highlighted in the monitoring framework of the JCS have progressed since the 2008 base date of the plan.

3.3 In some instances, relevant data will be released after the publication of this report and as such some indicators do not have complete time series information. In addition, information from across the area is not always consistent. Where this is the case the reasons for these inconsistencies are stated.

3.4 Some data is collected from sample surveys such as the Annual Population Survey. Given the nature of sample surveys there can be some fluctuation in results. Indicators which use the Annual Population Survey are: employment and unemployment rates, occupational structure and highest-level qualifications.

3.5 Since the 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 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 2017 and 31st March 2018**.

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.

For 2017/18 monitoring period, Norwich City Council is not intending to produce its own monitoring report. A joint 2 yearly report will be produced instead in 2019/20.

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	16/17	17/18	RAG ¹ status
Total CO2 emissions per capita	Decrease	DECC	Broadland	7.5	7.3	7.2	6.6	6.4	6.0	5.5	Green
			Norwich	5.1	5.4	5.2	4.5	4.3	3.9	3.8	
			South Norfolk	8.0	8.1	7.8	7.2	6.9	6.3	6.2	
Total CO2 emissions per capita for each sector	Decrease	DECC	See Table 3.9								Grey
Sustainable and Renewable energy capacity permitted by type	Year-on-year mega watts capacity permitted increase	LPA	See Table 3.10								Grey
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Zero	LPA	Greater Norwich area	0	0	No data	0	0	1	0	Green
			Broadland	0	0	No data	0	0	0	0	
			Norwich	0	0	0	0	0	0	0	
			South Norfolk	0	0	0	0	0	1	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 will be assumed as permission will not be granted without this assurance.							Green
Percentage of household waste that is a) recycled and b) composted	No Reduction	LPA	Greater Norwich area	47%	49%	45%	48%	51%	51%	49%	Red
			Broadland	a) 27%	a) 23%	a) 23%	a) 25%	a)26%	a)25%	a)24%	Green
				b) 22%	b) 21%	b) 22%	b) 22%	b)25%	b)26%	b)26%	Red
			Norwich	38%	a) 38%	a) 23%	a) 29%	a)32%	a)27%	a)25%	Green
				b) 8%	b) 11%	b) 9%	b)7%	b)13%	b)13%	Red	
			South Norfolk	a) 42%	a) 41%	a) 40%	a) 42%	a)44%	a)44%	a)42%	Red
b) 13%	b) 15%	b) 15%		b) 18%	b)18%	b)19%	b)18%	Red			

¹ RAG = Red, Amber and Green status

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 2017 and 2018, the latest year in which figures are available.

3.9 Total CO² emissions per capita for each sector

Location	Sector	12/13	13/14	14/15	15/16	16/17	17/18	RAG status
Broadland	Ind & Com	2.9	2.9	2.6	2.5	2.4	2.0	Green
	Domestic	2.2	2.2	1.8	1.8	1.7	1.6	
	Transport	1.9	1.9	1.9	1.9	1.9	2.0	
Norwich	Ind & Com	2.5	2.4	2.0	1.8	1.6	1.5	Green
	Domestic	1.9	1.8	1.5	1.4	1.4	1.3	
	Transport	1.0	1.0	1.0	1.0	1.0	1.0	
S Norfolk	Ind & Com	2.4	2.2	2.0	2.8	1.6	1.5	Green
	Domestic	2.3	2.2	1.9	1.7	1.7	1.5	
	Transport	3.2	3.2	3.1	3.2	3.1	3.3	

CO² emissions per capita across the Industrial and commercial and domestic sectors in the Greater Norwich area have decreased between 2017 and 2018, while in Transport sector has increased for Broadland and South Norfolk.

3.10 Sustainable and Renewable energy capacity permitted by type

Location	Type	12/13	13/14	14/15	15/16	16/17	17/18	RAG
Broadland	TOTAL	59 MW	18MW	13.36MW	13.94MW	17.5kW	8.67MW	Green
	Wind	9 MW	0.1MW	0.01MW	0MW	0MW	0 MW	Yellow
	Solar PV	49 MW	10MW	10.17MW	11.14MW	2.5kW	8.67 MW	Green
	Hydro	0 MW	0MW	0MW	0MW	0MW	0 MW	Yellow
	Biomass	1 MW	8MW	3.18MW	2.8MW	15kW	0 MW	Red
Norwich		No schemes submitted	No schemes submitted	No schemes submitted	Solar PV - 355.03 kW (0.36MW) (six schemes)	Solar PV 1.9MW (1750 mW per year)	No schemes submitted	Yellow
South Norfolk	TOTAL	37kW	140kW	8.0MW	39.45MW	0MW	17 MW	Green
	Wind	11 kW	110 kW	0MW	0MW	0MW	0 MW	Yellow
	Solar PV	25 kW	30 kW	7.5MW	37MW	0MW	17 MW	Green
	Sewerage	0 MW	0 MW	0MW	0MW	0MW	0 MW	Yellow
	Biomass	-	0 MW	0.5MW	2.45MW	2.0MW	0 MW	Red
	Air	8 kW	0 MW	0MW	0MW	0MW	0 MW	Yellow

- 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 Solar energy capacity approved has increased from 2015/16, although results have fluctuated considerably over the plan period so far. Permitted development rights have been extended to allow a wide range of renewable energy schemes (especially solar panels) to be installed without requiring planning permission, therefore this indicator can only now capture a sample of larger schemes. Results are thus made up of relatively few sites and therefore might be expected to fluctuate somewhat from one year to the next, making it difficult to assess this indicator with certainty. Additionally, funding for solar energy projects has diminished in recent years, leading to reduced take up and impetus to bring schemes forward.
- 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, 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 recent Building Regulations part is directly equivalent to the JCS policy 3 for housing developments of less than 500 dwellings. This level of water efficiency can be easily achieved at very little extra cost through water efficient fixtures and fittings.
- 3.17 Non-housing development is unaffected by these changes and must continue to show how it will maximise water efficiency. An advice note provides information to enable this standard to be implemented through JCS policy 3.
- 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 remained the same from last year and has therefore has achieved its target.
- 3.19 Within the City of Norwich, the composting and recycling rates have both decreased. 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	16/17	17/18	RAG status	
Net housing completions	NPA – 1,825 per annum	LPA	NPA	915	882	992	1140	1164	1810	1685		
	Greater Norwich area – 2,046 pa		Greater Norwich area	1,182	1,214	1,241	1,681	1,728	2251	2034		
	Broadland NPA – 617 pa		Broadland - NPA	157	56	217	217	340	410	449		
	Broadland RPA – 89 pa		Broadland - RPA	70	111	139	188	258	234	230		
	Norwich – 477 pa		Norwich	280	377	210	249	365	445	237		
	South Norfolk NPA – 731pa		South Norfolk - NPA	478	419	565	674	459	955	999		
	South Norfolk RPA – 132 pa		South Norfolk - RPA	197	251	110	353	306	207	119		
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	456	531		
				33%	34%	20%	14%					
			Broadland	44	67	74	98	107	237	177		
				19%	41%	23%	24%					
			Norwich	171	145	32	50	25	44	56		
	61%	38%	15%	20%								
	179	195	139	95	90	175	298					
	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 in Para 3.31								
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 to2026)	LPA	Greater Norwich area	7	7	8	3	4	4	0		
			Broadland	2	1	2	1	1	4	0		
			Norwich	3	0	0	0	0	0	0		
			South Norfolk	2	6	6	2	3	0	0		
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	No decrease	Norfolk County Council	Greater Norwich area	96.9%	96.2%	96.6%	94.6%	92.5%	58.7%	67.3%		

3.20 **Net housing completions**

Housing delivery in 2017/18 has slightly dipped from the previous year, it is nevertheless the second highest level of housing completion across the Greater Norwich Area since 2007/8. The level of delivery in 2017/18 is only slightly below the JCS annual housing target of 2046. Housing delivery in Norwich Policy Area (NPA) part of South Norfolk has been particularly high for second year in succession. Housing delivery rates in the NPA part of Broadland have continued to rise. The rates of delivery in rural areas of Broadland and South Norfolk remain significantly above target levels. The rural areas of Broadland and South Norfolk are on course to exceed their JCS target during 2018/19, 7 years ahead of the end of the JCS plan period. Rates of delivery in rural areas overall remain significantly above target levels.

- 3.21 Despite these recent successes and the strength of delivery in the rural areas, housing delivery overall has fallen 4988 homes below the JCS target since the start of the plan period in 2008/9. This under delivery has been the result of housing shortfalls in the NPA, which total 6,633 homes since 2008/9. These shortfalls have been particularly acute in the Broadland part of the NPA. The net effect of these shortfalls is that the annual rate of delivery needed to meet the JCS NPA target by 2026 has grown from 1,825 homes per year in 2008 to 2,654 homes per year in 2018. At the greater Norwich level, the impact of this increase is mitigated to some extent by the over-supply that is occurring in the rural areas. Nonetheless, it remains a significant challenge to achieve and sustain a level of delivery that would enable the JCS housing target to be met by 2026.
- 3.22 The housing delivery shortfall in the NPA is the result of a number of factors including: the JCS NPA target was significantly above the targets adopted in previous Local Plans; delays to the allocation of sites for development as a consequence of the JCS legal challenge; and, the prolonged downturn in the property market since 2008. The impact of these factors was intensified due to the JCS's dependence on large, strategic scale, growth, in particular the Broadland Growth Triangle and the challenge presented by the redevelopment of complex brownfield sites in the urban area.
- 3.23 Despite these challenges, the Greater Norwich Councils' have now delivered a commitment (the sum of planning permissions and site allocations) of 35,015. This is significantly higher than the commitment of only 14,090 that existed at the start of the JCS period in 2008. This substantial housing commitment sets the foundation for long term sustained and sustainable growth across Greater Norwich. It remains critical that the development of planned sites is achieved if the Councils' are to deliver high quality growth that is consistent with the Greater Norwich City Deal and helps ensure that the area fulfils its economic potential.
- 3.24 The Greater Norwich area Housing Land Supply Assessment 2019 sets out the 5 Year Housing Land Supply (5YR HLS) position for Greater Norwich. With the JCS becoming 5 years old on 10th January 2019, the 5YR HLS calculation is now calculated using the outcomes of the Housing Delivery Test (HDT) and standard methodology for the calculation of Local Housing Need (LHN) as opposed to the Housing Requirement of the JCS. As the 5YR HLS at Appendix A demonstrates, the authorities are now able to demonstrate a housing land supply that is in excess of 5 years using this methodology.

3.25 Affordable housing completions

Although affordable housing completions remains below the current target of 561 completions per year, delivery this year, where 95% of the target has been achieved, has been a significant improvement from 2015/16 where just 40% of the target completions was achieved. This marks the highest level of delivery of last 7 years. The under delivery partly reflects the fact that overall completions are below target but also that the government has changed the planning system to mean that affordable housing cannot be required in certain circumstances due to the vacant building credit and the prior approval of office conversions (measures which have a particular impact in the City). 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. Several developers have demonstrated this to be the case on a number of schemes, therefore reducing overall delivery of affordable housing. However, many 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.

3.26 Provision of Gypsy and Traveler pitches

Additional sites for Gypsy and Traveler pitches will be delivered through the grant of further planning permissions or through the GNLPS in emerging local plans, as appropriate. Norwich City Council has secured central government funding for 13 additional pitches in the city and has recently entered a joint venture with Broadland Housing to deliver the project on a site at Swanton Road.

3.27 Looking to the future, a Caravan and Houseboats Accommodation Needs Assessment was completed in 2017 for the period to 2036 (commissioned jointly by the Greater Norwich authorities with the Broads Authority; Great Yarmouth Borough Council; and North Norfolk District Council). The Caravans and Houseboats Accommodation Needs Assessment categorised the need for residential caravans, Travelling Showpeople and residential boat dwellers.

3.28 The need for residential caravans was studied specifically for those of Gypsy and Traveler heritage. A distinction was also drawn between Gypsy and Traveler households who have not cased to travel permanently (option 1) and those who only travel for work purposes (Option 2). In summary the need for Greater Norwich identified was:

3.29 The Needs Assessment was completed in October 2017 and assesses the needs for the period 2017-2036. The study concluded the most appropriate geography for assessing need for the three Greater Norwich authorities was across the whole of the three districts together (as a single figure).

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

Residential caravan dwellers	91	5	5	5	106
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There is no requirement for local authorities to demonstrate a five-year supply of sites for Travelling Show people, residential boat dwellers or residential caravan dwellers. There is, however, a requirement to demonstrate a five-year supply of pitches for Gypsies and Travelers (paragraph 10a of *PPfTS*). The expectation is for then ongoing requirement for Gypsy and Traveler pitches to be met through a combination of “windfall” sites and allocated pitches in the GNLP.

3.30 **Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)²**

This indicator has shown a significant reduction in accessibility during the 2016/17 monitoring year. The dramatic fall in percentage term is mainly the result by the change in the way data is provided to the modelling software that produces the calculation. The bus service provision in the County has remained relatively unaffected since the last review.

3.31 **(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	12/13	13/14	14/15	15/16	16/17	17/18
Greater Norwich area	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	No data	No data
Broadland ³	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 –	1 bed – 26 2 bed – 133 3 bed – 221 4+ bed – 241	1 bed – 57 2 bed – 146 3 bed – 217 4+ bed – 233	1 bed – 27 2 bed – 205 3 bed – 234 4+ bed – 228
Norwich ⁴	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	No data collected	No data collected
South Norfolk	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 bed – 94 2 bed – 251 3 bed – 435 4+ bed – 375 Unknown – 7	1 bed – 121 2 bed – 230 3 bed – 396 4+ bed – 335 Unknown – 36

² Results from September: 2015/16 figures from September 2016

³ Gross completions

⁴ 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	13/14	14/15	15/16	16/17	17/18	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 3.32						
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	-2024m ²	-29122m ²	-7774m ²	-24370m ²	-40205m ²		
			NRP	2504m ²	1797m ²	1512m ²	0m ²			
			BBP	No data	0	No data	No data	No data		
			Elsewhere	S.Norfolk 3866m ²	S.Norfolk - 78m ²	S.Norfolk 1288m ²	S.Norfolk 443m ²	S.Norfolk 7465.70m ²		
Annual count of employee jobs by BRES across plan area	2222 per annum increase	ABI/BRES(nomis)	Greater Norwich area	175,500	177,100	183,000	187,000	192,000		
			Broadland	44,100	43,700	45,000	46,000	48,000		
			Norwich	84,700	85,300	88,000	90,000	92,000		
			South Norfolk	46,700	48,100	50,000	51,000	52,000		
Employment rate of economically active population	Increase	Annual Population Survey (nomis)	Greater Norwich area	74.10%	72.90%	79.20%	80.50%	75.40%		
			Broadland	75.60%	78.10%	80.90%	80.50%	84.30%		
			Norwich	70.10%	69.10%	77.10%	78.30%	68.50%		
			South Norfolk	77.60%	72.40%	80.30%	83.20%	75.60%		
Percentage of workforce employed in higher occupations	Annual increase of 1%	Nomis	Greater Norwich area	47%	41%	41%	43%	50%		
			Broadland	46%	36%	43%	50%	41%		
			Norwich	49%	44%	37%	37%	51%		
			South Norfolk	46%	46%	44%	45%	60%		
National retail ranking	Maintain top 20 ranking	Venuescore	Norwich	14 th	13 th	13 th	13 th	13 th		
Net change in retail floorspace in city centre	No decrease in retail floor space	LPA	Norwich	+544sqm	-859sqm	+225 sqm	No data	-217 sqm		
Percentage of permitted town centre uses in defined centres and strategic growth locations	100%	LPA	Broadland	A1 = 94%	A1 = 0%	A1 = 18%	A1 = 23%	A1 = 42%		
				A2 = 0%	A2 = 0%	A2 = 0%	A2 = 100%	A2 = 100%		
			Norwich	B1a = 76%	B1a = 15%	B1a = 19%	B1a = 28%	B1a = 20%		
				D2 = 0%	D2 = 13%	D2 = 0%	D2 = 15%	D2 = 33%		
South Norfolk	No data	No data	A1 = 28%	A1=38.9%	A1=6%					
			A2 = 100%	A2 =43.1%	A2=100%					
			B1a = 100%	B1a = 0%	B1a = 0%					
			D2 = 73%	D2 = 0%	D2 = 3%					
			A2 = 100%	A1= 21.7%	A1= 70%					
			A2=0%	A2=50%	A2 = 0%					
			B1a = 63%	B1a = 41%	B1a =75%					
			D2 = 40%	D2 = 0%	D2=71%					

3.32 Permitted amount of floor space and land by employment type⁵

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

		13/14	14/15	15/16	16/17	17/18	RAG status
B1	Greater Norwich area (floorspace in sqm)	46,639	-30,694	26,617	34,284	41,259	
B2		33,243	724	2035	2453	3722	
B8		35,021	819	13,194	20,781	10,338	
B1	Greater Norwich area (hectares)	18.7	-12.2	10.6	13.7	16.5	
B2		8.2	0.2	0.5	0.6	0.9	
B8		23.5	0.5	8.8	13.9	6.9	
B2/B8		-	0.7	9.3	14.5	8.8	
B1	Broadland (sqm)	3,576	2,861	28,923	53,451	80,109	
B2		2,989	2389	1,364	6,197	8,566	
B8		1,704	552	105	376	17,531	
B1	Norwich (sqm) ⁶	B1a -2024 B1b 16,926 B1c 19,129	B1a - 31063 B1b -785 B1c -3940	B1a -8881 (net loss) B1b -None B1c -8562 (net loss)	B1a- 24449(net loss) B1b-None B1c - 1119 (net loss)	B1a -40205 (net loss) B1b 113.8 (net gain) B1c -217.7 (net loss)	
B2		23,648	-3051	B2 +1498 (net gain)	-5003 (net loss)	-8068 (net loss)	
B8		21,780	-214	B8 -1968 (net loss)	3254(net gain)	-7633 (net loss)	
B1	South Norfolk (sqm)	21,704	2233	15,157	7401	1459	
B2		6,606	1386	-827	1259	3224	
B8		11,537	481	15,057	17,151	440	

⁵ Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

⁶ Data updated from 2015 information from Norwich City Council and different from previous years

3.33 Office space developed

There was a net loss of 40,205 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. Most of the spaces lost are being developed into residential properties and schools. There remains no planning control over the loss of office space when converted to these uses.

- 3.34 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.
- 3.35 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 2018, derived from planning permissions and completions records. In 2017/18, the city has experienced an increase net loss of office space, in comparison to 2016/17. From 2008 to 2018, the overall net reduction in the office floor space equates to around 25.8%. There is no indication that there will be any slowdown in this trend so long as residential development values in the city centre remain higher than office values and the absence of any additional planning obligation requirements on developers.

2008/09	13,205sqm net gain
2009/10	657sqm net gain
2010/11	2,404sqm net gain
2011/12	-115sqm net loss
2012/13	-3187sqm net loss
2013/14	-2024sqm net loss
2014/15	-31063 sqm net loss
2015/16	-8881 sqm net loss
2016/17	-24449 sqm net loss
2017/18	-40205 sqm
Total actual/potential office floorspace change Norwich city; April 2008-March 2018:	-93,656 sq. m net loss (-25.8%)

3.36 **Annual count of employee jobs⁷**

5000 new jobs were created according to this dataset in the last year. This means the annual target for this monitoring year has been achieved. The biggest sectors that have contributed to the job growth in Greater Norwich area are Health, Professional, Scientific & Technical, Transport and Storage and Wholesale. In Professional, Scientific and Technical sectors, there has been 18% percent increase in job numbers from the previous year, most of the increase is concentrated in the city of Norwich. In absolute terms, the Health sector has had the greatest number of job increase.

3.37 **Employment rate of economically active population**

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

3.38 **Percentage of workforce employed in higher occupations**

In contrast to the decline between 2013 and 2016, the percentage of workforce employed in higher occupations across the Greater Norwich area has increased significantly in this monitoring year.

3.39 **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.

3.40 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.

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

It has not been possible to report on this indicator in the absence of the annual shop survey. However, in terms of permissions granted for non-retail floor space, the expectation is that there will have been some further net loss of retail floor space to other uses.

3.42 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, the emerging new proposals for Anglia Square, and the approved extension of Primark.

3.43 **Previous Years**

The trend evident since April 2008 is for a continued slow reduction in retail floor space at the expense of other uses. Recent changes in policy have allowed more flexibility of uses in the city centre to encourage the development of uses such as cafes and restaurants. These complementary uses support retail strength and the early evening economy. In addition, ongoing planning deregulation at a national level has extended the scope of permitted development rights.

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

These have introduced more flexibility in the use of retail and commercial floor space; in many cases allowing former shops to change their use without the need for planning permission.

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

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

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

Objective 4: to promote regeneration and reduce deprivation

Indicator	Target	SOURCE	Location	10/11	14/15	15/16	16/17	17/18	RAG
Number of Lower Super Output Areas in national most deprived 20%	Reduction by 50% in plan period (28 out of 242 in 2007)	IMD (DCLG)	Greater Norwich area Broadland Norwich South Norfolk	23 0 23 0	17 0 17 0	No data	No data	No data	
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					

3.46 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 data since the base data of the plan has shown a relative⁹ improvement from previous results, though no recent data is available. Across the districts, all the deprived LSOAs in this regard are in Norwich.

3.47 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.

3.48 **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 three Greater Norwich districts have produced and published a joint brown field 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	13/14	14/15	15/16	16/17	17/18	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	56.54%	57.14%	65.00%	Data not yet released	Data not yet released	Green
			Broadland	61.08%	59.41%	68.80%			
			Norwich	43.79%	45.52%	54.30%			
			South Norfolk	62.48%	64.47%	69.30%			
16 to 18 year olds who are not in education, employment or training	Year-on-year reduction from 2006 value of 6%	Norfolk County Council	Central	No data	No data	No data	No data	Data not yet released	Grey
			Greater Norwich area	5.30%	5.10%	5.30%	3.40%		Green
			Broadland	3.30%	3.60%	3.50%	2.30%		Green
			Norwich	9.20%	9.50%	8.20%	6.10%		Green
			South Norfolk	3.90%	2.80%	2.80%	2.80%		Yellow
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Annual Population Survey	Greater Norwich area	34.80%	33.80%	34.20%	36.80%	37.10%	Green
			Broadland	32.50%	29.30%	31.40%	28.60%	30.50%	Green
			Norwich	39.00%	35.90%	39.30%	38.80%	36.80%	Red
			South Norfolk	31.80%	35.70%	30.80%	42.00%	43.70%	Green

3.49 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 2014/15. The performance level has increased steadily between 2013 to 2016, however data has not yet been released for 2016 to 2018.

3.50 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 decreased significantly from 2015/16. The level has decreased steadily from 2013/14, however, data has not been released for 2017 to 2018.

3.51 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, though there was a slight decline in Norwich.

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

Indicator	Target	Source	Location	2010 -	14/15	2015-2018	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		

3.52 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 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%	

3.53 Percentage of residents who travel to work

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

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

Indicator	Target	SOURCE	Location	13/14	14/15	15/16	16/17	17/18	RAG
Percentage of Conservation Areas with appraisals adopted in the last 10 years	Year-on-year increase	LPA	Broadland	76%	76%	76%	76%	70%	
			Norwich	76%	76%	76%	76%	76%	
			South Norfolk	12%	12%	12%	19%	42%	

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

The percentage of conservation areas with appraisals has increased in South Norfolk but decreased slightly for Broadland.

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	13/14	14/15	15/16	16/17	17/18	RAG status
Net change in local sites in "Positive Conservation Management"	Year-on-year improvements	Norfolk Wildlife Trust	Greater Norwich	67%	73%	No data	73%	73%	Yellow
			Broadland	69%	75%		75%	77%	Green
			Norwich	88%	93%		90%	90%	Yellow
			South Norfolk	64%	70%		71%	69%	Red
% of river assessed as good or better: a. Overall Status; b. Ecological Status; c. Biological Status; d. General Physio Chem Status; e. Chemical class	To increase the proportion of Broadland rivers classified as 'good or better'.	Environment Agency	Broadland Rivers	No data	No data	4%	4%	4%	Yellow
						4%	4%	4%	Yellow
						17%	17%	17%	Yellow
						23%	23%	23%	Yellow
						100%	100%	100%	Yellow
Concentration of selected air pollutants a)NO2 b)PM10 (particulate matter) ¹⁰	Decrease	LPA	Broadland	a)No data	a)No data	2015 a)below 40ug	2016 a)below 40ug	2017 a)below 40ug	Yellow
				b)No data	b)No data	b)below 40ug	b)below 40ug	b)below 40ug	Yellow
			Norwich	a)15	a) 14 (LF); 66 (CM)	a) 12(LF); 55 (CM)	a) 14 (LF); 56 (CM)	a) 13 (LF); 51 (CM)	Green
				b)15	b) 16 (LF); 21 (CM)	b)15(LF); 21(CM)	b) 16 (LF); 20 (CM)	b) 16 (LF); 23	Red
			South Norfolk	a)11	a)29	a)18.6µg	a)26µg	a)25 ug	Green
				b)17	b)No data	b)No data	b)No data	b)N/A	Grey
Percentage of SSSIs in favourable condition or unfavourable recovering condition ¹¹	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	Broadland	94%	94%	94%	94%	94%	Red
			Norwich	75%	100%	100%	100%	100%	Green
			South Norfolk	78%	93%	93%	93%	93%	Red
Number of listed buildings lost/demolished	None	LPA	Greater Norwich area	1	0	0	0	0	Green
			Broadland	0	0	0	0	0	Green
			Norwich	1	0	0	0	0	Green
			South Norfolk	0	0	0	0	0	Green
Percentage of new and converted dwellings on Previously Developed Land	25%	LPA	Broadland	46%	54%	44%	46%	33%	Green
			Norwich	96%	88%	69%	93%	81%	Green
			South Norfolk	15%	28%	27%	9%	7%	Red

¹⁰ 2014/15 figures corrected

¹¹ 2014/15 figures corrected

- 3.55 **Net change in local sites in “Positive Conservation Management”**
The level remains broadly the same for the Greater Norwich area, when compared to the previous year.
- 3.56 **% of river assessed as good or better**
The percentage of Broadland rivers assessed as good or better has remained the same from the previous monitoring year.
- 3.57 **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 the concentration of nitrogen dioxide has been high. Buses and taxis are the main causes of these emissions. The City Council is working on measures including traffic management and enforcement of Castle Meadow’s Low Emission Zone to address this issue. It is also important to view this in the context of there having recently been significant improvement in air quality in St Stephens and Castle Meadow.
- 3.58 **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 targets across the area.
- 3.59 **Number of listed buildings lost/demolished**
The target was achieved as no listed building were lost or demolished this year.
- 3.60 **Percentage of new and converted dwellings on Previously Developed Land**
The Target was achieved in Norwich and Broadland.

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

Indicator	Target	Source	Location	13/14	14/15	15/16	16/17	17/18	RAG Status
Reduction in overall crime	12/13 (pro rata)	Norfolk Police	Greater Norwich	18,769	20,363	22,403	24,431	26,981	Red
	BDC		Broadland	3,106	3,619	3,985	4,089	4,584	
	Norwich		Norwich	11,881	12,562	13,919	15,513	17,176	
	South Norfolk		South Norfolk	3,782	4,182	4,499	4,829	5,221	
Number of people killed or seriously injured in road traffic accidents	Year-on-year reduction in those KSI	Norfolk County Council	Greater Norwich area	193	196	173	194	177	Green Yellow
			Broadland	70	68	45	61	48	
			Norwich	61	65	58	63	57	
			South Norfolk	62	63	70	70	70	

3.61 Reduction in overall crime

There has been an increase in total crime between 2016/17 and 2017/18. 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.

3.62 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	13/14	14/15	15/16	16/17	17/18	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 Broadland Norwich South Norfolk	5.50% 4.50% 7.40% 4.30%	5.50% 4.40% 7.50% 4.10%	5.70% 4.60% 7.80% 4.20%	Data discontinued	Data discontinued	
Life expectancy at birth of a) males and b) females	Increase at each survey	ONS	Broadland Norwich South Norfolk	a)80.6 b)84.5 a)79.7 b)83.2 a)81.5 b)84.5	a)80.8 b)84.3 a)79.6 b)82.9 a)81.7 b)84.3	a)80.7 b)84.4 a)78.9 b)82.9 a)81.4 b)84.4	No data	No data	
Percentage of physically active adults	Increase percentage annually	Public Health England	Broadland Norwich South Norfolk	57.30% 59.40% 57.00%	59.60% 61.10% 58.70%	62.10% 59.50% 63.40%	No data	No data	
Percentage of obese adults	Decrease percentage	Public Health England	Broadland Norwich South Norfolk	25.60% 19.60% 23%		No data	19.90% 18.20% 22.70%	No data	
Percentage of obese children (yr 6)	Decrease percentage	Public Health England	Broadland Norwich South Norfolk	13.40% 16.40% 15.30%	14.80% 18.60% 16.30%	13.40% 18.60% 15.80%	13.90% 19.20% 14.60%	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					
Accessibility of leisure and recreation facilities based on Sport England Active Places Power website	Trajectory to reduce by half the percentage of wards with less than the EoE average personal share of access to sports halls (2009 base = 67%), swimming pools (65%) and indoor bowls (12%)	LPA/Sport England		See table in Para 3.69					

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

The data for this indicator has been discontinued.

3.64 Life expectancy at birth

This is a new indicator was introduced in the 2015/16 monitoring year. The most recent prior data available is 2014/15. Life expectancy remained broadly the same as the previous year.

3.65 Percentage of physically active adults

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

3.66 Percentage of obese/overweight adults

This indicator was introduced in the 2015/16 monitoring year. Data is available between 2013 and 2015 and for 2016/17. The most recent data suggests the proportion of obese/overweight adults is decreasing as per the target.

3.67 Percentage of obese children

This indicator was introduced in the 2015/16 monitoring year. The most recent available data is 2015/16. The most recent data suggests there is slight rise in the proportion of obese children in Broadland and Norwich and a decline in South Norfolk.

3.68 Health Impact Assessment

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

3.69 Accessibility of leisure and recreation facilities

Data is not available for this monitoring year.

		13/14	14/15	15/16	16/17	17/18	RAG status
Greater Norwich area	Sports Halls Swimming Pool Indoor Bowls	No data	No data	No data	No data	No data	
Broadland	Sports Halls Swimming Pool Indoor Bowls	88% 89% 21%	No data	No data	No data	No data	
Norwich	Sports Halls Swimming Pool Indoor Bowls	No data	No data	No data	No data	No data	
South Norfolk	Sports Halls Swimming Pool Indoor Bowls	No data	No data	No data	No data	No data	

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

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

3.70 Statement of Community Involvement/ Engagement

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

Appendix A – Greater Norwich area Housing Land Supply Assessment 1st April 2018

Greater Norwich Area Housing Land Supply Assessment at 1st April 2018

Summary

This note sets out the housing land supply position for the Greater Norwich area for the period 1 April 2018 to 31 March 2024. The Revised National Planning Policy Framework (NPPF) requires local planning authorities to:

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

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

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

Policy 4 of the JCS sets out a three-district requirement, within which a policy decision was made to focus new allocations within a Norwich Policy Area. However, the HDT is measured jointly across all of Broadland, Norwich and South Norfolk and LHN figures are only provided on a district basis, which can be aggregated up in accordance with Planning Practice Guidance. Therefore it is not possible to produce housing land supply information as measured against LHN for the Norwich Policy area. As the 2017 SHMA indicated that the majority of the three districts are within the same housing market area, it is considered appropriate to measure land supply across this area. This approach effectively replaces that of separately measuring housing land supply across the Norwich Policy Area (NPA) and Rural Policy Areas (RPA) of Broadland and South Norfolk, although these areas are still considered in the AMR in relation to monitoring objective 2.

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

- 131% (6.54 years / 3,318 home surplus)

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

- Broadland: 147% (7.33 years / 1,302 home surplus)
- Norwich: 136% (6.82 years / 1,156 home surplus)

- **South Norfolk: 118% (5.90 years / 864 home surplus)**

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

Introduction

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

"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old" (NPPF, para 73)
2. NPPF para 75 requires local authorities to *"monitor progress in building out sites which have permission"*, with Government measuring housing delivery against the Housing Delivery Test (HDT).
3. In situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites; or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years, applications that involve the provision of housing must be determined in accordance with the presumption in favour of sustainable development.
4. For purposes of determining planning applications, NPPF para 11 sets out the presumption in favour of sustainable development as:
 - *"approving development proposals that accord with an up-to-date development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"*.
5. The following sections of this report set out the issues that relate to housing land supply across Greater Norwich.
6. Irrespective of the housing land supply situation, the Greater Norwich Authorities will continue to:
 - i. take a positive approach to development proposals that complement, rather than detract from, the existing development strategy.

- ii. work closely with partners in the development sectors and the LEP, and through initiatives such as the Local Infrastructure Fund and Housing Infrastructure Fund, to stimulate delivery on committed development sites. █

The Starting Point for Calculating the 5 year land supply

7. As set out in the Planning Practice Guidance:

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

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

In other circumstances, the starting point for calculating the 5 year land supply will be local housing need using the standard method"¹².

This echoes paragraph 73 of the NPPF.

8. The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. The JCS became five years old on 10 January 2019. Although the Greater Norwich authorities have commenced work to replace the JCS, the current plan has not been reviewed in line with the PPG to demonstrate that the housing requirement does not require updating. Indeed, publication of a 2017 SHMA¹³ had already indicated the need to update the housing requirement. Therefore the NPPF requires the starting point for the calculation of housing land supply in Greater Norwich to be local housing need (LHN) as calculated using the standard methodology.
9. As the base date of the 5 Year Housing Land Supply (5YR HLS) Statement is 1 April 2018, the calculation of annual average household growth has been based on the period 2018 to 2028. The affordability ratios used for the purposes of calculating LHN adjustment factor were the 2018 ratios published on 28th March 2019. A summary of this calculation is set out in table 1 below:

Table 1 Summary of LHN Calculation

	10 Year Average Household 2018-2028	2018 Median Affordability Ratio	Adjustment Factor	Annual LHN 2018 Based
BDC	400.2	9.23	1.33	531
NRW	509.8	7.03	1.19	606

¹² Paragraph 030 Reference ID:3-030-20180913

¹³ Central Norfolk Strategic Housing Market Assessment, Opinion research Services, June 2017

SNC	704.0	8.78	1.30	914
Total Local Housing Need for Greater Norwich				2,052

Past Under Delivery of New Homes

10. The Planning Practice Guidance explains that the affordability adjustment is applied to the calculation of Local Housing Need to “to take account of past under-delivery”. As such “the standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately”¹⁴.
11. It is therefore not necessary to add in any uplift to take account of historic under-delivery against the JCS housing requirement when calculating LHN.
12. This approach is consistent with the principles established in Zurich Assurance Ltd v Winchester City Council [2014] EWHC 758 (admin) and the specific reasoning set out in Land on East Side of Green Road, Woolpit (APP/W3520/W/18/3194926)¹⁵.

Sources of Supply

Sites of 10 or more

13. Under the Revised NPPF glossary definition of “Deliverable”¹⁶, all development sites with detailed planning permission “should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”. Where a major development only has outline permission or has only been allocated in a local plan there should be “clear evidence that housing completions will begin on site within five years”.
14. Each of the three Greater Norwich Authorities has taken a similar approach to collecting delivery information for major development sites. Developers of major sites with full or reserve matters planning permission have been approached in order to establish their programme of delivery. These programmes have been reflected in the delivery forecast unless clear evidence has been identified that the site will not be delivered.
15. For sites with only outline permission or subject to allocation, the authorities have reviewed sites and approached developers to understand their delivery programme. Where there is clear evidence that housing completions will begin on site within five years, the relevant delivery forecasts have been included in the housing land supply assessment. Further justification that supports the forecasts is set out in Appendix C1. Wherever possible Statements of Common Ground confirming the developer’s intentions have been included.

Sites of 9 or fewer

¹⁴ Paragraph: 011 Reference ID: 2a-11-20190220

¹⁵ Paragraph 64, page 12.

¹⁶ National Planning Policy Framework, February 2019, Page 66

16. Under the Revised NPPF glossary definition of “*Deliverable*”⁵ all sites which do not involve major development “*should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*”.
17. The Greater Norwich authorities have assumed that all sites of 9 or fewer will be delivered over the 5-year period at an average annualised rate. However, this is subject to a lapse/non-implementation rate discount of 27%, in accordance with the finding set out in appendix D2.

Student Accommodation

18. The Planning Practice Guidance states that:

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

and that

“To establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of students living in student only households, using the published census data”¹⁷.

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

Older Peoples Housing and Residential Institutions

19. The Planning Practice Guidance states that:

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

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

Windfall

21. The National Planning Practice Guidance states that

¹⁷ Paragraph: 042 Reference ID: 3-042-20180913

*"A windfall allowance may be justified in the 5-year supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework"*¹⁸.

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

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

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

Methodology for Calculating Housing Land Supply

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

25. The Planning Practice Guidance States that:

*"Areas which have or are involved in the production of joint plans have the option to monitor their 5 year land supply and have the Housing Delivery Test applied over the whole of the joint planning area or on a single authority basis. The approach to using individual or combined housing requirement figures will be established through the plan-making process and will need to be set out in the strategic policies."*¹⁹

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

¹⁸ Paragraph: 24 Reference ID: 3-24-20140306

¹⁹ Planning Practice Guidance, Paragraph 046 Reference ID: 3-046-20180913

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

Calculating Local Housing Need where plans cover more than one area

28. The Planning Practice Guidance States that:

“Local housing need assessments may cover more than one area, in particular where strategic policies are being produced jointly ... In such cases the housing need for the defined area should at least be the sum of the local housing need for each local planning authority within the area.”²⁰

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

Housing Land Supply Buffer

30. The revised NPPF states that:

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

- *5% to ensure choice and competition in the market for land; or*
- *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year;*

or

- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”²¹.*

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

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

²⁰ Planning Practice Guidance, Paragraph: 013 Reference ID:2a-013-20190220

²¹ Revised National Planning Policy Framework, February 2019, Paragraph 73

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

Housing Land Supply in Greater Norwich

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

Table 1 Greater Norwich 5YR HLS, 1 April 2018

Greater Norwich 5 Year Housing Land Supply Assessment		April 2018
LHN Annual Requirement		2,052
Requirement 1 April 2018 to 31 March 2023		10,260
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$10,260 \times 0.05$	513
Total 5 year requirement 2018/19 to 2022/23	$10,260 + 513$	10,773
Revised Annual Requirement	$10,773 / 5 \text{ Years}$	2,155
Supply of Housing		14,091
Shortfall/Surplus of Supply	$14,091 - 10,773$	3,318
Supply in Years	$14,091 / 2,155$	6.54

Monitoring the Joint Core Strategy (JCS) Housing Requirement

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

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

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

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

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

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

Conclusion

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

18th June 2019

Appendix A1 – Broadland Area 5 Year Land Supply Assessment

Broadland 5 Year Housing Land Supply Assessment		April 2018
LHN Annual Requirement		531
Requirement 1 April 2018 to 31 March 2023		2,655
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	2,655 x 0.05	133
Total 5 year requirement 2018/19 to 2022/23	2,655 + 133	2,788
Revised Annual Requirement	2,788 / 5 Years	558
Supply of Housing		4,090
Shortfall/Surplus of Supply	4,090 – 2,788	1,302
Supply in Years	4,090 / 558	7.33

Appendix A2 – Norwich Area 5 Year Land Supply Assessment

Norwich 5 Year Housing Land Supply Assessment		April 2018
LHN Annual Requirement		606
Requirement 1 April 2018 to 31 March 2023		3,030
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	3,030 x 0.05	152
Total 5 year requirement 2018/19 to 2022/23	3,030 + 152	3,182
Revised Annual Requirement	3,182 / 5 Years	636
Supply of Housing		4,338
Shortfall/Surplus of Supply	4,338 – 3,182	1,156
Supply in Years	4,338 / 636	6.82

Appendix A3 – South Norfolk Area 5 Year Land Supply Assessment

South Norfolk 5 Year Housing Land Supply Assessment		April 2018
LHN Annual Requirement		914
Requirement 1 April 2018 to 31 March 2023		4,570
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	4,570 x 0.05	229
Total 5 year requirement 2018/19 to 2022/23	4570 + 229	4,799
Revised Annual Requirement	4,799 / 5 Years	960
Supply of Housing		5,663
Shortfall/Surplus of Supply	5,663 – 4,799	864
Supply in Years	5,663 / 960	5.90

Freethorpe	Land north of Palmers Lane	FRE1	Allocation	10	-	-	4	5	-	-	-	-	-
Great and Little Plumstead	Land at Former Little Plumstead Hospital, Hospital Road, Great Little Plumstead, Norwich, NR13 5EW	20130906	OPA	21	-	-	-	-	-	-	-	-	-
Great and Little Plumstead	Little Plumstead Hospital West, Hospital Road, Little Plumstead, Norwich, NR13 5EW	20160808	RMA	80	57	23	-	-	-	-	-	-	-
Great and Little Plumstead	Land to the North East Side of, Church Road, Great Plumstead, Norwich	20161151	RMA	11	-	11	-	-	-	-	-	-	-
Haveringland	Charmbeck Park, Haveringland, Norwich, NR10 4PN	20160529	FPA	7	7	-	-	-	-	-	-	-	-
Hellesdon	Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH	20151770	FPA	95	-	60	35	-	-	-	-	-	-
			OPA	905	-	-	35	70	70	70	70	70	70
Hellesdon	C T D, Tile House, Eversley Road, Hellesdon, Norwich, NR6 6TA	20152077	RMA	25	25	-	-	-	-	-	-	-	-
Hellesdon	Land at Hospital Grounds, southwest of Drayton Road	HEL1	Allocation	300	-	-	-	-	-	-	-	-	-
Horsford	Land to the East of Holt Road, Horsford, Norwich	20161770	FPA	259	34	73	62	54	36	-	-	-	-
Horsford	Land West of Holt Road, Horsford, Norwich	20170409	OPA	84	-	25	35	24	-	-	-	-	-
Horsham St. Faith and Newton St. Faith	Land east of Manor Road	HNF1	Allocation	69	-	-	30	39	-	-	-	-	-
Lingwood and Burlingham	Lingwood Primary School, Chapel Road, Lingwood, Norwich, NR13 4NX	20140979	OPA	22	-	-	-	-	-	-	-	-	-
Morton on the Hill	Offices, Atlas Works, Norwich Road, Lenwade, Norwich, NR9 5SL	20160525	FPA	22	-	-	-	-	-	-	-	-	-
Old Catton	11 Dixons Fold, Old Catton, Norwich, NR6 7QD	20160257	RMA	4	4	-	-	-	-	-	-	-	-
Postwick with Witton	Oaks Lane, Postwick, Norwich, NR13 5HD	20171116	FPA	12	-	8	4	-	-	-	-	-	-
Reedham	Land at Station Road, Reedham, Norwich	20151061	FPA	24	8	16	-	-	-	-	-	-	-
Reepham	New Road, Reepham	871709	FPA	9	-	-	-	-	-	-	-	-	-
Reepham	Land off Broomhill Lane	REP1	Allocation	120	-	-	-	-	-	-	-	-	-
South Walsham	Land West of Burlingham Road, South Walsham, Norwich, NR13 6DN	20161643	OPA	21	-	-	-	21	-	-	-	-	-
Strumpshaw	Former Hamper People, 31, Norwich Road, Strumpshaw, Norwich, NR13 4AG	20150188	FPA	10	5	5	-	-	-	-	-	-	-
Strumpshaw	Land at Mill Road, Strumpshaw, Norwich	20171622	RMA	10	-	10	-	-	-	-	-	-	-
Swannington	1-4, Station Road, Swannington, Norwich, NR9 5SY	20151644	OPA	6	-	-	6	-	-	-	-	-	-
Thorpe St. Andrew	Oasis Sport and Leisure Centre, 4 Pound Lane, Thorpe St Andrew, Norwich, NR7 OUB	20151132	OPA	27	-	-	-	-	-	-	-	-	-
Thorpe St. Andrew	Land at Griffin Lane,, Thorpe St Andrew, Norwich	20160423	RMA	71	-	-	-	17	17	18	19	-	-
Thorpe St. Andrew	Pinebanks, 9 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 OEA	20160425	RMA	231	-	-	25	40	50	50	50	16	-
Thorpe St. Andrew	27 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 OEE	20170811	FPA	25	-	25	-	-	-	-	-	-	-
x. Growth Triangle	White House Farm, Land at Blue Boar Lane,, Sprowston	20080367	RMA	798	243	180	160	110	47	-	-	-	-
x. Growth Triangle	Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew, Norwich	20090886	OPA	600	-	-	12	45	45	45	45	45	363
x. Growth Triangle	Beeston Park	20121516	OPA	3520	-	-	-	109	102	122	158	35	207
x. Growth Triangle	Land East of, Buxton Road, Spixworth, Norwich	20141725	OPA	225	-	-	20	40	40	40	40	40	5
x. Growth Triangle	Land at St Faiths Road, Old Catton, Norwich	20141955	OPA	328	-	15	65	65	50	50	50	33	-

x. Growth Triangle	Phase 5, Blue Boar Lane, Sprowston, Norwich	20131787	RMA	16	16	-	-	-	-	-	-	-	-
x. Growth Triangle	Phase 4, Blue Boar Lane, Sprowston, Norwich	20142051	RMA	75	9	25	25	14	-	-	-	-	-
x. Growth Triangle	Land off Salhouse Road, Rackheath, Norwich, NR13 6PE	20150726	OPA	15	-	-	10	-	-	-	-	-	-
x. Growth Triangle	Land off Salhouse Road, Rackheath	20151591	RMA	79	48	31	-	-	-	-	-	-	-
x. Growth Triangle	Land South of Moorsticks, Buxton Road, Spixworth, Norwich	20152035	OPA	19	-	-	-	-	-	-	-	-	-
x. Growth Triangle	Land off Green Lane West, Rackheath, Norwich	20152081	OPA	50	-	-	-	-	-	-	-	-	-
x. Growth Triangle	Land South of Green Lane East	GT19	Allocation	157	-	-	21	42	42	42	10	-	-
x. Growth Triangle	Land South of Salhouse Road	GT7	Allocation	803	-	-	-	-	-	-	-	-	-
x. Growth Triangle	Land South of Salhouse Road	GT7	Allocation	366	-	-	-	-	-	-	-	-	-
x. Growth Triangle	Land South of Green Lane West	GT18	Allocation	322	-	-	-	-	25	25	25	25	222
x. Growth Triangle	Land East of Broadland Business Park	GT11	Allocation	272	-	-	-	20	40	40	40	40	92
x. Growth Triangle	Land East of Broadland Business Park	GT11	Allocation	11	-	-	-	2	3	2	3	1	-
x. Growth Triangle	Land East of Broadland Business Park	GT11	Allocation	315	-	-	-	-	-	-	-	-	-
			Allocation	235	-	-	-	-	-	-	-	-	-
x. Growth Triangle	Land North of Plumstead Road	GT8	Allocation	45	-	-	-	-	-	-	-	-	-
x. Growth Triangle	Norwich RFU	GT13	Allocation	250	-	-	-	-	-	20	40	40	150
x. Growth Triangle	North Rackheath	GT16	Allocation	3000	-	-	-	-	-	-	-	-	-
x. Growth Triangle	White House Farm (North East)	GT20	Allocation	516	-	-	-	70	112	184	150	-	-
x. Growth Triangle	Land East of Broadland Business Park (North)	GT21	Allocation	350	-	-	-	-	-	20	45	45	240
Sites of 9 or fewer				415	60	60	60	60	60	0	0	0	0
Discounted Windfall (Per Annum)				40	0	13	26	40	40	40	40	40	0
Total (Windfall included in yearly totals only)				16,532	692	743	770	1,002	883	845	846	465	1,839

APPENDIX B2 – NORWICH SITES FORECAST

Address	Reference	App Type	Net Homes 1.4.18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
All Saints Green, 30 (The Quad/Pablo Fanque House) 244 beds	16/00790/F	Full	98	98	0	0	0	0				
Anglia Square (extant permission not pursued, pre-app)	08/00974/F 18/00330/F	Full	198	0	0	0	0	0				
Argyle Street (allocation)	CC11		12	0	0	9	0	0				
Aylsham Road District Centre, 291-293 and land at Arminghall Close (allocation)	R21 16/00606/F	Full	100	0	0	0	0	0				
Aylsham Road, 165-187 (allocation)	R22		20	0	0	0	0	0				
Aylsham Road, 261-277 (allocation)	R12		50	0	0	0	0	0				
Aylsham Road, Former Pupil Referral Unit (allocation)	R23		11	0	0	0	0	0				
Barn Road Car Park (allocation)	C22 18/01315/F	Full	40	0	0	121	0	0				
Barrack Street – CC17a (permission); CC17b and part CC17a (application)	CC17a 15/01927/O	Outline	200	0	0	0	0	0				
Barrack Street / Whitefriars (application)	18/01286/F	Full	220	0	0	12	102	98	8			
Barrack Street, 126-128 (allocation)	R16		15	0	0	0	0	0	15			
Beckham Place, 5, 6a and 6b (permission)	18/00621/MA	Full	27	27	0	0	0	0				
Ber Street 147-153 (allocation)	CC2		20	0	0	0	0	0	20			
Ber Street, 10-14 (allocation)	CC3		10	0	0	10	9	0				
Ber Street, 60-70 (allocation)	CC1		20	0	0	0	0	0				
Bethel Street, 59, Labour Club site (permission, unimplemented residue of consented 22)	08/00671/F	Full	14	0	0	0	0	0				
Bethel Street, Aldwych House (prior approval/permission)	16/00253/F	Full	52	52	0	0	0	0				
Bethel Street, land to rear of City Hall (allocation)	CC24		20	0	0	0	0	0				
Bishop Bridge Road, 29-31 (Box and Barrel Site) (extant permission, legal start)	06/00166/F, 08/01316/D	Full	24	0	0	0	0	0				

Bishop Bridge Road, Egyptian Road and Ketts Hill, land at (allocation)	R15 15/00756/F (Refused)		30	0	0	0	0	0	30			
Bishop Bridge Road, land east of excl 29-31 Bishop Bridge Road (residue of allocation)	R14 15/00756/F (Refused) 18/00081/DEM Gas Holder)		26	0	0	0	0	30				
Bluebell Road, Bartram Mowers site (remainder of allocation)	R42 18/00265/F	Withdrawn	51	0	0	35	14	30				
Bluebell Road, Blackdale Building (UEA residences) (6a) 915 beds, 401 in phase 2	15/00121/F R40	Full	160	0	0	0	0	160				
Bowthorpe Road, Norwich Community Hospital Site (allocation)	R37 18/00372/O	Outline	80	0	0	0	0	0	40	40		
Bracondale, Deal Ground (allocation) excludes May Gurney/Carrow Yacht Club site (SNDC) (permission)	R9 12/00875/O	Outline	580	0	0	0	0	0				
Cattle Market Street, 23, St Peters House (prior approval/permission)	18/00830/PDD, 17/01482/F	PDD/Full	61	0	20	20	21	0				
City Road, 24, John Youngs Ltd (allocation)	R7		45	0	0	0	0	0	45			
Colegate, 51, The Guildyard (prior approval)	15/01713/PDD	PDD	37	0	0	0	0	0				
Cremorne Lane, Utilities Site parts within Norwich (allocation)	R10 15/00997/F (withdrawn)	-	100	0	0	0	0	0				
Dereham Road, Site of former Earl of Leicester PH, 238a (allocation)	R33 10/00335/ET	-	12	0	0	0	0	0	12			
Dibden Road, Van Dal Shoes and car park (allocation)	R17	-	25	0	0	0	0	0	25			
Drayton Road, 81-93 (allocation)	R25	-	30	0	0	0	0	0				
Drayton Road, adjoining Lime Kiln Mews (permission)	R24 15/00024/F & 18/00270/D (EXPIRED)	-	29	0	0	29	0	0				
Duke Street, 36-42 (permission)	16/00699/F	Full	37	0	37	0	0	0				
Duke Street, EEB site (prior approval, permission, part now expired)	CC21 14/01104/PDD 15/00916/F (EXPIRED)	-	30	0	0	0	0	0	30			
Duke Street, St Crispins House (614 beds)	17/01391/F	Full	246	0	0	0	0	246				
Garden Street, land at (allocation)	CC10	-	100	0	0	0	0	0				
Gas Hill, Gas Holder (allocation)	R13	-	15	0	0	0	0	15				
Goldsmith Street	R27 15/00272/F 17/00220/F		105	49	44	0	0	12				
Hall Road, Hewett Yard (allocation)	R4	-	20	0	0	0	0	0				

Havers Road Industrial Sites (allocation)	R35	-	100	0	0	0	0	0	30	30	40	
Heigham Street, 231-243 (allocation)	R28	-	25	0	0	0	0	0				
Hurricane Way (allocation)	R29 - (A&B)	-	30	0	0	0	0	0	30			
Ipswich Road, Norfolk Learning Difficulties Centre (allocation)	R2	-	30	0	0	0	0	10	20			
Kerrison Road, Carrow Quay; land north of (permission), Norwich City Football Club (part) Groundsmans Hut (allocation)	(CC16) 11/02104/O, 13/01270/RM, 17/01091/F	-	300	0	149	73	101	0				
Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott (allocation)	R11	-	400	0	0	0	0	0				
King Street, 125-129, 131-133 and Hoborough Lane (allocation)	CC7 07/00412/F 12/00215/ET (EXPIRED)	-	20	0	0	0	0	80				
King Street, 191 (permission)	15/01810/F	Full	41	0	2	39	0	0				
King Street, King Street Stores (allocation)	CC8	-	20	0	0	0	0	0	20			
King Street, St Annes Wharf (permission)	CC6 04/00605/F	Full	437	86	161	56	92	42				
Lower Clarence Road, car park (allocation)	CC13	-	45	0	0	0	0	0				
Magdalen Road, 118 (site of former Elm Tavern) (permission)	10/02009/F	Full	11	0	11	0	0	0				
Mile Cross Depot (allocation)	R36 18/01290/DEM	-	75	0	0	150	100	100				
Mousehold Lane, Start Rite Factory site (allocation)	R18 15/00833/F	Full	40	0	0	0	0	0	40			
Muspole Street, Seymour House (prior approval)	15/01512/PDD	PDD	23	0	0	0	0	0				
Northumberland Street, 120-130 (permission)	R32 16/00835/F	Full	36	0	0	36	0	0				
Oak Street / Sussex Street commercial sites, 160-162 Oak Street (allocation)	CC20	-	15	0	0	0	0	0				
Oak Street, 140-154 (allocation)	CC18	-	10	0	0	0	0	0				
Oak Street, 161 (permission) application submitted	18/00004/F	Full	27	0	23	17	0	0				
Penn Grove, Philadelphia House (permission)	18/00085/MA	Full	18	8	10	0	0	0				
Pottergate car park (allocation)	CC23	-	20	0	0	0	0	0				
Prince of Wales Road, 112-114, Grosvenor House (prior approval/permission)	17/00479/F 17/00950/PDD	PDD/Full	79	79	0	0	0	0				
Princes Street, 11-13 Paston Hse (prior approval/permission)	16/01606/PDD 18/01065/F	Full	66	69	0	0	0	0				
Queens Road and Surrey Street (allocation)	CC29	-	40	0	0	0	0	0	40			
Raynham Street, north of (allocation)	R26	-	40	0	0	0	0	0				

Rose Lane and Mountergate, land at (allocation)	CC4	-	300	0	0	0	0	0				
Rose Lane, 26-36 (permission)	15/01092/F	Full	26	26	0	0	0	0				
Silver Road, Baptist Church (permission)	15/00485/F	Full	10	0	0	0	0	0				
Somerleyton Street, Somerley Care Home, conv to student accommodation, 66 bedrooms	17/01515/F	Full	26	0	26	0	0	0				
St Faiths Lane, 60 (permission)	17/00361/U	Full	41	0	0	0	0	0	41			
St Georges Street, Merchants Court (prior approval/permission)	17/01811/PDD 16/01268/F	PDD/Full	37	0	0	0	0	0				
St Mildreds Road, 112, conv to student accommodation, 34 bedrooms	17/01762/F	Full	14	0	0	14	0	0				
St Stephen Street (6a) 702 beds	17/00357/F	Full	281	0	140	141	0	0				
Starling Road, Industrial sites; remainder of allocation (allocation) Part 1&2	R20 18/00271/F 18/00952/O	Full & Outline	23	0	0	0	0	0	23			
Surrey Street, Sentinel Hse 37-43 (prior approval)	17/00304/PDD	PDD	199	199	0	0	0	0				
Sussex Street, 70-72 (permission, legal start only) (allocation)	09/00296/F	Full	17	0	0	0	25	0				
Thorpe Road, Eastgate House, 122 (prior approval/permission)	18/00275/F 17/00980/F 15/01129/PDD	PDD/Full	54	43	14	0	0	0				
Thorpe Road/Lower Clarence Road, Busseys Garage (allocation)	CC14	-	25	0	0	0	0	0				
Thorpe Road: 13-17 Norwich Mail Centre (allocation)	CC15	-	150	0	0	0	0	0				
Three Score: permission for 172 units, 5 of which completed in 2017-18. Remainder of allocation: outline permission for remaining 736.	18/01586/RM 15/00298/RM 14/00874/RM 13/02031/RM 12/00703/O R38	Outline/ Reserved matters	903	56	18	100	100	100	100	50		
Wall Road, part Sewell Park Academy (permission)	17/01689/MA 15/00462/RM 11/00691/O	Outline/ Reserved matters	12	0	12	0	0	0				
Waterworks Road, Heigham Water Treatment Works (allocation)	R31	-	150	0	0	0	0	0	50	50	50	
Westwick Street Car Park (allocation)	CC30	-	30	0	0	0	0	0				
Westwick Street, BT Exchange Site (permission)	16/00456/F	Full	42	0	0	0	21	21				
Windmill Road, land north of (permission)	R19 14/00847/F	Full	17	0	0	0	0	0	17			
Sites of 9 or fewer			169	24	24	24	24	24	-	-	-	-

Dioscounted Windfall (Per Annum)			123	-	40	82	123	123	123	123	123	123
			7,444	816	731	968	732	1091	759	293	213	123

APPENDIX B3 – SOUTH NORFOLK SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2017	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
Bawburgh	South of the Village Hall	2015/2082	OPA	10			10						
Bixley	West of Octagon Barn, Bungay Road	2015/2326	RMA	60		49	11						
Bracon Ash	Norwich Road	BRA1	Allocation	20									20
Bracon Ash	West of Long Lane	2017/2131	OPA & part RMA	15		4	5	6					
Caistor St Edmund	North of Heath Farm	2014/1302	OPA	16				16					
Costessey	North of the River Tud/Queen's Hills	2007/1443	RMA	77	40	37							
		2008/1569	RMA	20	20								
		2015/0570	RMA	26	26								
Costessey	West of Lodge Farm	2013/0567	FPA	327	48	60	60	60	60	39			
		2016/0402	FPA										
Costessey	Townhouse Road	2014/1440	RMA	45	36	9							
Cringleford	Newfound Farm Neighbourhood Plan allocation	2018/2200	RMA	650		5	111	100	100	100	100	100	34
		2013/1494	OPA	300									
		2013/1494	OPA	350			80	90	90	90			
Cringleford	Business Centre, Intwood Road	2015/2843	PD	35	-	-	-	-	-	-	-	-	35
Cringleford	North of the A11/Roundhouse Park	2018/0280	FPA	35		20	15						
		2018/0281	FPA	18		18							
Cringleford	Former Primary School site	2012/1644		24	-	-	-	-	-	-	-	-	24
Easton	South and east of village (EAS1)	2014/2611	OPA	890			30	55	55	55	55	55	585
		(EAS1)	Allocation	64						30	34		
Framingham Earl	NW of Pigot Lane (POR2)	2014/1342	RMA	11	11								
Hethersett	North Village (HET1)	2015/1594	RMA	39	39								
		2015/1681	RMA	51	51								
		2017/0151	RMA	91	3	50	38						
		2017/1104	RMA	107	13	60	34						
		2018/2326	RMA	181				50	50	50	31		
		2018/2500	RMA	193			26	60	60	47			
		2011/1804	OPA	403							70	100	233
Hethersett	Great Melton Road	2012/1814	FPA	37	37								
Hethersett	North of Grove Road	HET2	Allocation	40									40
Little Melton	Ringwood Close	2014/2431	RMA	8	8								
Little Melton	Gibbs Close	2015/1697	FPA	27	4	12	9	2					
Long Stratton	LNGS1 allocation	2018/0112	FPA	213			15	20	20	35	35	35	440
			OPA	387									
		2018/0111	OPA	1200						75	100	100	925
Long Stratton	Former Cygnet House care home site	2015/0385	RMA	18	18								
Mulbarton	The Rosery/Long Lane	2014/0487	RMA	44	32	12							
Newton Flotman	Flordon Road/Church Road	NEW1	Allocation	30									30
Poringland	The Street	2010/1332	RMA	58	13	30	15						

Diss	Former Haulage Depot, Park Road (DIS5)	2017/0042	FPA for part of Allocation	15	6								9
Diss	Former Hamlins Factory Site	DIS6	Mixed-use, commercial led Allocation	13									13
Diss	Feather Factory Site	DIS7	Mixed-use, commercial led Allocation	17									17
Ditchingham	Tunney's Lane Field	2018/0121	OPA	24				12	12				
Earsham	Lodge Field	2018/1317	FPA	16		13	3						
Geldeston	West of The Kells	2017/0219	FPA	13	13								
Gillingham	Norwich Road	GIL1	Allocation	10						10			
Great Moulton	High Green	2015/2536	FPA	8	2	2	2	2					
Hales	former workshop, Yarmouth Road	2011/0026 2018/0092	FPA	13	10	3							
Hales	North of Yarmouth Road	HAL1	Allocation	10									10
Harleston	Spirkett's Lane/Limes Close	HAR4	Allocation	95			15	40	40				
Harleston	Former Howard Rotavator Works, Mendham Lane	2017/0099	RMA	35	15	20							
Harleston	Cranes Meadow	1998/1119	FPA	9		5	4						
Hempnall	off Bungay Road, west of Roland Drive	HEM1	Allocation	20			23						
Hingham	land at Seamere Road	2014/2322	FPA	4	4								
Loddon	land north of George Lane	2016/0853	RMA	180	60	35	35						50
Pulham Market	Sycamore Farm, Tattlepot Road	2015/2491	FPA	10		10							
Rockland St Mary	off Bee Orchid Way	2017/1646	FPA	21	11	10							
Roydon	Denmark Lane	DIS3	Allocation	42			21	21					
Scole	Old Norwich Road	SCO1	Allocation	15									15
Scole	West of Norwich Road	2016/0165	OPA	18						18			
Tacolneston	Land adj. The Fields	2017/0225	OPA	21		10	11						
Thurlton	Beccles Road, west of College Road	2017/2302	FPA	30	5	25							
Wicklewood	fronting High Street	2014/2337		7	7								
Woodton	rear of Georges House, The Street	2016/0466	OPA	21				10	11				
Wreningham	adj. builder's yard, Church Road	2015/2449		10	10								
Sites of 9 or fewer				761	111	111	111	111	111				76
Discounted Windfall (Per Annum)				65	0	21	43	65	65	65	65	65	
				11,039	1,371	1,158	1,219	1,026	889	867	660	525	3,279



APPENDIX C1 – SITE FORMS

Site Details		Developer / Agent Detail		
Reference	20141108	Name	Simon Hughes	
Location	Land North of Norwich Road, Acle, Norwich	Organisation	Norfolk County Council	
Planning Status	Outline approval	Job Title	Head of Property	
Description of Development	Residential Development of up to 140 Dwellings and Associated Works (Outline)	Date Contacted	29/01/2019	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<p>An outline application (District Reference: 20141108) was submitted by NPS Property Consultants Ltd on behalf of Norfolk County Council on 08/07/2014. Planning approval was granted on 30/01/2015 but subsequently lapsed on 30/01/2018 as no reserve matters application had been submitted. A new outline application for 140 dwellings (District Reference: 20172189) was submitted by NPS Property Consultants on 18/12/2017. This was approved on 25/05/2018.</p> <p>Detailed work has already begun in the preparation of a Reserved Matter application, with the intention of a reserve matters application being submitted in Autumn 2019. Studies have been commissioned (and undertaken on the site) with all the professional team in place to deliver the planning application. The developer is planning to start on site in April 2020</p> <p>The site is in the ownership of Norfolk County Council and there are no known viability, ownership or infrastructure constraints that would prevent the development of the site.</p>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
0	0	0	24	36
.				
Commentary on Delivery Forecast				
<p>Norfolk County Council has now resolved to deliver their sites through their property company: Repton. In December 2018 Repton appointed Norfolk based developer Lovell to build homes at its sites in Acle, Hopton and Attleborough.</p> <p>The delivery forecast was provided by Repton and it is consistent with their programme and sales expectations.</p>				

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Print Name: Paul Harris

Job Title: Principal Planning Officer

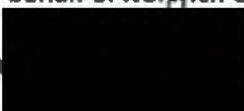

Date: 11/04/2019

Signed on behalf of (Norfolk County Council)

Print Name: Simon Hughes

Job Title: Head of Property

Date: 11/04/2019

Site Details		Developer / Agent Detail		
Reference	CC3	Name	Andy Watt	
Location	10-14 Ber Street	Organisation	Norwich City Council	
Planning Status	Allocation	Job Title	Head of City Development	
Description of Development	Residential	Date Contacted	Feb 2019	
		Contacted via		
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
0	0	0	0	0
Commentary on Site Progress				
Allocation CC3 expects a minimum of 10 dwellings to be constructed on this site (along with retail use).				
The site will be developed by Norwich Regeneration Ltd. (NRL), a private limited company wholly owned by Norwich City Council.				
NRL is currently working to bring forward the development of this site and anticipates submitting a planning application by mid-2019.				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
		10	9	
Commentary on Delivery Forecast				
This site will be delivered by NRL:				
<ul style="list-style-type: none"> • Development of the planning application is currently underway. • Planning application to be submitted by mid-2019. • Start on site: November 2019 				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> • the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> • that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of Norwich City Council		Signed on behalf of (Insert Developer Name)		
Print Name	 S. WALKER	Print Name	 A. WATT	

Job Title *Planner*
Date *28/3/2019*

Job Title *HEAD OF CITY DEVELOPMENT
NORWICH CITY COUNCIL*
Date *26.03.2019.*

Site Details		Developer / Agent Detail	
Reference	CC11	Name	Andy Watt
Location	Argyle Street	Organisation	Norwich City Council
Planning Status	Allocation	Job Title	Head of City Development
Description of Development	Residential	Date Contacted	Feb 2019
		Contacted via	

Site Progress			
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
0	0	0	0	0

Commentary on Site Progress

Significant work has been undertaken by Norwich City Council to investigate feasibility and constraints.

19 existing dwellings on this site were granted approval for demolition under application reference: 14/01574/NF3. These buildings have been demolished and the site has been cleared and hoarding erected.

Site investigations have shown that this site has difficult ground conditions, requiring future development to be constructed using lightweight superstructures.

The site will be delivered by Norwich Regeneration Ltd (NRL), a private limited company wholly owned by Norwich City Council.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
0	0	9	0	0

Commentary on Delivery Forecast

Pilot Scheme start date: April 2019

Planning application to be submitted: September 2019

Site commencement date: February 2020

Estimated delivery: 9 units – anticipated by end March 2021

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Norwich City Council

Print Name

S. WALKER

Signed on behalf of (Insert Developer Name)

Print Name

A. WATT

Job Title *Planner*

Date *28/3/2019*

Job Title *HEAD OF CITY DEVELOPMENT
NORWICH CITY COUNCIL*

Date *26.03.2019*

Site Details		Developer / Agent Detail		
Reference	2011/0506	Name	Peter Muskett	
Location	Ashwellthorpe: r/o Wood Farm, The Street	Organisation		
Planning Status	Full Permission	Job Title	Land Owner	
Description of Development	31 houses with village hall, bowling green, sports pitch, village green, and associated parking.	Date Contacted		
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<i>S106 varied. Discharges of conditions approved (2016/2970). Variation of condition under consideration.</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
-	16	15		
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		Print Name <i>Peter Muskett</i>		
Job Title		Job Title <i>Owner / Developer</i>		
Date		Date <i>12 Dec 2018</i>		

Site Details		Developer / Agent Detail	
Reference	BAR 1	Name	Paul Pitcher
Location	Barford, West of the Hall off Church Lane	Organisation	Wellington Development
Planning Status	Allocation	Job Title	
Description of Development	10 dwellings	Date Contacted	
		Contacted via	Email/letter

Site Progress

Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0
---	---	--	---

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
-	5	5		

Commentary on Delivery Forecast

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of (Insert Developer Name)

Print Name


Job Title

Date

PAUL PITCHER

MANAGING DIRECTOR

5th December 2018.

Site Details		Developer / Agent Detail		
Reference	2015/2326	Name	Kerry Smith	
Location	Bixley: west of Octagon Barn, Bungay Road	Organisation	Bennett Homes	
Planning Status	Detailed permission	Job Title	Development Surveyor	
Description of Development	60 dwellings and 2 commercial units	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018		
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<i>First units under construction and due for completion in at the start of the 2019/20 year.</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
-	49	11	-	-
.				
Commentary on Delivery Forecast				
Number of dwellings to be completed in the above time periods are estimates and are subject to change. We believe these are accurate as of the signed date.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of Bennett Homes		
Print Name		Print Name		
Job Title		Job Title	KERRY SMITH Development Surveyor	
Date		Date	14/12/2018	

Site Details		Developer / Agent Detail		
Reference	2017/2131	Name	Mr & Mrs Keable Bracon Lodge Cuckoofield Lane	
Location	Bracon Ash: west of Long Lane	Organisation	n/a	
Planning Status	Outline permission, plus reserved matters for one dwelling	Job Title	Site owners	
Description of Development	15 self/custom-build units	Date Contacted		
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<p><i>Outline for 15 self-build units.</i></p> <p><i>Reserved matters approved for one dwelling (Plot 14 – 2018/1500) and applications submitted for two further dwellings (Plot 4 – 2018/2166; Plot 10 – 2018/2244).</i></p>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
0	4	5	6	
.				
Commentary on Delivery Forecast				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		Long Four Acres Ltd		
Job Title		Print Name - Margaret Shelley BA(Hons) MRTPI		
Date		Job Title - Senior Planner		
		Date 17/12/2018		

Site Details		Developer / Agent Detail	
Reference	2014/2041 Allocation BKE2	Name	Nick Durrant
Location	Brooke: High Green Farm	Organisation	Durrants
Planning Status	Full Permission	Job Title	
Description of Development	13 Dwellings	Date Contacted	
		Contacted via	Email/letter

Site Progress	
Total Homes Completed at 1 st April 2018	0
Homes Under Construction at 1 st April 2018	

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

Under construction.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
4 MARKS7 MAR 19	87 MARKET.			

4 AFFORDABLE

Commentary on Delivery Forecast

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of Frank Spurgeon Ltd

Print Name: G N Durrant

Job Title : Land Agent

Date: 19th December 2018

Site Details		Developer / Agent Detail		
Reference	2007/1443	Name	John Dale	
Location	Costessey: Queen's Hills	Organisation	Bovis Homes	
Planning Status	Detailed permission	Job Title		
Description of Development	178 dwellings	Date Contacted		
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1 st April 2018	101	Homes Under Construction at 1 st April 2018	77	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	16	28	57
Commentary on Site Progress				
Under construction. 19 dwellings completed April-Oct 2018 (Building Control returns and site visit).				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
40	37	-	-	-
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		BOVIS HOMES LTD.		
Job Title		JOHN DALE		
Date		DESIGN & PLANNING MANAGER		
		Date 28.01.2019		

Site Details		Developer / Agent Detail			
Reference	2008/1589	Name	James Griffiths		
Location	Costessey: Queen's Hills, Ringland Lane	Organisation	Kier Living		
Planning Status	Detailed permission	Job Title	Senior Planning Manager		
Description of Development	100 dwellings	Date Contacted			
		Contacted via	Email/letter		
Site Progress					
Total Homes Completed at 1 st April 2018	80	Homes Under Construction at 1 st April 2018			
Number of Homes Completed by Year					
.					
	2013/14	2014/15	2015/16	2016/17	2017/18
	-	-	-	40	40
.					
Commentary on Site Progress					
<i>8 units completed April-Oct 2018 (Building Control records & site visit).</i>					
Delivery Forecast					
.					
	2018/19	2019/20	2020/21	2021/22	2023
	20	-	-	-	-
.					
Commentary on Delivery Forecast					
Developer's Declaration					
I confirm that:					
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 					
and,					
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Signed on behalf of South Norfolk Council		Signed on behalf of KIER LIVING LTD			
Print Name		Print Name JAMES GRIFFITHS			
Job Title		Job Title SENIOR PLANNING MANAGER			
Date		Date 19/12/18			

Site Details		Developer / Agent Detail		
Reference	2015/0570	Name	James Griffiths	
Location	Costessey: Phase 3, Queen's Hills, between Fairway & Kestrel Ave.	Organisation	Kier Living	
Planning Status	Detailed permission	Job Title	Senior Planning Manager	
Description of Development	26 dwellings	Date Contacted		
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018		
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<i>14 units competed April-Oct 2018 (Building Control records and site visit), remaining 12 apartments due to be completed by March 2019.</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
26	-	-	-	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of KIER LIVING LTD		
Print Name		Print Name James Griffiths		
Job Title		Job Title Senior Planning Manager		
Date		Date 19/12/18		

Site Details		Developer / Agent Detail		
Reference	2013/0567 & 2016/0402	Name	Jordan Last	
Location	Costessey, west of Lodge Farm	Organisation	Taylor Wimpey	
Planning Status	Detailed permission	Job Title	Senior Planning Co-ordinator	
Description of Development	Residential development totalling 509 units	Date Contacted		
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1st April 2018	182	Homes Under Construction at 1st April 2018		
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	25	82	75
.				
Commentary on Site Progress				
<i>25 units completed April-Oct 2018 (Building Control records and site visit), in line with developers forecast.</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
48	60	60	60	60
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of Broadland District Council		Signed on behalf of Taylor Wimpey East Anglia		
Print Name		Print Name: Jordan Last		
Job Title		Job Title: Senior Planning Co-ordinator		
Date		Date: 18.12.2018		

Site Details		Developer / Agent Detail		
Reference	Cringleford Neighbourhood Plan Allocation 2013/1793	Name	Chris Webber	
Location	Cringleford: Newfound Farm	Organisation	Barratt/David Wilson Homes	
Planning Status	Outline permission	Job Title		
Description of Development	Up to 650 dwellings, local centre & primary school	Date Contacted		
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018	0	
Number of Homes Completed by Year				
.				
	2013/14	2014/15	2015/16	2016/17
	-	-	-	-
.				
Commentary on Site Progress				
<i>Reserved matters application submitted for phase 1 spine road, drainage and landscaping (2018/1389) and for appearance, layout and scale (2018/2200).</i>				
<i>Reserved Matters decision due January 2019. Following approval and the discharge of all pre-commencement conditions, delivery will commence on site. Thereafter, there are no currently known factors that could affect the forecasted delivery.</i>				
Delivery Forecast				
.				
	2018/19	2019/20	2020/21	2021/22
	-	5	111	100
.				
Commentary on Delivery Forecast				
<i>The above forecast is based on Barratt dual branding the site to include our David Wilson Homes brand of housing. Each brand will have a separate compound and will deliver units independently of each other, each brand is assumed to deliver our average build out rate of circa 50 units per annum.</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council			Signed on behalf of Barratt David Wilson Homes	
Print Name			Print Name Chris Webber	

Job Title	Job Title Assistant Planner
Date	Date 18.12.18

Site Details		Developer / Agent Detail		
Reference	Cringleford Neighbourhood Plan Allocation (part) 2013/1494 (part)	Name	Spencer Burrell	
Location	Cringleford: land south of the A11 and east of the A47	Organisation	Big Sky Developments	
Planning Status	Outline permission	Job Title	Development Director	
Description of Development	350 dwellings and 2,500 sq.m of commercial floorspace within 650 dwelling scheme	Date Contacted		
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018	0	
Number of Homes Completed by Year				
.				
	2013/14	2014/15	2015/16	2016/17
	-	-	-	-
.				
Commentary on Site Progress				
<p>Following applications currently under consideration:</p> <p>2018/2303 - Discharge of Condition for Design Code</p> <p>2018/2783 – RM for 67 dwellings</p> <p>2018/2784 – RM for 79 dwellings</p> <p>2018/2785 – RM for 62 dwellings</p> <p>2018/2786 – RM for 56 dwellings</p> <p>2018/2787 – RM for 23 dwellings</p> <p>2018/2788 – RM for 21 dwellings</p> <p>2018/2789 – RM for 42 dwellings & 500 sq.m of commercial floorspace</p> <p>2018/2790 – RM for 765 sq.m of commercial floorspace</p> <p>2018/2791 – RM for strategic landscape</p>				
Delivery Forecast				
.				
	2018/19	2019/20	2020/21	2021/22
	-	-	80	90
				90 (+90)
.				
Commentary on Delivery Forecast				
Following the planning process the site will be delivered in phases. It is anticipated that the site access off Roundhouse Roundabout will commence in April 2019. Final 90 units in 2024/25				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of (Insert Developer Name)

Big Sky Developments

Print Name Spencer Burrell

Job Title Development Director

Date 5 February 2019

Site Details		Developer / Agent Detail		
Reference	2013/1494 (part)	Name	Ian Mitchell	
Location	Cringleford: Land west of Roundhouse Way, north of the A11	Organisation	Kier Living	
Planning Status	Outline permission	Job Title	Planning Director	
Description of Development	300 dwellings within outline permission for 650.	Date Contacted		
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Reserved matters application for appearance, landscaping layout and scale, first section of access road and 7 dwellings with resolution to approve at 8/11/18 (2018/2404)</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
-	20	40	40	40
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of Kier Living Ltd		
Print Name		Print Name James Griffiths		
Job Title		Job Title Senior Planning Manager		
Date		Date 19/12/18		

Site Details		Developer / Agent Detail	
Reference	2016/0482 Allocation DIC1	Name	Simon Bryan
Location	Dickleburgh, Langmere Road	Organisation	Hopkins Homes
Planning Status	Detailed Permission	Job Title	Development Director
Description of Development	Residential development of land to provide 22 dwellings	Date Contacted	
		Contacted via	Email/Letter

Site Progress	
Total Homes Completed at 1st April 2018	0
Homes Under Construction at 1st April 2018	
Number of Homes Completed by Year	

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

2 Dwellings completed Aug-Oct 2018 with 14 currently under construction (Building Control records and site visit)

Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
8	14			

Commentary on Delivery Forecast

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of (Insert Developer Name)

Print Name

Job Title


Date



SIMON BRYAN.

DEVELOPMENT DIRECTOR

14/12/18.

Site Details		Developer / Agent Detail			
Reference	2016/1566 Allocation DIS4	Name	Natalie Webb		
Location	Diss, Frenze Hall Lane	Organisation	Persimmon Homes		
Planning Status	Full Permission	Job Title	Planner		
Description of Development	A residential development 136 dwellings	Date Contacted			
		Contacted via	Email/Letter		
Site Progress					
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	unknown		
Number of Homes Completed by Year					
.					
	2013/14	2014/15	2015/16	2016/17	2017/18
	-	-	-	-	19 complete 2018
.					
Commentary on Site Progress					
<i>Under construction. As of Oct 2018 site visit 55 dwellings in progress (site visit)</i>					
Delivery Forecast					
.					
	2018/19	2019/20	2020/21	2021/22	2023
	60	57	-	-	-
.					
Commentary on Delivery Forecast					
Development commenced in the first quarter of 2018 with 19 units provided in the first year. Dependant on economic climate build out of the remainder of the site should complete in 2020.					
Developer's Declaration					
I confirm that: <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Signed on behalf of South Norfolk Council		Signed on behalf of Persimmon Homes			
Print Name					
Job Title		Natalie Webb Planner			
Date		21/12/18			

Site Details		Developer / Agent Detail	
Reference	2018/1317 Allocation EAR1	Name	Michael Goldney
Location	Earsham: Lodge Field, School Lane	Organisation	Cripps Developments
Planning Status	Full Application- Currently under consideration	Job Title	Commercial Manager
Description of Development	16 Dwellings	Date Contacted	
		Contacted via	Email/Letter

Site Progress			
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0
Number of Homes Completed by Year			

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

Allocated site with full application currently under consideration.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
16 13	3			

Commentary on Delivery Forecast

SITE START ESTIMATED IN FEBRUARY 2019

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of (Insert Developer Name)

Print Name MICHAEL GOLDNEY - CRIPPS DEVELOPMENTS

Job Title COMMERCIAL MANAGER.

Date 23/1/19

Site Details		Developer / Agent Detail		
Reference	2014/2611 Allocation EAS1 (part)	Name	Laura Townes	
Location	Easton:	Organisation	Persimmon Homes	
Planning Status	Outline permission	Job Title	Planning Manager	
Description of Development	890 dwellings and village centre, south and east of the village	Date Contacted	<u>5/12/18</u>	
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Variation of S106 agreed by DM Committee Nov. 2018, under outline planning reference – submission letter indicates commencement of development in 2020.</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
0	0	<u>30</u>	<u>55</u>	<u>55</u>
.				
Commentary on Delivery Forecast				
<u>Site is Deliverable as Design Code will be submitted Q1 2019, reserved matters submitted Q2 2019 with consent by Q4 2019. Commence on site Q2 2020, first completions Q4 2020.</u>				
Developer's Declaration				
I confirm that: <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Insert Developer Name) <u>Persimmon Homes Anglia</u>		
Print Name		Print Name <u>Laura Townes</u>		
Job Title		Job Title <u>Planning Manager</u>		
Date		Date <u>19/12/18</u>		

Site Details		Developer / Agent Detail		
Reference	2017/0219 Allocation GEL1	Name	Julian Wells	
Location	Geldeston, West of the Kells	Organisation	FW Properties	
Planning Status	Full Permission	Job Title	Director	
Description of Development	13 residential units	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	13	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
As of October 2018, site visit works have begun. These units are due for completion spring 2019.				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
13	-	-	-	-
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		Print Name	JULIAN WELLS	
Job Title		Job Title	DIRECTOR.	
Date		Date	5/12/18.	

Site Details		Developer / Agent Detail		
Reference	2011/0026 & 2018/0079	Name	Edward Gilder	
Location	Hales, Former Workshop, Yarmouth Road	Organisation	Badger Building	
Planning Status	Full Permission	Job Title	Land & Planning Manager	
Description of Development	10 dwellings under extant 2011 permission, plus 3 additional dwellings under 2018 permission	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018		
Number of Homes Completed by Year				
.				
	2013/14	2014/15	2015/16	2016/17
	-	-	-	-
.				
Commentary on Site Progress				
<i>Under construction. 2 dwelling completed and 8 under construction April-Oct 2018 (Building Control records and site visit)</i>				
Delivery Forecast				
.				
	2018/19	2019/20	2020/21	2021/22
	10	3	-	-
.				
Commentary on Delivery Forecast				
<i>Anticipate completing in accordance with timetable.</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		Print Name Edward Gilder		
Job Title		Job Title Land and Planning Manager		
Date		Date 05/12/2018		

--	--

Site Details		Developer / Agent Detail	
Reference	1998/1119	Name	Mr & Mrs Gibbons
Location	Harleston, Land at Cranes Meadow	Organisation	Wilderness Farmhouse
Planning Status	Full Permission	Job Title	
Description of Development	Erection of 27 dwellings and associated works	Date Contacted	
		Contacted via	Email/Letter

Site Progress	
Total Homes Completed at 1 st April 2018	18
Homes Under Construction at 1 st April 2018	

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

Initial 18 dwellings completed prior to 2013. Remaining dwellings now under construction following 2016/1161 discharge of conditions.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
	5	4		

Commentary on Delivery Forecast

DUE TO NATIONAL SHORTAGE ON APPROX 2000 BULK TYPES BUILD DELAYED WHILE WE AWAIT DELIVERY (APR - JUL 19) // OVERSIGHTS COMPLETED.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Signed on behalf of (Insert Developer Name)

Print Name

Print Name

S GIBBONS

Job Title

Job Title

DEVELOPER

Date

Date

18/12/18



Site Details		Developer / Agent Detail	
Reference	Allocation HAR4	Name	Nick Durrant
Location	Harleston – Spirketts Lane/ Lime Close	Organisation	Durrants
Planning Status	Allocated land	Job Title	
Description of Development	95 dwellings	Date Contacted	
		Contacted via	Email/Letter

Site Progress	
Total Homes Completed at 1 st April 2018	0
Homes Under Construction at 1 st April 2018	

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

Previous issues with Anglian Water and an option now settled. Services and drainage strategy engineers instructed, infiltration testing now secured. Awaiting the pre-application response from South Norfolk. Currently investigating drainage outfall. It is anticipated the property will be marketed in 2019 and that developer will make a detailed planning application.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
0	0	15	40	40

Commentary on Delivery Forecast

Land owner looking to sell once sufficient services, flooding and layout information agreed. It will be for the developer to make the detailed application. With the strength of the plan allocation an outline application is not considered necessary.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of Mr & Mrs D Walker, Messrs G & N Tibbenham, Mr R Kent & Ms C Kemp

Print Name: G N Durrant

Job Title: Land Agent

Date: 19th December 2018

Site Details		Developer / Agent Detail		
Reference	Allocation HEM1	Name	Julian Wells	
Location	Hempnall- off Bungay Road	Organisation	FW Properties	
Planning Status	Allocated site	Job Title	Director	
Description of Development	20 dwellings 23	Date Contacted	February 2019	
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018		
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
Allocated site. Pre-application public consultation undertaken.				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
	10	10 23		
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		Print Name	JULIAN WELLS.	
Job Title		Job Title	DIRECTOR	
Date		Date	15/2/19.	

Site Details		Developer / Agent Detail			
Reference	2011/1804 – Outline 2015/1681 – RM (phase B1-A) 2017/1104 – RM (phase B1-B)	Name	Chris Sperrin		
Location	Hethersett: north of the village.	Organisation	Persimmon Homes		
Planning Status	Outline permission for 1196 dwellings: Phase B1-A 126 dwellings Phase B1-B 107 dwellings	Job Title	Land Manager		
Description of Development	1,196 dwellings with primary school and local services	Date Contacted	5/12/18		
		Contacted via	Email/letter		
Site Progress					
Total Homes Completed at 1st April 2018	72	Homes Under Construction at 1st April 2018	161		
Number of Homes Completed by Year					
.					
	2013/14	2014/15	2015/16	2016/17	2017/18
	-	-	-	Phase B1-A – 26	Phase B1-A – 46
.					
Commentary on Site Progress					
<i>April-Nov 2018</i> <i>phase B1-A - 33 dwellings completed</i>					
Delivery Forecast					
.					
	2018/19	2019/20	2020/21	2021/22	2023
	Phase B1-A – 54 (phase complete) Phase B1-B – 13	60	34 (phase complete)		
	Phase B2 (reserved matters for 193 dwellings submitted 5/11/18)		26	60	60
.					
Commentary on Delivery Forecast					
Phase B2 included in delivery forecast as reserved matters has been submitted with delivery expected from 2020/21 as a continuation from Phase B1-B.					

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Signed on behalf of Persimmon Homes Anglia

Print Name

Print Name Laura Townes

Job Title

Job Title Planning Manager

Date

Date 5/12/18

Site Details		Developer / Agent Detail		
Reference	2011/1804 – Outline 2015/1594 – RM (phase A1-A) 2017/0151 – RM (phase A1-B) 2018/2326 – RM (phase A2)	Name	Jordan Last	
Location	Hethersett: north of the village.	Organisation	Taylor Wimpey	
Planning Status	Total site outline permission for 1196 dwellings: Taylor Wimpey element: 196 with RM issued, 181 with RM under consideration	Job Title	Senior Planning Coordinator	
Description of Development	1,196 dwellings with primary school and local services	Date Contacted	24.01.19	
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1st April 2018	56	Homes Under Construction at 1st April 2018		
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	Phase A1-A – 7	Phase A1-A – 49
.				
Commentary on Site Progress				
<i>Phase A1-A April - 33 dwellings completed April-Oct 2018 (Building Control returns and site visit)</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
Phase A1-A – 39	4	Phase completed	Phase completed	50
Phase A1-B – 3	50	38		
Phase A2 –	0	0		
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Print Name

Job Title

Date


Signed on behalf of Taylor Wimpey East Anglia

Print Name: Jordan Last

Job Title: Senior Planning Co-ordinator

Date: 18.12.2018

Site Details		Developer / Agent Detail			
Reference	2015/1697	Name	Neil Macnab		
Location	Little Melton: off Gibbs Close	Organisation	Vello Ltd.		
Planning Status	Detailed permission	Job Title	Development Director.		
Description of Development	27 dwellings	Date Contacted			
		Contacted via			
Site Progress					
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018			
Number of Homes Completed by Year					
.					
	2013/14	2014/15	2015/16	2016/17	2017/18
	-	-	-	-	-
.					
Commentary on Site Progress					
<i>Site under construction by Vello Ltd. Being progressed in four phases, two of which have started.</i>					
Delivery Forecast					
.					
	2018/19	2019/20	2020/21	2021/22	2023
	4	12	9	2	
.					
Commentary on Delivery Forecast					
The above figures for 2019 -2022 will be dependent on sales.					
Developer's Declaration					
I confirm that:					
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 					
and,					
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Signed on behalf of South Norfolk Council			Signed on behalf of (Insert Developer Name)		
Print Name			Print Name : Neil Macnab		
Job Title			Job Title : Development Manager		
Date			Date: 18 December, 2018.		

Site Details		Developer / Agent Detail		
Reference	2016/0853 Allocation LOD1	Name	Patrick Jeans	
Location	Loddon, Land north of George Lane	Organisation	Halsbury Homes	
Planning Status	Full Permission	Job Title	Land Director	
Description of Development	Residential development up to 200 dwellings	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	20	Homes Under Construction at 1 st April 2018		
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	20
.				
Commentary on Site Progress				
<i>Under construction. 51 dwellings completed as at Dec 2019</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
	35-40	35-40	<i>2</i>	<i>2</i>
.				
Commentary on Delivery Forecast				
<i>*Further delivery subject to Roundabout completion</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of Halsbury Homes Ltd		
Print Name				
Job Title		Print Name <i>PATRICK JEANS</i>		
Date		Job Title <i>LAND DIRECTOR</i>		
		Date <i>17/1/19</i>		

Site Details		Developer / Agent Detail	
Reference	2018/0112 Allocation LINGS1 (part)	Name	James Nicholls
Location	Long Stratton: north west of the village	Organisation	Norfolk Homes Limited
Planning Status	Allocated site with hybrid application under consideration	Job Title	Development Manager
Description of Development	600 dwellings, link road and employment land	Date Contacted Contacted via	Email/Letter

Site Progress			
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0
Number of Homes Completed by Year			

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

Application includes 213 dwelling sin full and remainder in outline, to be delivered by Norfolk Homes. Due to be determined by the end of 2018.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
-	-	35 15	35 20	35 20

Commentary on Delivery Forecast

Completions based on documentation supporting the current hybrid planning application.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of (Insert Developer Name)

Print Name JAMES NICHOLS

Job Title Development manager

Date 18/12/18

Site Details		Developer / Agent Detail	
Reference	2014/0487 Allocation MUL1	Name	Simon Bryan
Location	Mulbarton: The Rosery/Long Lane	Organisation	Hopkins Homes Ltd
Planning Status	Detailed permission	Job Title	Development Director
Description of Development	180 dwellings	Date Contacted	
		Contacted via	Email/letter

Site Progress

Total Homes Completed at 1st April 2018: 136
Homes Under Construction at 1st April 2018: 66

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	66	70

Commentary on Site Progress

Under construction. 10 dwellings completed April-Oct 2018 (Building Control records and site visit)

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
44 32	- 12	-	-	-

Commentary on Delivery Forecast

(to include confirmation on the developer's delivery intentions, anticipated start dates and build out rates. Provide supporting evidence on lead-in times and build-out rates with comparable sites where possible. State any assumptions used).

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.


Signed on behalf of South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of (Insert Developer Name)

Print Name 
SIMON BRYAN

Job Title DEVELOPMENT DIRECTOR

Date 14/12/18

Site Details		Developer / Agent Detail		
Reference	Phase 1 - 2014/0732 & Phase 2 - 2016/2388	Name	Chris Webber	
Location	Poringland: Heath Farm	Organisation	Barratt/David Wilson Homes	
Planning Status	Detailed permission	Job Title		
Description of Development	270 dwellings (150 under 2014/0732 & 120 under 2016/2388)	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	144	Homes Under Construction at 1 st April 2018	44	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
		Phase 1 - 3	Phase 1 - 76	Phase 1 - 63 Phase 2 - 2
.				
Commentary on Site Progress				
<p><i>Remaining 8 dwellings Phase 1 now completed.</i></p> <p><i>Barratt/David Wilson recorded 15 more completions on Phase 2 in 2017/18 than SN, these have been added to the delivery forecast. Additional 9 dwellings completed April-Oct 2018 (Building Control records and site visit)</i></p>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
Phase 1 - 8 Phase 2 - 67	Phase 2 - 51			
.				
Commentary on Delivery Forecast				
<p><i>The site is forecast to deliver David Wilson Home's average build out rate of circa 50 units per annum.</i></p> <p><i>There are currently no known factors that could affect the build out rate shown above.</i></p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p> <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of Barratt David Wilson Homes		
Print Name		Print Name Chris Webber		

Job Title	Job Title Assistant Planner
Date	Date 18.12.18

Site Details		Developer / Agent Detail		
Reference	2014/0319 Allocation POR6	Name	James Nicholls	
Location	Poringland: west of The Street, north of Shotesham Road	Organisation	Norfolk Homes Ltd	
Planning Status	Detailed permission	Job Title	Development Manager	
Description of Development	221 dwellings	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	76	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
		13	27	36
Commentary on Site Progress				
<i>Badger Building element of the site complete (76 dwellings), remainder of the site (Norfolk Homes) not yet started.</i>				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
0	5	20	25	25
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		Print Name <i>James Nicholls</i>		
Job Title		Job Title <i>Development Manager</i>		
Date		Date <i>18/12/18</i>		

Site Details		Developer / Agent Detail	
Reference	2010/1332	Name	James Nicholls
Location	Allocation POR4 (part) Poringland, west of The Street/South of Stoke Road	Organisation	Norfolk Homes Ltd
Planning Status	Detailed permission	Job Title	Development Manager
Description of Development	232 dwellings	Date Contacted	
		Contacted via	Email/Letter

Site Progress	
Total Homes Completed at 1 st April 2018	174
Homes Under Construction at 1 st April 2018	
Number of Homes Completed by Year	

2013/14	2014/15	2015/16	2016/17	2017/18
31	42	9	41	26

Commentary on Site Progress

Site commenced 2012/13, developed in parallel with other Norfolk Homes sites in Poringland.

38 units completed April-Oct 2018 (Building Control records and site visit)

Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
40	30	15		

Commentary on Delivery Forecast

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Signed on behalf of (Insert Developer Name)

Print Name

Print Name James Nicholls

Job Title

Job Title Development Manager

Date

Date 18/12/18

Site Details		Developer / Agent Detail		
Reference	2017/1649 Allocation ROC1	Name	Julian Wells	
Location	Rockland St Mary, Off Bee orchid Way	Organisation	FW Properties	
Planning Status	Full Permission	Job Title	Director	
Description of Development	Construction of 21 residential dwellings	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
<i>Currently under construction</i>				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
11	10			
Commentary on Delivery Forecast				
<i>Due to deliver this site by Autumn 2019.</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		Print Name	JULIAN WELLS	
Job Title		Job Title	DIRECTOR.	
Date		Date	5/12/18.	

Site Details		Developer / Agent Detail		
Reference	Allocation SCO1	Name	Martin Last	
Location	Scole: Old Norwich Road	Organisation	Last and Tricker Partnership	
Planning Status	Land Allocation	Job Title	Partner	
Description of Development	15 dwellings	Date Contacted		
		Contacted via	Email	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Development relies on third party land but it is hoped that discussions can progress early 2019 with a view to a formal preapp submission</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
.				
Commentary on Delivery Forecast				
<i>Unable to comment on delivery at this stage but hope to know more in the new year</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable [subject to agreement with third party] and can be delivered at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of Providex Property Ltd		
Print Name		Print Name. Martin Last		
Job Title		Job Title. Architectural Consultants		
Date		Date 21/12/2018		

Site Details		Developer / Agent Detail	
Reference	2016/2153	Name	Simon Bryan
Location	Allocation STO1 (part) Stoke Holy Cross: south of Long Lane	Organisation	Hopkins Home
Planning Status	Detailed permission	Job Title	Development Director
Description of Development	53 dwellings	Date Contacted	
		Contacted via	Email/Letter

Site Progress	
Total Homes Completed at 1 st April 2018	9
Homes Under Construction at 1 st April 2018	
Number of Homes Completed by Year	

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	9

Commentary on Site Progress

Under construction. Previous phase of 53 dwellings completed in (2015/16 - 2016/17) by Hopkins Homes under a separate permission.

17 dwellings completed April-Oct. 2018 (Building Control records and site visit)

Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
34	10			

Commentary on Delivery Forecast

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Signed on behalf of (Insert Developer Name)

Print Name

Print Name SIMON BRYAN


Job Title

Job Title DEVELOPMENT DIRECTOR

Date

Date 14/12/18

Site Details		Developer / Agent Detail		
Reference	2017/0616	Name	Rob Jenkinson	
Location	Stoke Holy Cross: west of Chandler Road	Organisation	Jenkinson Properties	
Planning Status	Detailed permission	Job Title	Director	
Description of Development	12 dwellings	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018	5	
Number of Homes Completed by Year				
*				
2013/14	2014/15	2015/16	2016/17	
-	-	-	-	
*				
Commentary on Site Progress				
<i>Under construction.</i>				
Delivery Forecast				
*				
2018/19	2019/20	2020/21	2021/22	2023
<i>7 6</i>	<i>5 6</i>	-	-	-
*				
Commentary on Delivery Forecast				
<i>Good progress being made on site and expect to make the above completions Bad Weather from November 2017 to April 2018 has delayed progress.</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> • the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> • that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		Print Name	<i>R. A. JENKINSON,</i>	
Job Title		Job Title		
Date		Date	<i>12/12/2018.</i>	

Site Details		Developer / Agent Detail		
Reference	2017/2247	Name	Kerry Smith	
Location	Swardeston: land off Bobbins Way	Organisation	Bennett Homes	
Planning Status	Detailed permission	Job Title	Development Surveyor	
Description of Development	38 dwellings	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Discharge of conditions for construction compound approved Aug 2018</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
-	14	25	-	-
.				
Commentary on Delivery Forecast				
<i>No construction programme agreed for this site, but above projections a reasonable</i>				
Number of dwellings to be completed in the above time periods are estimates and are subject to change. We believe these are accurate as of the signed date.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of Bennett Homes		
Print Name		Print Name		
Job Title		Job Title	KERRY SMITH Development Surveyor	
Date		Date	14/12/2018	

Site Details		Developer / Agent Detail		
Reference	2017/0225 Allocation TAC1	Name	WILLIAM EASTON	
Location	Tacolneston, land adj the fields	Organisation	F.H.EASTON LTD	
Planning Status	Allocated site - Outline Permission awaiting completion of S106 agreement	Job Title	DIRECTOR	
Description of Development	21 dwellings	Date Contacted	04/12/18	
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
JUST OBTAINED OUTLINE PLANNING CONSENT				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
	10	11		
Commentary on Delivery Forecast				
DETAILED PLANNING CONSENT NOW NEEDED.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Insert Developer Name)		
Print Name		Print Name	WILLIAM EASTON	
Job Title		Job Title	DIRECTOR	
Date		Date	18/12/18	

Site Details		Developer / Agent Detail		
Reference	2014/0843	Name	Jordan Last	
Location	Tharston: Chequers Road	Organisation	Taylor Wimpey	
Planning Status	Detailed permission	Job Title	Senior Planning Co-ordinator	
Description of Development	120 dwellings	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	68	Homes Under Construction at 1 st April 2018		
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	15	10	43
.				
Commentary on Site Progress				
<i>Under construction. 9 dwellings completed April-Oct 2018 (Building Control records and site visit)</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
34	18	-	-	-
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of Taylor Wimpey East Anglia		
Print Name		Print Name: Jordan Last		
Job Title		Job Title: Senior Planning Co-ordinator		
Date		Date: 18.12.2018		

Site Details		Developer / Agent Detail	
Reference	2017/2302	Name	Daniel Cripps
Location	Allocation THL1	Organisation	Cripps Developments
	Thurlton: Beccles Road, college Rd		
Planning Status	Full Permission	Job Title	Managing Director
Description of Development	30 dwellings	Date Contacted	
		Contacted via	Email/Letter

Site Progress	
Total Homes Completed at 1 st April 2018	0
Number of Homes Completed by Year	

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress
Under construction

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
30				

Commentary on Delivery Forecast

Developer's Declaration

- I confirm that:
- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
 - and,
 - that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of (Insert Developer Name)

Print Name MICHAEL GOLONEY-CRIPPS DEVELOPMENTS

Job Title COMMERCIAL MANAGER.

Date 23/1/19.

Site Details		Developer / Agent Detail		
Reference	2017/2670 Allocation TROW1 (part)	Name	Nicky Parsons	
Location	Trowse: Devon Way/Hudson Avenue	Organisation	Pegasus Group	
Planning Status	Outline permission, reserved matters submitted	Job Title	Executive Director	
Description of Development	75 dwellings and part of primary school site	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Reserved matters application currently under consideration.</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
		30	30	15
.				
Commentary on Delivery Forecast				
The proposed delivery forecast is considered to be a conservative estimate and there is every chance that the delivery will be faster than anticipated. Discussions are close to conclusion with a potential developer, although the applicant is willing and able to implement the proposal if necessary.				
Developer's Declaration				
I confirm that: <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (The Trustees of the Arminghall Settlement)		
Print Name		Print Name NICKY PARSONS		
Job Title		Job Title EXECUTIVE DIRECTOR		
Date				

	Date 16 JANUARY 2019
--	-----------------------------

Site Details		Developer / Agent Detail	
Reference	2016/0803 & 2016/0805 Allocation TROW1 (part)	Name	James Nicholls
Location	Trowse: White Horse Lane	Organisation	Norfolk Homes Ltd
Planning Status	Detailed permission	Job Title	Development Manager
Description of Development	98 dwellings and new primary school site (part)	Date Contacted Contacted via	Email/Letter

Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018		
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

Site delayed due to gas main diversion, but now under construction.

Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
-	38 20	28 25	20 25	20 25

Commentary on Delivery Forecast

Developer's Declaration	
I confirm that:	
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 	
Signed on behalf of South Norfolk Council	Signed on behalf of (Insert Developer Name)
Print Name	Print Name James Nicholls
Job Title	Job Title Development manager
Date	Date 18/12/18

Site Details		Developer / Agent Detail		
Reference	Phase 1 - 2014/1969 Phase 2 - 2015/1405	Name	Laura Townes	
Location	Wymondham: Carpenters Barn	Organisation	Persimmon Homes	
Planning Status	Detailed permission	Job Title	Planning Manager	
Description of Development	Phase 1 - 217 dwellings Phase 2 - 133 dwellings	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1st April 2018	Phases 1 and 2 – 168	Homes Under Construction at 1st April 2018	182	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	Phase 1 – 86	Phase 1 - 82
.				
Commentary on Site Progress				
<i>Both phases now under construction.</i>				
<i>April – November 2018</i>				
<i>47 dwellings completed in Phases 1 and 2</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
70	60	52		
.				
Commentary on Delivery Forecast				
Delivery rate reduces in 2019/20 as majority of affordable housing was in Phase 1 and is nearing completion.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of Persimmon Homes Anglia		
Print Name		Print Name Laura Townes		
Job Title		Job Title Planning Manager		
Date		Date 19/12/18		

Site Details		Developer / Agent Detail		
Reference	2016/2668 Allocation WYM2	Name	Geoff Armstrong	
Location	Wymondham, former Sale Ground, Cemetery Lane	Organisation	Armstrong Rigg Planning	
Planning Status	Outline permission	Job Title	Director	
Description of Development	Allocated for 64 dwellings and commercial use, outline permission does not specify numbers, but supporting evidence is based on 61 dwellings only.	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
<i>Allocated brownfield site, with history of previous permissions.</i>				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
<i>Reserved Matters application expect to be submitted sometime in 2019.</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
		20	21	20
Commentary on Delivery Forecast				
Allowing time to secure Reserved Matters consent, delivery is expected to commence on the site in 2020/21 with a delivery rate of approximately 20 dpa expected.				
Developer's Declaration				
I confirm that: <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, <ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Mountleigh Development Holdings)		
Print Name				

Job Title

Date



Print Name
GEOFF ARMSTRONG

Job Title
DIRECTOR, ARMSTRONG RIGG PLANNING

Date 14TH DECEMBER 2018

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Wed 19/12/2018 14:16
 HA Hannah Ayers
 FW: SYLS Statements of Common Ground

To: Simon Magoram
 You forwarded this message on 20/12/2018 11:36.

Hi Simon,

Below information from Laura regarding the build out rate for their new site at Elm Farm in Wymondham of which they will be putting in a RM application in early 2019.

Thanks
 Hannah

Hannah Ayers
 Spatial Planning Monitoring Officer
 T 01508 533808 e hayers@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: Townes, Laura <[redacted]>
Sent: 19 December 2018 11:42
To: Hannah Ayers <hayers@s-norfolk.gov.uk>
Cc: McAdam, Stuart <[redacted]>
Subject: RE: SYLS Statements of Common Ground

Hi Hannah

Stuart McAdam in our Suffolk office will return the form for Diss.

I can confirm the delivery rates for Elm Farm Wymondham are anticipated to be as follows as we are due to submit the reserved matters application early in the new year:

2019/20	2020/21	2021/22	2023
10	70	80	80

Kind regards
 Laura

Laura Townes MRTPI RIMA
 Planning Manager



Site Details		Developer / Agent Detail			
Reference	Allocation WYM1	Name	Spencer Burrell		
Location	Wymondham, Friarscroft Lane	Organisation	Big Sky Developments		
Planning Status	Allocated site	Job Title	Development Director		
Description of Development	14 Dwellings	Date Contacted			
		Contacted via	Email/Letter		
Site Progress					
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0		
Number of Homes Completed by Year					
.					
	2013/14	2014/15	2015/16	2016/17	2017/18
	-	-	-	-	-
.					
Commentary on Site Progress					
<i>Currently developing a layout following pre application advice and further site investigations on ground conditions and flood zone modelling, impact on viability and space have been a huge issue with the pace of this project.</i>					
Delivery Forecast					
.					
	2018/19	2019/20	2020/21	2021/22	2023
	-	-	14		
.					
Commentary on Delivery Forecast					
If the further investigations come back favourable in February works have the potential (subject to planning process) to commence late 2019.					
Developer's Declaration					
I confirm that:					
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 					
and,					
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 					
Signed on behalf of South Norfolk Council		Signed on behalf of (Insert Developer Name)			
Print Name		Big Sky Developments			
Job Title		Print Name Spencer Burrell			
Date		Job Title Development Director			
		Date 5 February 2019			

Site Details		Developer / Agent Detail		
Reference	2014/2495	Name	Sam Sinclair	
Location	Wymondham: London Road/Suton Lane	Organisation	Lovell Homes	
Planning Status	Outline permission	Job Title	Regional Technical Manager	
Description of Development	335 dwellings, neighbourhood centre and cemetery	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Outline permission on appeal, expires August 2019.</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
		50	50	50
.				
Commentary on Delivery Forecast (50 units pa thereafter)				
<i>Reserved matters for Phase 1 submitted December 2018</i>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of (Lovell Homes)		
Print Name		Print Name Sam Sinclair		
Job Title		Job Title Regional Technical Manager		
Date		Date 21/12/2018		

Site Details		Developer / Agent Detail	
Reference	2015/2168	Name	Chris Smith
Location	WYM3 (part)	Organisation	Hopkins Homes
	Wymondham: Rightup Lane/South Wymondham		
Planning Status	Detailed permission	Job Title	Development Planner
Description of Development	153 dwellings	Date Contacted	
		Contacted via	Email/Letter

Site Progress

Total Homes Completed at 1 st April 2018	4	Homes Under Construction at 1 st April 2018	
---	---	--	--

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	4

Commentary on Site Progress
Under construction.

24 dwellings completed April-Oct 2018 (Building Control records and site visit)

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
49	49 54	36	8 3	-

Commentary on Delivery Forecast

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.


and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Signed on behalf of (Insert Developer Name)

Print Name

Print Name 
SIMON BRYAN

Job Title

Job Title DEVELOPMENT DIRECTOR

Date

Date 14/12/18.

Site Details		Developer / Agent Detail	
Reference	Phase 1 - 2015/1280 Phase 2 - 2015/1760, Phases 3/4/5 - 2015/2380 Allocation WYM3 (part)	Name	John Dale
Location	Wymondham: Silfield Road/South Wymondham	Organisation	Bovis Homes
Planning Status	Detailed permission	Job Title	Senior Architect/Design Manager
Description of Development	Phase 1 – 10 dwellings Phase 2 – 90 dwellings Phases 3/4/5 – 150 dwellings	Date Contacted	
		Contacted via	Email/Letter

Site Progress

Total Homes Completed at 1st April 2018	Total - 61 Phase 1 - 10 dwellings Phase 2- 31 dwellings Phase 3/4/5 - 20 dwellings	Homes Under Construction at 1st April 2018	
---	---	--	--

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
			Phase 1 - 10 Phase 3/4/5 - 6	Phase 2 – 31 Phase 3/4/5 - 14

Commentary on Site Progress

Phase 1 complete, Phases 2-5 under construction.

April- Oct 2018:

- Phase 2 - 24 dwellings completed
- Phase 3/4/5 - 27 dwellings completed
(Building Control records and site visit)

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
Phase 2 - 55 Phases 3/4/5 - 8	COMPLET PH2-4 PH 3 - 40 PH 3 - 40	PH3 - 50 PH4 - 10	PH3 - 10 PH4 - 6	—
	PH4 - 6			

Commentary on Delivery Forecast

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of South Norfolk Council

Print Name

Job Title

Date

Signed on behalf of (Insert Developer Name)

Print Name

Job Title

Date

BOUIS HOMES LTD.

JOHN DAVE

DESIGN & PLANNING MANAGER.

28.01.2019

Site Details		Developer / Agent Detail		
Reference	Phase 1 - 2015/1649, Phase 2 - 2016/2586 Allocation WYM3 (part)	Name	Jordan Last	
Location	Wymondham: Silfield Road/South Wymondham	Organisation	Taylor Wimpey	
Planning Status	Detailed permission	Job Title	Senior Planning Coordinator	
Description of Development	Phase 1 - 129 dwellings Phase 2 - 121 dwellings	Date Contacted		
		Contacted via	Email/Letter	
Site Progress				
Total Homes Completed at 1st April 2018	Phase 1 – 40 dwellings	Homes Under Construction at 1st April 2018		
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
			Phase 1 - 8	Phase 1 - 32
.				
Commentary on Site Progress				
<i>Phase 1 under construction.</i>				
<i>54 dwellings completed April-Oct 2018 (Building Control records and site visit)</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
Phase 1 – 58	Phase 1 – 31 Phase 2 -22	Phase 2 - 50	Phase 2 - 49	
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council			Signed on behalf of Taylor Wimpey East Anglia	
Print Name			Print Name: Jordan Last	
Job Title			Job Title: Senior Planning Co-ordinator	

Date	Date: 18.12.2018
-------------	-------------------------

Site Details		Developer / Agent Detail		
Reference	2014/2042	Name	Laura Townes	
Location	Wymondham, Spinks Lane/Norwich Road	Organisation	Persimmon Homes	
Planning Status	Detailed permission	Job Title	Planning Manager	
Description of Development	259 dwellings	Date Contacted		
		Contacted via	Email/letter	
Site Progress				
Total Homes Completed at 1 st April 2018	92	Homes Under Construction at 1 st April 2018	167	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	53	39
.				
Commentary on Site Progress				
<i>Under construction.</i>				
<i>56 dwellings completed April-Nov 2018</i>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
110	57			
.				
Commentary on Delivery Forecast				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. 				
and,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of South Norfolk Council		Signed on behalf of Persimmon Homes Anglia		
Print Name		Print Name Laura Townes		
Job Title		Job Title Planning Manager		
Date		Date 19/12/18		

Persimmon homes own the freehold of the land. The golf club have a lease on the land and are expected to relocate to their new site at Weston Park in September 2019. Therefore there are no site ownership constraints in being able to deliver the development. Subject to the constraints identified above there is nothing that will prevent the site from being delivered in accordance with the developer's forecast.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
-	60	70	70	70

Commentary on Delivery Forecast

The site has commenced with construction starting on the dwellings in phase one during September 2018. It is intended that the site will be sold through two outlets: Persimmon Homes & Charles Church. This will increase the overall number of completions that can be achieved on site.

Persimmon forecast that there will be 60 completions in 2019/20 with an average of approximately 70 completions year on year thereafter.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Signed on behalf of (Insert Developer Name)

Print Name

Print Name *LAURA TOWNES*

Job Title

Job Title *PLANNING MANAGER*

Date

Date *18/2/19*

Site Details		Developer / Agent Detail	
Reference	R2	Name	Andy Scales
Location	Norfolk Learning Difficulties Centre, Ipswich Road	Organisation	NPS Property Consultants Ltd
Planning Status	Allocation	Job Title	
Description of Development	Housing with care and/or community facilities, or housing development (30 dwellings)	Date Contacted	20/02/2019
		Contacted via	01603 706150

Site Progress			
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
0	0	0	0	0

Commentary on Site Progress

The site has been in operational use to deliver the NCC Adult Services function. There are on-going discussion to relocate the current Adult Services functions / facilities from this site in the next 2 -3 years that would enable development to take place

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
0	0	0	0	10

Commentary on Delivery Forecast

Once vacant and surplus, NCC would seek to realise a receipt from this asset at the earlier opportunity and once a clear timetable is identified, an early planning consent would be secured and site purchaser / developer identified. However, this would be unlikely to secure any development on site until 2022 or later.

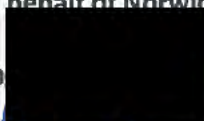
Developer's Declaration

I confirm that once the Adult Services function is relocated

- the site would be available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Norwich City Council

Print Name

 S. WALKER

Job Title

Planner

Date

28/3/2019

Signed on behalf of (Norfolk County Council)

Print Name ANDY SCALES

Job Title HEAD OF PLANNING CONSULTANCY

Date 27 FEBRIARY 2019

Site Details		Developer / Agent Detail		
Reference	R13: Gas Holder	Name	Alexander Eisey	
Location	Gas Hill, Norwich	Organisation	BNP Paribas Real Estate	
Planning Status	None	Job Title	Senior Surveyor	
Description of Development	Residential led	Date Contacted	25/02/2019	
		Contacted via	Telephone/email	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
0	0	0	0	0
Commentary on Site Progress				
Gas holder demolition work is currently underway with an anticipated completion date of March/April 2019. The site will then be remediated to National Grid's policy compliant level before sign off for sale can be provided in 2020-2021. We anticipate the site to be marketed in 2021-2022 and predict the site being capable of delivering homes in 2023 after the sales/planning process.				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
0	0	0	0	15
Commentary on Delivery Forecast				
Once the site has received its final sign off, the site will be brought forward for disposal as efficiently as possible. As part of this disposal strategy, National Grid will invite both unconditional and subject to planning offers. Clearly to enable successful development of the site, particularly with a subject to planning deal structure, we will need to select a preferred party that we believe puts forward a realistic and developable scheme that is likely to be successful in the planning process. Part of the analysis at this stage sometimes includes putting interested parties through a pre-application process to examine the deliverability of the schemes.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of Norwich City Council		Signed on behalf of BNP Paribas Real Estate (agents acting on behalf of National Grid Property Holdings Ltd)		
Print Name SAMUEL WALKER		Print Name Alexander Eisey		
Job Title PLANNER		Job Title Senior Surveyor		
Date 27/3/2019		Date 25/02/2019		

Site Details		Developer / Agent Detail		
Reference	Allocation R14	Name	Alexander Elsej	
Location	Bishop Bridge road, Norwich	Organisation	BNP Paribas Real Estate	
Planning Status	None	Job Title	Senior Surveyor	
Description of Development	Residential led	Date Contacted	25/02/2019	
		Contacted via	Telephone/email	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
0	0	0	0	0
Commentary on Site Progress				
Gas holder demolition work is currently underway with an anticipated completion date of March/April 2019. The site will then be remediated to National Grid's policy compliant level before sign off for sale can be provided in 2020-2021. We anticipate the site to be marketed in 2021-2022 and predict the site being capable of delivering homes in 2023 after the sales/planning process.				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
0	0	0	0	30
Commentary on Delivery Forecast				
Once the site has received its final sign off, the site will be brought forward for disposal as efficiently as possible. As part of this disposal strategy, National Grid will invite both unconditional and subject to planning offers. Clearly to enable successful development of the site, particularly with a subject to planning deal structure, we will need to select a preferred party that we believe puts forward a realistic and developable scheme that is likely to be successful in the planning process. Part of the analysis at this stage sometimes includes putting interested parties through a pre-application process to examine the deliverability of the schemes.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Signed on behalf of Norwich City Council		Signed on behalf of BNP Paribas Real Estate (agents acting on behalf of National Grid Property Holdings Ltd)		
Print Name [REDACTED]		Print Name [REDACTED]		
Job Title SAMUEL WALKER		Job Title Alexander Elsej		
Date PLANNER		Date Senior Surveyor		
Date 27/3/2019		Date 25/02/2019		

Site Details		Developer / Agent Detail		
Reference	R24	Name	Alan Howard on behalf of Jeff Niland.	
Location	Drayton Road, Land adjoining Lime Kiln Mews.	Organisation	KLH Architects	
Planning Status	Allocated – Planning permission expired	Job Title	Director	
Description of Development	Allocated for housing development – or housing with care.	Date Contacted	March 2019	
		Contacted via	Telephone & Email	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
0	0	0	0	0
Commentary on Site Progress				
<p>The existing planning consent expired on 22 December 2018, and at the point of acquisition and instruction, there was insufficient time to allow for discharge of planning conditions to be submitted and approved (pre-commencement conditions), such that a start on site could be made prior to the expiry of the consent. Therefore, a new and full planning application is being submitted, which will have target dates for determination set by the government, but we expect an application period between submission and decision of 8-13 weeks</p>				
Delivery Forecast				
.it is anticipated that works will commence				
2018/19	2019/20	2020/21	2021/22	2023
0	0	29	0	0
Commentary on Delivery Forecast				
<p>The new planning application has gone through a pre-application consultation, which has identified additional reports and documents that will need to be prepared for the submission. These reports are due on w/c 25 March 2019, and it is intended to submit the new planning application immediately after receipt of this information. The developer has instructed that working drawings and building regulations information be prepared "at risk" of planning, such that an immediate start can be made on site once consent is received. This also requires that information is supplied such that any pre-commencement planning conditions can be avoided on any decision document, avoiding delay to commencement. The first phase of works will commence in late July 2020 (8 weeks for remediation), with then infrastructure and construction works to follow. Completion of dwellings anticipated in 3rd quarter 2020</p>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, that to the best of my knowledge the information included within this Site Assessment form is accurate. 				

Signed on behalf of Norwich City Council

Print Name: Samuel Walker

Job Title: Planner

Date: 27/3/2019

Signed on behalf of (Insert Developer Name)

Print Name

Job Title: Architect

Date: 8th March 2018

Site Details		Developer / Agent Detail		
Reference	R27 17/00220/MA 15/00272/F	Name	Andrew Turnbull	
Location	Goldsmith Street	Organisation	Norwich City Council	
Planning Status	Approved	Job Title	Senior Housing Development Officer	
Description of Development	Redevelopment of site to provide 105 dwellings with associated access, landscaping and amenity spaces.	Date Contacted	Feb 2019	
		Contacted via		
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	93	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
0	0	0	0	0
Commentary on Site Progress				
<p>Planning permission was granted for 105 dwellings under application reference: 15/00272/F. This planning consent included the site defined in allocation R27 as well as an additional parcel of land.</p> <p>In 2017 an application for <i>'Minor-material amendments to previous permission 15/00272/F for change in eight house types from 3 to 2 beds and removal of dormers; change to materials, design detailing and landscaping; and raised floor levels to units 76-78'</i> was approved.</p> <p>93 dwellings are under construction on the land designated in allocation R27.</p> <p>The remaining 12 (2 blocks of 6) units which benefit from an extant approval are located outside of the original allocation boundary are currently on hold (see below).</p>				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
49	44	0	0	12
Commentary on Delivery Forecast				
<p>It is currently anticipated that 49 dwellings will be complete during 2018/19 with a further 44 in Q1 of 2019/20. The delay is due to issues around utilities on the site.</p> <p>A second phase of 12 dwellings has currently not commenced awaiting resolution of a civil dispute.</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. <p>and,</p>				

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Norwich City Council

Signed on behalf of Norwich City Council

Print Name: Samuel Walker

Print Name: Andrew Turnbull

Job Title: Planner

Job Title: Senior Housing Development Officer

Date

Date

Site Details		Developer / Agent Detail	
Reference	R36	Name	Andy Watt
Location	Mile Cross Depot	Organisation	Norwich City Council
Planning Status	Allocation	Job Title	Head of City Development
Description of Development	Mixed use development including housing	Date Contacted	Feb 2019
		Contacted via	

Site Progress			
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
0	0	0	00	0

Commentary on Site Progress

The site was formerly in use as a council depot comprising industrial units and open storage. It is currently owned by Norwich City Council but it is anticipated that part of the ownership will be transferred to Norwich Regeneration Limited (NRL) during early 2019, to enable the residential development.

Demolition of structures on site is currently underway and expected to be completed and fully remediated by end May 2019.

A range of studies have been completed including ground investigations, structural surveys, ecology and arboricultural surveys.

NRL will take forward master-planning of the site, with NCC providing data on the Health & Wellbeing Hub, to determine the viability of the overall scheme in June 2019. Detailed planning for the residential element and outline planning for the hub is expected to be submitted in September 2019.

There are currently no known factors that could affect forecasted delivery

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
0	0	150	100	100

Commentary on Delivery Forecast

Delivery of phase 1 housing is expected to be relatively fast given the proceeds of these sales will help fund phase 2 (the Hub). The final phase of housing (phase 3) will be delivered after the Hub has been completed and is anticipated to be in 2023. It is also expected that the construction methodology will be modular construction which will provide significant programme and cost savings.

Delivery forecast will significantly exceed the number of dwellings anticipated in the allocation (c.75). Likely to deliver at least 350 dwellings overall, with 33% affordable.

Phase 1 - planning application (late 2019): 250 units expected for delivery in 2020/21 and 2021/22 (construction commencing in early 2020 as soon as planning is granted, with contractor being appointed during determination period)

Phase 2 – likely to be leisure / community hub if not additional residential will be delivered.
 Phase 3 – likely to be released in 22/23 – provided the hub is built, if the hub is not built phase 3 will not be delivered.

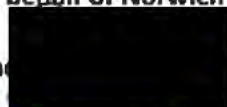
Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Norwich City Council

Print Name



S. Walker

Job Title

Planner

Date

28/3/2019

Signed on behalf of (Insert Developer Name)

Print Name



. WATT

Job Title

HEAD OF CITY DEVELOPMENT
 NORWICH CITY COUNCIL

Date

26.03.2019

Site Details		Developer / Agent Detail	
Reference	R38	Name	Andy Watt
Location	Threescore	Organisation	Norwich City Council
Planning Status	Allocation / consent	Job Title	Head of City Development
Description of Development	Urban extension	Date Contacted	Feb 2019
		Contacted via	

Site Progress			
Total Homes Completed at 1 st April 2018	5	Homes Under Construction at 1 st April 2018	74

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
0	0	0	0	5

Commentary on Site Progress

Outline consent 12/0703/0 was granted in 2013 for redevelopment of site with up to 1000 homes including affordable housing, care home, a new open space and associated roads and infrastructure.

Phase 1 - a care village comprising dementia care and housing with care units - is now complete (planning reference 13/02031/RM)

Phase 2 – is currently being delivered by Norwich Regeneration Ltd (NRL), a private limited company wholly owned by Norwich City Council.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
56	18	100	100	100

Commentary on Delivery Forecast

The site will be delivered by NRL.

Phase 2 has planning consent (15/00298/RM) for erection of 172 dwellings and associated works in association with 13/02809/VC. Rayne park development began May 2017. It is still underway and expected to be completed by 2020/21.

Phase 3 (no planning application at present) will be for another 100 units and is anticipated to be delivered by late 2022.

Future phases (no planning application at present) – c.800 homes will be programmed and developed by NRL over the period 2021 to 2031.

Developer's Declaration

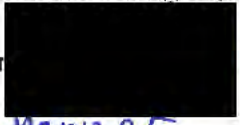
I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Norwich City Council

Print Name



S. WALKER

Job Title

Planner

Date

28/3/2019

Signed on behalf of (Insert Developer Name)

Print Name



A. WATT

Job Title

CITY DEVELOPMENT
NORWICH CITY COUNCIL

Date

26.03.2019

Site Details		Developer / Agent Detail	
Reference	R42	Name	Mark Bartram
Location	Bartram Mowers -- Bluebell Road	Organisation	Bartram Mowers Ltd
Planning Status	Allocation/consented development	Job Title	Managing Director
Description of Development	The site of 5.5 hectares is allocated for development of a housing scheme for the over 55s, which may include assisted-living and/or extra care housing.	Date Contacted	11th March 2019
		Contacted via	01603 458916 meb@bartrammowers.co.uk

Site Progress

Total Homes Completed at 1 st April 2018	62 residential dwellings	Homes Under Construction at 1 st April 2018	57 extra care (C2) apartments
---	--------------------------	--	-------------------------------

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
				62

Commentary on Site Progress

A masterplan has been agreed with the Council which covers the whole site allocation. This established a phased approach to the delivery of allocation site. Planning consent for Phase 1 was secured in 2016 and this development is now complete and occupied.

Phase two has been delayed due to lack of progress between McCarthy and Stone and Norwich CC planning department regarding the form that the second phase of the development will take. A new application for phase two will be submitted by the end of May 2019 and the timescale for delivering that is detailed below.

This will leave the final phase of the development which is an area of approximately 5 acres. The masterplan has made provision for a range of unit types being delivered including retirement houses, apartments, bungalows and potentially a care home. The resultant number of units depends on the final agreed mix, however, an additional 90 units should be capable of being accommodated in the final phase subject to landscape and design considerations. The figure of 30 units for 2023 is the first part of the final phase.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
57		35	14	30

Commentary on Delivery Forecast

McCarthy & Stone will be submitting a revised planning application for phase 2 of the allocation site at the end of May 2019. This will comprise 49 dwellings (35 bungalows and 14 apartments). The following timescales are then anticipated:

- 5 months to secure planning consent (approved Oct 2019)
- A further 4 months to complete the land purchase and discharge pre-commencement conditions
- Site start March 2020.
- First dwelling complete November 2020
- Development complete July 2021

These timescales are based on recent McCarthy & Stone build out rates for similar schemes.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Norwich City Council

Print Name

[Redacted]

S. Walker

Job Title

Planner

Date

28/3/2019

Signed on behalf of Bartram Mowers Ltd

Print Name – Mark Bartram

Job Title - Managing Director

Date - 11th March 2018

Site Details		Developer / Agent Detail	
Reference	20161483	Name	James Nicholls
Location	Land at Yarmouth Road, Brundall	Organisation	Norfolk Homes
Planning Status	OPA	Job Title	Development Manager
Description of Development	Development of a retail supermarket of no more than 2500 sq. m, up to 155 dwellings, open space and vehicular access	Date Contacted	05/03/2019
		Contacted via	Telephone

Site Progress			
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

An outline application for the scheme was submitted on 30/08/16 and was granted planning permission on 06/03/2018. Norfolk Homes have confirmed that they intend to submit a detailed application (Reserve Matters or Full) in early 2019/20 with the expectation of achieving a detailed permission by the end of 2019.

There are no viability, ownership or infrastructure constraints that will prevent the development of the site.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
-	-	-	15	30 25

Commentary on Delivery Forecast

Subject to planning, Norfolk Homes intend to start on site in Spring/Summer 2020 and would expect first occupations in 12-18 months thereafter. Norfolk Homes expect to deliver 30-35 units per year on the site. The delivery forecast reflects the longer of this timescales.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.



Signed on behalf of Broadland District Council

Signed on behalf of Norfolk Homes

Print Name: Paul Harris

Print Name James Nicholls

Job Title: Principal Planning Officer

Job Title Development manager

Date: 11/04/2019

Date 16/04/19

Site Details		Developer / Agent Detail		
Reference	HNF1	Name	Justin Coote	
Location	Land East of Manor Road, Horsham & Newton St Faiths	Organisation	Lovell Partnerships Ltd.	
Planning Status	Allocation	Job Title	Development Manager	
Description of Development	Erection of 69 Dwellings and Associated Infrastructure and Landscaping	Date Contacted	10/12/2018	
		Contacted via	Email	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
<p>The site was allocated on 3rd May 2016. Following pre-application discussions, a full planning application (District Reference 20182043) was submitted by housebuilder Lovell Partnerships on 29/01/2019.</p> <p>Whilst there are a number of abnormal costs associated with the scheme, substantially related to drainage works, the site can be made viable through a reduction in affordable housing provision. The need for a viability assessment was discussed at the pre-application stage and a viability report has been submitted to accompany the application.</p> <p>Lovell Partnerships have confirmed that subject to agreement of a reduced level of affordable housing there are no ownership, infrastructure or viability constraints that will prevent the delivery of the site.</p>				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
0	0	30	39	0
Commentary on Delivery Forecast				
<p>Lovell Partnerships have confirmed that the delivery forecast is reflective of their planned delivery of the site.</p>				

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Print Name: Paul Harris

Job Title: Principal Planning Officer

Date: 17/04/2019

Signed on behalf of Lovell Partnerships Ltd

Print Name [REDACTED] **J COOTE**

Job Title **DEVELOPMENT MANAGER**

Date **23-4-19**

Site Details		Developer / Agent Detail	
Reference	20171464	Name	James Nicholls
Location	Land South of Green Lane West, Rackheath	Organisation	Norfolk Homes
Planning Status	Allocation	Job Title	Development Manager
Description of Development	Construction of 322 Dwellings & Associated Works	Date Contacted	05/03/2019
		Contacted via	Telephone

Site Progress			
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

A full planning application was submitted on 31/08/2017. Broadland's planning committee resolved to grant planning permission on 10/04/2019.

There are no known viability or infrastructure constraints. Norfolk Homes hold an option on the land. Whilst a final price still needs to be agreed and the option taken up, Norfolk Homes do not believe there are any significant barrier to delivery of the site once planning permission is granted.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
-	-	-	-	30 25

Commentary on Delivery Forecast

Assuming that consent is granted in the first quarter of 2019/20, and taking account of the need to agree a price and take up option, Norfolk Homes expect to start in early 2021. Norfolk homes expect first occupations about 12-18 months from the start date and would intend to build at around 30-35 units per year. The delivery forecast is consistent the Norfolk Homes's intended delivery timescale.

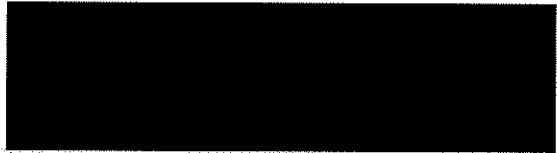
Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Signed on behalf of Norfolk Homes



Print Name: Paul Harris

Job Title: Principal Planning Officer

Date: 11/04/2019

Print Name James Nicholl

Job Title Development Manager

Date 16/04/19

Site Details		Developer / Agent Detail		
Reference	20180193	Name	Erik Pagano	
Location	Land North of Smee Lane, Great Plumstead	Organisation	Landform Estates Ltd	
Planning Status	Allocation	Job Title	Managing Director	
Description of Development	Development up to 272 residential dwellings, a 2ha site for a 2 Form Entry Primary School, community uses (Use Class D), public open space and associated infrastructure.	Date Contacted	6/12/2019	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
<p>The site was allocated in July 2016. An outline application (20180193) was submitted on 06/02/2018. Outline Permission was granted on 19/12/2018. In parallel with the application process Landform have been engaging with potential housebuilders to take on the site.</p> <p>A number of further investigations are currently being undertaken so as to enable an unconditional sale to be agreed in the early part of 2019/20. A number of housebuilders have expressed an interest in the site.</p>				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2022/23
-	-	-	20	40
Commentary on Delivery Forecast				
<p>Landform has confirmed that they intend to achieve an unconditional sale to a housebuilder in the early part of 2019/20.</p> <p>As a sale to a housebuilder has not yet been completed, it is not possible to reflect a specific housebuilder's intentions in the delivery forecast. There is however clear evidence of progress towards the delivery of the site that would justify a conclusion that a sale will be agreed in line with Landform's expectations and development achieved on site within 5 years.</p> <p>If an unconditional sale is made to a housebuilder in the early part of 2019/20 it is reasonable to expect that a Reserve Matters application would be submitted during 2020 and determined in</p>				

time to enable a start on site during 2021/22.

A rate of development of 40 homes per annum is considered to be a reasonable estimate of what could be achieved on a site of this nature. On the basis of an assumed start on site in 2021/22 only a half year of delivery is forecast in this year.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Print Name: Paul Harris

Job Title: Principal Planning Officer

Date: 17/04/2019

Signed on behalf of Landform Estates Ltd



Print Name: Erik Pagano

Job Title: Director

Date: 8 May 2019

Site Details		Developer / Agent Detail		
Reference	GT11 (20180194)	Name	Erik Pagano	
Location	Land North of Smeed Lane, Great Plumstead	Organisation	Landform Estates Ltd	
Planning Status	Allocation	Job Title	Managing Director	
Description of Development	Development of 11 self-build residential plots and associated access and infrastructure (Outline)	Date Contacted	06/12/2018	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
<p>The site was allocated in July 2016. An outline application (20180193) was submitted on 06/02/2018. Outline Permission was granted on 19/12/2018.</p> <p>A number of further investigations are currently being undertaken so as to enable the sale of individual plots for self-build in the early part of 2019/20.</p>				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
-	-	-	2	3
Commentary on Delivery Forecast				
<p>Landform has confirmed that they intend to progress with plot sales to self-builders as soon as possible.</p> <p>As plot sales to self-builders have not yet been completed, it is not possible to reflect any specific intentions in the delivery forecast. There is however clear evidence of progress towards the delivery of the site that would justify a conclusion that development will be achieved on site within 5 years.</p> <p>For the purposes of the forecast it has been assumed that plots sales will be achieved during 2019 enabling Reserve Matters applications to be submitted by the first self-builders in 2020 and permission granted in time to enable starts in 2021 and the first completions in 2021/22. A rate of between 2 and 3 completions a year is considered to be a reasonable estimate of delivery.</p>				
Developer's Declaration				
I confirm that:				

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Print Name: Paul Harris

Job Title: Principal Planning Officer

Date: 17/04/2019

Signed on behalf of Landform Estates Ltd



Print Name: Erik Pagano

Job Title: Director

Date: 8 May 2019

Site Details		Developer / Agent Detail		
Reference	GT19 (20160395)	Name	Justin Coote	
Location	Land South of Green Land East, Rackheath	Organisation	Lovell Partnerships Ltd.	
Planning Status	Allocation	Job Title	Development Manager	
Description of Development	Development of up to 157 Dwellings together with Associated Access, Open Spaces & Infrastructure	Date Contacted	10/12/2018	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
<p>The site was allocated in July 2016. An outline planning application was submitted on 09/03/2016 and was granted outline planning permission on 31/01/2019. The delay in granting permission resulted from complicated negotiations to resolve drainage and access issues.</p> <p>A conditional sale has been agreed between the landowner and the Lovell Partnership. Significant pre-application discussions on a Reserved Matters scheme have already taken place between Lovell Partnerships and Broadland District Council. Lovell intend to <u>submit</u> a Reserve Matters applications during 2019.</p> <p>Lovell Partnerships have confirmed that there are no viability, ownership or infrastructure constraints that will prevent the development of the site.</p>				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2022/23
-	-	21	42	42
Commentary on Delivery Forecast				
<p>Subject to the grant of Reserve Matters permission, Lovell Partnerships intend to start on site during 2020 with the first completions achieved in 20/21 and delivering a mix of market and affordable homes at an average yearly rate of approximately 42 homes per annum.</p>				

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Print Name: Paul Harris

Job Title: Principal Planning Officer

Date

Signed on behalf of Lovell Partnerships Ltd

Print Name **J COOTE**

Job Title **DEVELOPMENT MANAGER**

Date **23-4-19**

Site Details		Developer / Agent Detail		
Reference	20141725	Name	Ian Fieldhouse	
Location	Land East of Buxton Road, Spixworth	Organisation	Orbit Homes	
Planning Status	OPA	Job Title	Land and New Business Director	
Description of Development		Date Contacted	03/04/2019	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
Commentary on Site Progress				
<p>The outline application for the development was submitted on 22/10/14 and was approved on 11/03/15.</p> <p>The site was subsequently acquired by Orbit Homes and a Reserve Matters Application (District Reference 20180443) was submitted on 19/03/18. The approval of the RMA has been delayed as a result of extensive negotiations over layout, drainage and highways.</p> <p>Orbit Homes intend to submit revised plans to address all outstanding issues in mid-April with an expectation that this will lead to the prompt grant of detailed planning permission under delegated powers.</p> <p>There are no viability or ownership constraints that would prevent the implementation of the development. A construction access will need to be agreed to enable development, this is to be addressed through the revised plans.</p>				
Delivery Forecast				
2018/19	2019/20	2020/21	2021/22	2023
-	-	20	40	40
Commentary on Delivery Forecast				
<p>Subject to the grant of planning permission it is Orbit Homes intention to start on site in the first quarter of 2020. Orbit anticipates a 5-6 year build programme. The delivery forecast is consistent with Orbit's expectations.</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, that to the best of my knowledge the information included within this Site Assessment 				

form is accurate.

Signed on behalf of Broadland District Council

Print Name: Paul Harris

Job Title: Principal Planning Officer

Date: 11/04/2019

Signed on behalf of Orbit Homes



Print Name Ian Fieldhouse

Job Title Land and New business Director

Date 18/04/19

Site Details		Developer / Agent Detail		
Reference	20161643	Name	Simon Hughes	
Location	Land West of Burlingham Road, South Walsham	Organisation	Norfolk County Council	
Planning Status	OPA	Job Title	Head of Property	
Description of Development	Residential Development of 21 Homes.	Date Contacted	29/01/2019	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<p>The outline planning application was submitted on 25/11/2016 and was approved 04/12/2017. Norfolk County Council has since resolved to sell the site and have identified a preferred purchaser, who is a housebuilder. The preferred purchaser is undertaking due diligence but both Norfolk County Council and purchaser expect a sale to be agreed by the end of 2019.</p> <p>There are no know viability or infrastructure constraints that would prevent the site being developed. Some land needed for access to the site is within the ownership of a 3rd party, however an “in-principle” agreement has been reached over a purchase price. The agreed price would not undermine the viability or deliverability of the site.</p>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
-	-	-	21	-
.				
Commentary on Delivery Forecast				
<p>Should the sale be completed by the end of the year the preferred purchaser have confirmed that they would immediate begin work on a reserve matters application which they would intend to submit within 6 months of purchase. On the assumption that a RM permission could then be achieved by the end of 2020, it would be their intention to start on site in early 2021. First completions would be expected within 6 months of the start on site and the whole site would be built by March 2021.</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, that to the best of my knowledge the information included within this Site Assessment 				

form is accurate.	
Signed on behalf of Broadland District Council	Signed on behalf of Norfolk County Council
Print Name: Paul Harris	Print Name Simon Hughes
Job Title: Principal Planning Officer	Job Title: Head of Property
Date: 12/04/2019	Date: 12/04/2019

Site Details		Developer / Agent Detail		
Reference	20080367,	Name	Laura Townes	
Location	White House Farm, Sprowston	Organisation	Persimmon Homes (lead consortium member)	
Planning Status	Reserve Matters	Job Title	Planning Manager	
Description of Development	Erection of up to 1233 Dwellings Including Link Road, Recreation Areas, Primary School, Open Space and other Associated Works	Date Contacted	17/12/2018	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1st April 2018	435	Homes Under Construction at 1st April 2018	142	
Number of Homes Completed by Year				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	39	198	198
Commentary on Site Progress				
<p>An outline application (20080367) was submitted on 07/03/2008, the first council resolution to grant permission was made on 13/08/2008. Permission was not however issued until 23/05/2011 due to complicated negotiations on the S106 primarily related to viability issues in the immediate aftermath of the global financial crisis.</p> <p>Following the grant of outline planning consent a first tranche of reserve matters application across phase 1 of the development was then submitted (20130696, 20130699, 20130209 & 20130224) by the development consortium of Persimmon Homes, Taylor Wimpey and Hopkins Homes. These applications were determined between 21/05/2013 and 16/08/2013. The first housing completions were delivered in the 15/16 monitoring year and the site has delivered strongly since. There now exists reserve matters consent across the whole of the development following the submission and determination of additional reserve matters applications (20160751, 20160928, 20160930, 20160912 & 20160911).</p> <p>The site is wholly within the ownership of the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.</p>				

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
243	180	160	110	47

Commentary on Delivery Forecast

Development has now started across all but two of the reserve matter permissions. Persimmon homes forecast that they will continue to deliver at a rate of approximately 70pa across their element of the site and anticipate that they will completed this phase of the White House Farm development and moved onto the next phase (allocated under Growth Triangle AAP Policy GT20) by Q1 2021. Hopkin Homes forecast that they will deliver at a rate of approximately 54 pa and Taylor Wimpy at 50pa.

The developers' have exceeded their anticipated build out rate (160pa total) over the last two monitoring periods.

An area of land comprising 54 dwellings (on Taylor Wimpey parcel) is subject to a restriction on delivery until August 2024.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Signed on behalf of (Insert Developer Name)

Print Name

Print Name *LAURA TOWNES*

Job Title

Job Title *PLANNING MANAGER*

Date

Date *18/2/19*

Site Details		Developer / Agent Detail		
Reference	20090886	Name	Peter Wilkinson	
Location	Land at Brook Farm & Laurel Farm, Thorpe St Andrew	Organisation	Landmark Planning	
Planning Status	Outline Planning Permission	Job Title	Managing Director	
Description of Development	600 Dwellings, Link Road, 14.6HA of Employment Land, Local Centre, Railway Halt and Associated Open Space.	Date Contacted	3/12/2018	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1st April 2018	-	Homes Under Construction at 1st April 2018	-	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<p>Outline application submitted on 07/07/2009. Approval granted on 28/06/2013. The delay to granting permission was a consequence of the inherent complexities of the scheme resulting from its dependence upon, and relationship to, the now completed but then under consideration in an undetermined application, junction works at Postwick Hub.</p> <p>The delivery of the permitted scheme was, then, contingent upon the delivery of a new link road between Plumstead Road and Peachman Way, including a new bridge crossing the Norwich to Cromer (Bittern) railway line. Agreeable terms have not yet been reached with Network Rail to allow for the construction of the new bridge. This has caused further delays to the implementation of the planning permission.</p> <p>Various applications have since been submitted and determined in relation to conditions on the outline permission. Of particular note is application 20170421 that was submitted on 13/03/2017. This application removed or varied conditions so as to enable the delivery of the first 270 dwellings of the scheme ahead of the completion of the new link road. This application was approved on 07/09/2017.</p> <p>The site is in a single landownership. Lothbury Investment Management holds an option on the land. There are no known viability constraints that will prevent the construction of the first 270 homes in accordance with application 20170421.</p> <p>The only outstanding constraint to the delivery of the first 270 homes is the construction of a roundabout access at Plumstead Road. The construction of the roundabout is being taken forward by Broadland District Council in Partnership with Lothbury Investment Management. The roundabout would provide access to both Brook Farm and Broadland Council owned land north of Plumstead Road. An application (20161873) was submitted on 27/10/16 for the roundabout. A committee resolution to grant planning permission was given on 12/07/17. This permission has</p>				

not yet been issued however whilst further consideration is given to whether a smaller roundabout scheme can be secured.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2022/23
-	-	12	45	45

Commentary on Delivery Forecast

The planning agent and transport consultant, Landmark Planning and Create Consulting respectively, are actively engaging with the Highway Authority and BDC to confirm the final design of the Plumstead Road roundabout and a solution to the link road issues that constrains the site to secure the first 270 homes.

The site promoter (Lothbury Investment Management) has been actively marketing the site to prospective developers and more detailed discussions about a potential sale has already begun with at least one housebuilder who is already active in the local market.

The promoter's intention is to secure a sale within 2019. The planning agent has confirmed the expectation that 1st completions can reasonably be expected in January 2021 with an annual delivery thereafter of approximately 45 units per year thereafter.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Print Name: Paul Harris

Job Title: Principal Planning Officer

Date: 11/04/2019

Signed on behalf of Landmark Planning

Print Name Peter Wilkinson

Job Title Managing Director

Date 12/04/2019

Site Details		Developer / Agent Detail		
Reference	20160498	Name	Richard Combes / Mark Laidlow	
Location	Land South of Salhouse Road, Sprowston	Organisation	Carter Jonas / Kier Living	
Planning Status	Outline Planning Permission	Job Title	Associate Partner / Head of Land	
Description of Development	Proposed residential development of a minimum of 803 dwellings with access road and associated infrastructure ...	Date Contacted	3/12/2018 / 23/01/2019	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1 st April 2018	-	Homes Under Construction at 1 st April 2018	-	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<p>The outline application for the site was submitted on 05/04/2016, slightly in advance of the confirmation of the sites allocations through the Growth Triangle Area Action plan in July 2016. A Council resolution to grant planning permission was given on 01/11/2017. Permission was granted on 07/03/19. The delay to the grant of planning permission was principally due to complicated negotiations that resulted from their being the two separate but inherently interrelated applications that were submitted on the GT7 allocation site.</p> <p>A conditional sale of the 1st phase of 243 homes to a developer (Kier) was agreed prior to the permission being issued. As a consequence the developer (Keir) has been involved in the final negotiations on conditions and S106 obligations such that they can achieve a start on site by spring 2019. The RM application for phase 1 has largely been prepared and is expected to be submitted in early 2019.</p> <p>Separately, Carter Jonas has opened negotiations with a housebuilder about the sale of the remaining phases of the development.</p> <p>There are no known viability, ownership or infrastructure constraints that will prevent the development of the site.</p>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2023
-	-	20	45	45
.				

Commentary on Delivery Forecast

Pre-application negotiations between the developer (Kier Living) of the 1st phase of 244 homes and Broadland District Council. The developer (Kier) confirms that the RM application is almost complete and will be ready to submit promptly following the grant of outline planning permission.

The developer (Kier's) programme expects to achieve RM consent in Autumn 2019 enabling a start on site in early 2020. Based on this timetable the developer (Kier) anticipates the following delivery programme 20/21 = 20 completions, 21/22 = 45, 22/23 = 45, 23/24 = 43, 24/25 = 45, 2025/26 = 45.

This rate is consistent with the developer's (Kier's) experience of the local market.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Print Name: Paul Harris

Job Title: Principal Planning Officer

Date: 11/04/2019

Signed on behalf of Kier Living

Print Name: Mark Laidlow

Job Title: Head of Land

Date: 25/04/2019

Site Details		Developer / Agent Detail		
Reference	20161058	Name	Mike Bodkin	
Location	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road	Organisation	TOWN	
Planning Status	Outline Planning Approval	Job Title	Project Director	
Description of Development	Up to 3,520 dwellings, up to 16,800 sqm employment space; up to 8,800sqm for shops, services etc and associated infrastructure	Date Contacted	22/03/2019	
		Contacted via	e-mail	
Site Progress				
Total Homes Completed at 1st April 2018	0	Homes Under Construction at 1st April 2018	0	
Number of Homes Completed by Year				
.				
	2013/14	2014/15	2015/16	2016/17
	-	-	-	-
.				
Commentary on Site Progress				
<p>The Beeston Park scheme was originally submitted as an outline application by Beyond Green Developments Ltd, a wholly owned subsidiary of U&I Group PLC (formerly Development Securities PLC) on 23/10/2012 (District Reference 20121516), receiving a Council resolution to grant planning permission on 29/09/2013. Complex negotiations on the S106 agreement across multiple landowning parties meant that planning permission was not actually issued until 17/02/2016.</p> <p>No strategic investment partner was ultimately secured to deliver the original permission. This situation did not result from the scheme being deemed unviable but rather the scale of the upfront capital tie in needed to deliver the most costly (in infrastructure terms) element of the scheme first, as per the scheme's original phasing.</p> <p>Consequently, a S.73 application (reference 20161058) was submitted on 16/16/2016. This application amended the phasing of the scheme to enable the delivery of the lowest cost infrastructure section of the scheme first. This application received a resolution to grant planning permission on 12/10/2016. Permission was issued on 22/12/2017. Subsequently applications for the discharge of conditions related to the site wide design code (reference 20180412), and phase 1 strategic infrastructure (reference 20180708) were submitted and are now subject to a Council Resolution to Grant Planning Permission.</p> <p>The landowners remain committed to the scheme and have entered into an equalisation agreement to facilitate the delivery of the development. Now that the Broadland Northway is open to traffic there are no external infrastructure constraints to development that would not be overcome through the delivery of off-site and on-site public infrastructure works, which can viably be delivered as part of the scheme.</p>				

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2022/23
-	-	-	109	102

Commentary on Delivery Forecast

Phase 1 of the revised permission comprises 3 parcels of land capable of delivering circa. 733 of the 3,520 homes permitted across the whole site. TOWN on behalf of the U&I investment have now secured an “in-principle” agreement with the landowners to acquire parcels A and parts of parcel B of phase 1 and together with an option on the remainder of phase 1. In addition, £9.2M of development funding has been secured through Homes England’s Home Builders Fund that will be used to deliver the phase one strategic infrastructure.

The site is actively being marketed to developers with a number of parties expressing an interest in taking on parcels, or sub-parcels, of land as part of phase 1 of the development. Subject to there being sufficient pre-sales commitments from interested developers, TOWN intend to complete the purchase of parcels A & (part) B of phase 1 and procure contractors in 2019, enabling infrastructure to begin in autumn 2019.

It is TOWN’s intention to release land for development across parcels A and B to enable simultaneously delivery by two or more development partners with the first homes being occupied during 2021. The development forecast reflects only the Beyond Green Developments Ltd’s expectations of delivery across phase 1 of the scheme.

It is however notable that in March 2018 Norfolk County Council, on behalf of the Greater Norwich Growth Board submitted a Business Case to the Housing Infrastructure Fund: Forward Fund for the Broadland Growth Triangle. Included within the EOI were proposals to fund roads, associated drainage and Strategic Public Open Space infrastructure across Phases 2 and 3 of the scheme. The cost of the remaining public and non-public works will be met through other funding sources. The HIF investment is not grant but is to be recovered by NCC through a land tariff paid upon the sale of land. The detailed design for strategic infrastructure across phases 2&3 is currently underway and reserve matters applications for this infrastructure is expected to be submitted by the end of 2019.

If the HIF bid is successful it will deliver infrastructure that will enable further sites to be opened up for development, significantly accelerating the delivery of development.

Developer’s Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Print Name: Paul Harris

Job Title: Principal Planning Officer

Date: 11/04/2019

Signed on behalf of TOWN

Print Name Mike Bodkin

Job Title Project Director

Date 24/04/2019

Site Details		Developer / Agent Detail	
Reference	GT20	Name	Laura Townes
Location	White House Farm (North East), Sprowston	Organisation	Persimmon Homes (lead consortium member)
Planning Status	Allocation	Job Title	Planning Manager
Description of Development	Erection of 516 dwellings, including associated infrastructure	Date Contacted	17/12/2018
		Contacted via	Telephone

Site Progress

Total Homes Completed at 1 st April 2018	0	Homes Under Construction at 1 st April 2018	0
---	---	--	---

Number of Homes Completed by Year

2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-

Commentary on Site Progress

Allocation site GT20 is under an option agreement to the same development consortium (Persimmon Homes, Hopkins Homes & Taylor Wimpey Homes) who are currently building out the 1,233 home White House Farm development site (district reference 20080367), that lies adjacent to this site.

The consortium have confirmed that infrastructure installed as part of the current development has been sized to facilitate the development of GT20 and that their intention to move onto this site promptly once the construction of the adjacent White House Farm site is complete. To enable this a hybrid application has been prepared that will seek outline permission for 516 dwellings (to be split equally amongst the three consortium members) and detailed consent for the access and spine road elements of the scheme. The hybrid application is expected to be submitted in the final quarter of 2018/19. The lead consortium member (Persimmon Homes) has confirmed that early work has already begun on a Reserved Matters submission.

The site is under option to the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.

Delivery Forecast

2018/19	2019/20	2020/21	2021/22	2023
-	-	-	70	112

Commentary on Delivery Forecast

Persimmon Homes expect that they will have completed construction on their first White House Farm site (district reference 20080367) and have legal completions on GT20 by 1 April 2021. They forecast that they will continue to build-out at a rate of approximately 70dpa. Hopkins Homes expect to have moved onto GT21 by Q3 2022, building out at a rate of approximately 54dpa. Taylor Wimpey expect to have moved onto GT21 by Q4 2022, building out at a rate of

approximately 60dpa.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Signed on behalf of Broadland District Council

Signed on behalf of (Insert Developer Name)

Print Name

Print Name LAURA TOWNES

Job Title

Job Title PLANNING MANAGER

Date

Date 18/2/19

Site Details		Developer / Agent Detail		
Reference	GT21	Name	Peter Wilkinson	
Location	Land East of Broadland Business Park (North)	Organisation	Landmark Planning	
Planning Status	Allocation	Job Title	Managing Director	
Description of Development	Residential led Mixed use development of approx. 350 to 400 homes.	Date Contacted	3/12/2018	
		Contacted via	Telephone	
Site Progress				
Total Homes Completed at 1st April 2018	-	Homes Under Construction at 1st April 2018	-	
Number of Homes Completed by Year				
.				
2013/14	2014/15	2015/16	2016/17	2017/18
-	-	-	-	-
.				
Commentary on Site Progress				
<p>An EIA scoping opinion on the site has now been sought and given and the studies needed to underpin a planning application now underway. The ecological evidence is expected to be the last study that will output, this is expected in September 2019. An outline planning application will be prepared and submitted once the outputs from the ecological study is known. This is likely to be in early 2020 with a view to achieving a permission in early 2021.</p> <p>There are no known viability, ownership or infrastructure constraints that are expected to undermine the developability of the site once the relevant permissions are secured and the site sold to a housebuilder.</p>				
Delivery Forecast				
.				
2018/19	2019/20	2020/21	2021/22	2022/23
-	-	-	-	-
.				
Commentary on Delivery Forecast				
<p>It is the promoter's intention to begin marketing the site once an outline planning permission has been secured. There current aspiration is to achieve a sale by early 2022. As a consequence it is not expected that first completions would likely be achieved by a developer until the 23/24 monitoring year, which is outside the current five year housing land supply period.</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. and, that to the best of my knowledge the information included within this Site Assessment form is accurate. 				

Signed on behalf of Broadland District Council	Signed on behalf of Landmark Planning
Print Name: Paul Harris	Print Name Peter Wilkinson
Job Title: Principal Planning Officer	Job Title Managing Director
Date 11/04/2019	Date 12/4/19

APPENDIX D1 – WINDFALL ASSESSMENT SUMMARY

SOUTH NORFOLK – Sites of 9 or fewer												
Type	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden plots	19	15	32	32	25	8	61	50	45	35	322	32
Barn conversions & other agricultural buildings	25	46	37	44	38	15	42	19	30	13	309	31
Conversions shops, offices, schools (including PD)	24	24	15	13	20	4	22	38	14	1	175	18
Other brownfield re-development	41	20	28	13	43	23	1	14	12	8	203	20
Affordable housing exceptions	21	36	33	26	13	21	13	2	0	0	165	17
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	6	13	17	9	0	5	5	15	4	0	74	7
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc. (<i>pre-14/15 included as other brownfield re-development</i>)							22	11	15	10	58	15
TOTAL	136	154	162	137	139	76	166	149	120	67	1306	131
TOTAL excluding garden plots	117	139	130	105	114	68	105	99	75	32	984	98

BROADLAND – Sites of 9 or fewer												
Type	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden Plots	41	29	23	23	22	35	51	39	15		278	31
Barn conversions & other agricultural buildings	21	6	14	14	18	15	33	17	4		142	16
Conversions shops, offices, schools (including PD)	29	1	4	17	4	12	9	16	8		100	11
Brownfield Redevelopment	17	4	13	2	8	3	19	34	4		104	12
Affordable Housing exceptions	0	8	12	11	0	24	27	3	0		85	9
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	2	2	4	9	12	7	12	8	4		60	7
Cert. of lawfulness, removal of occupancy restrictions, subdivision of dwellings etc.	2	5	4	13	2	7	3	20	2		58	6
TOTAL	112	55	74	89	66	103	154	137	37		827	92
TOTAL excluding garden plots	71	26	51	66	44	68	103	98	22		549	61

NORWICH – Major and Minor Sites												
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden plots	10	1	5	5	5	8	11	6	14	16	81	8
Barn conversions & other agricultural buildings	0	0	0	0	0	0	0	0	0	0	0	0
Conversions shops, offices, schools (including PD)	121	52	12	25	46	23	40	34	210	88	651	65
Brownfield Redevelopment	121	96	81	185	162	76	45	71	117	83	1,037	104
Affordable Housing exceptions	0	0	0	0	0	0	0	0	0	0	0	0
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	2	3	0	0	0	1	7	1	40	33	87	9
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc.	11	0	12	10	9	3	3	3	16	10	77	8
TOTAL	265	152	110	225	222	111	106	115	397	230	1,933	193
TOTAL excluding garden	255	151	105	220	217	103	95	109	383	214	1,856	185

APPENDIX D2 – LAPSE RATE STUDY SUMMARY

Sites of 9 or fewer	Completed within 5 years	Started but not completed within 5 years	Lapsed or renewed/replaced	Notes
Broadland	77.0%	1.5%	21.5%	Sample: 478 units permitted 1 April 2011 to 31 March 2015
Norwich	73.3%	4.9%	21.7%	Sample: 469 units permitted 1 April 2007 to 31 March 2012
South Norfolk	73.6%	10.7%	15.7%	Sample: 610 units permitted 1 April 2012 to 31 March 2016

The above analysis indicates that on average sites of 9 or fewer are not completed within 5 years in 23% of cases in Broadland, 26.6% in Norwich and 26.4% in South Norfolk.

To account for this the delivery forecast of sites of 9 or fewer has been discounted by 27%, which represents the highest end of the range.

Appendix B – CIL receipts

Greater Norwich Infrastructure Investment Fund Reporting Year 2017-18

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 and subject to “capping” arrangements where not) is deducted by the Councils and in the case of Broadland and South Norfolk is required to be paid over to the relevant Parish/Town Council. As Norwich is un-parished the community element of CIL (15%) is retained and managed by Norwich City Council.
3. The majority of the remaining balance (e.g. excluding amounts arising from “capping” and surcharges) of CIL revenues from each of the Councils is paid into the Infrastructure Investment Fund to be used 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 2017 to 2018, 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.

The Total CIL receipts transferred to the Infrastructure Investment Fund to 31 March 2018: £9,945,060.63

The below table shows the annual CIL received by each Greater Norwich district.

	2013/14	2014/15	2015/16	2016/17	2017/18
Broadland	£43,489.23	£629,847.55	£1,703,170.60	£1,288,938.55	£1,345,002.25
Norwich	£12,210.00	£128,572.48	£332,441.45	£914,964.52	£635,043.65
South Norfolk		£92,397.28	£454,782.37	£1,010,675.47	£1,353,525.23
TOTAL	£55,699.23	£850,817.31	£2,490,394.42	£3,214,578.54	£3,333,571.13

The Infrastructure Investment Fund is used to support the delivery of a capital programme of projects which is approved annually by the Greater Norwich Growth Board. The list of projects approved by the Board to receive funding from the IIF is called the Growth Programme. The latest Growth Programme is available to view here:

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

The total CIL expenditure and the items of infrastructure to which CIL has been applied to date is £4,428,364.10 as shown in the table below:

Project	CIL Drawdown 15/16	CIL Drawdown 16/17	CIL Drawdown 17/18
GP01 Harrisons' Plantation	£9,900.00	£21,069.82	£3,916.32
GP02 Danby Wood	£25,861.85		
GP03 Marston Marsh	£23,805.33	£639.83	
GP04 Earlham Millennium Green Phase	£3,159.83		
GP05 Riverside Walk	£17,360.76	£31,000.00	
GP06 Marriott's Way Phase	£60,000.00		
GP07 Hospital Health Walk	£37,852.00		
GP08 Earlham Millennium Green - Phase 2		£52,121.04	
GP09 Marriott's Way - Phase 2		£236,451.52	£827.64
GP10-GP19 NATS Programme		*£20,000.00	£1,023,000.00
GP22 Heathgate Pink Pedalway		£150,000.00	
GP23 Carrow /Deal Ground			£29,424.43
GP24 Bowthorpe/Colney Link			£47,592.54
GP39 Hales & Loddon			£4,500.00
NDR Loan repayments		£573,000.00	£2,056,881.19
TOTAL	£177,939.77	£1,084,282.21	£3,166,142.12

*figure amended since the last report following the identification of an accounting error.

As at the end of the reported year (2017/18) the total balance of CIL receipts held in the Infrastructure Investment Fund was **£5,516,696.53**

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 included below.

GREATER NORWICH GROWTH PROGRAMME						Actual CIL spend to date										Profiled CIL drawdown for future years				
Projects supported by borrowing highlighted in grey						2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24				
Ref	Expenditure	Project Budget	Actual Spend	Other funding	CIL funding															
Agreed 2014/15 Growth Programme																				
GP1	Harrisons' Wood	(45)	(35)		(45)			(15)	(16)	(4)	(10)									
	Harrisons' Wood secured funding (S106)	45	-									45								
GP2	Darby Wood	(35)	(26)		(35)			(26)												
GP3	Marston Marsh	(30)	(24)		(30)			(24)	(1)											
GP4	Earlham Millennium Green - Phase 1	(15)	(3)		(15)			(3)												
GP5	Riverside Walk	(70)	(48)	(19)	(51)			(17)	(31)											
GP6	Marriott's Way - Phase 1	(60)	(60)		(60)			(60)												
GP7	Norwich Health Walks	(40)	(38)		(40)			(38)												
Agreed 2015/16 Growth Programme																				
GP8	Earlham Millennium Green - Phase 2	(66)	(52)		(66)				(52)											
GP9	Marriott's Way - Phase 2	(250)	(237)		(250)			(236)	(1)											
GP11	St Clements Toucan Crossing				(113)						(113)									
GP13	Eaton Interchange				(100)						(100)									
GP13b	Roundhouse Way				(50)						(50)									
GP16	Golden Ball Street (NATS)		(1,023)		(1,023)				(1,023)											
GP17b	A140 Corridor				(950)						(200)	(750)								
Agreed 2016/17 Growth Programme																				
GP19	St Faiths to Airport Transport Link	(1,000)	(20)		(1,000)				(20)					(980)						
GP22	Pink Pedalway - Heathcote	(250)	(150)	(100)	(150)			(150)												
GP23	Carrow Bridge to Deal Ground riverside path	(350)	(29)	(250)	(100)					(29)										
GP24	Colney River Crossing (NRP to Threescore)	(422)	(48)	(251)	(171)					(48)	(123)									
GP25	Broadland Northway (see below for borrowing detail)																			
GP26	Long Stratton Bypass (see below for borrowing detail)																			
Agreed 2017/18 Growth Programme																				
GP27	Lizard and Stifford Nature Reserves	(40)			(40)							(40)								
GP29	Barn Road Gateway	(40)			(40)						(40)									
GP30	Skuggibottom Park - Andersons Meadow	(250)			(250)						(250)									
GP31	Riverside Walk accessibility improvements	(200)			(200)						(200)									
GP32	Broadland Way - Green Lane North to Plumstead Road	(150)			(150)							(150)								
GP33	Strumpshaw Pit Circular Walk	(60)		(25)	(35)						(35)									
GP34	Cringford N&N strategic connections	(68)		(10)	(58)							(58)								
GP36	Castle Gardens	(220)		(70)	(150)							(150)								
GP37	Long Stratton Sports Hub	(2,545)		(2,045)	(500)						(500)									
GP38	Football pitch improvements	(100)			(100)						(100)	(30)	(30)	(30)						
GP39	Hales cricket and bowls clubhouse improvements	(160)	(5)	(130)	(30)				(5)		(5)	(19)								
GP40	Ketts Park Sports Hub, Wymondham	(800)		(550)	(250)						(250)									
GP41	Wroxham Library, self service improvements	(153)		(33)	(120)						(120)									
GP42	Plumstead Road Library, self service improvements																			
GP43	Diss library, self service improvements																			
GP44	Education	(2,000)			(2,000)						(2,000)									
Agreed 2018/19 Growth Programme																				
GP45	Green Pedalway - junction improvements	(560)			(560)						(500)	(60)								
GP46	MW, Thorpe Marriott to Costessey	(100)			(100)						(100)									
GP47	UEA to Eaton Boardwalk	(30)			(30)						(5)	(25)								
GP48	Whermyan's Way, Yare Valley Cycle Route	(23)			(23)						(23)									
GP49	Earlham Millennium Green Improvement Project: Phase 3	(25)			(25)						(25)									
GP50	Yare and Wensum Valleys Link (Norwich, Broadland and SNDC)	(170)			(170)						(75)	(95)								
GP51	Green Infrastructure: Access for All	(150)			(150)						(30)	(30)	(30)	(30)						
GP52	Thorpe Marriott Greenway	(105)			(105)						(70)	(35)								
GP53	MW, Surfacing Works (Drayton)	(85)			(85)						(85)									
GP55	Community Sports Hub - Horsford	(1,000)			(1,000)						(1,000)									
GP56	Harleston Library self-access improvement	(35)			(35)						(35)									
GP57	Costessey Library self-access improvement	(35)			(35)						(35)									
GP58	Loddon Library self-access improvement	(35)			(35)						(35)									
GP59	Earlham Library self-access improvement	(35)			(35)						(35)									
GP60	Mile Cross Library self-access improvement	(35)			(35)						(35)									
GP61	Education	(2,000)			(2,000)						(2,000)									
	CASH RESERVE				(2,383)					(863)	(863)	(657)								
TOTAL																				
Pooled funding requirement of Growth Programmes						(14,978)		(183)	(506)	(1,972)	(6,613)	(2,119)	(1,320)	(60)	(30)	-				
GP25	Broadland Northway (amount borrowed)*				(40,000)				(40,000)											
	Interest and loan repayment to support GP25								(573)	(2,057)	(2,065)	(2,065)	(2,065)	(2,065)	(2,065)					
GP26	Long Stratton Bypass (amount expected to be borrowed)**				(5,561)							(661)	(2,000)	(3,000)						
	Forecasted interest and loan repayments to support GP26											(31)	(31)	(146)	(318)					
Pooled funding requirement including loan repayments								(183)	(1,079)	(4,029)	(10,678)	(4,215)	(3,416)	(2,271)	(2,413)	(2,383)				
Actual CIL Income						56	851	2,490	3,215	3,334										
Pooled CIL Projection (Amended 18/19)											5,544	3,964	7,090	7,506	7,091	7,076				
Yearly Pooled CIL Surplus / (Deficit)						56	851	2,307	2,136	(696)	(5,134)	(251)	3,674	5,235	4,678	4,693				
Cumulative Pooled CIL Surplus / (Deficit)						56	907	3,214	5,350	4,654	(480)	(731)	2,944	8,179	12,858	17,551				
Cash Reserve Pot Surplus / (Deficit)						-	-	-	-	863	1,726	2,383	2,383	2,383	2,383	2,383				

*full borrowing amounts for GP25 which has been agreed by GNGB. Only the interest and loan repayments against this borrowing are repaid through the Infrastructure Investment Fund

**borrowing to support the development of GP26 is expected but amounts are not finalised and borrowing has not been undertaken. Interest and loan repayments are forecasted only.



Broadland District Council

CIL Annual Report for 1 April 2017 to 31 March 2018

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 below for CIL expenditure in the Greater Norwich Area - Details to be added in December 2018**

Regulation 62	Description	Amount
4(a)	Total CIL receipts	£1,778,525.41
(b)	Total CIL expenditure	£1,775,705.83
(c)(i)	The items of infrastructure to which CIL has been applied	* See Tables below
(ii)	Amount of CIL expenditure on each item	* See Tables below
(iii)	Amount of CIL applied to repay money borrowed	Nil
(iv)	Amount of CIL applied to administrative expenses	£88,785.03 (5%)
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 17 & Apr 18)	£341,918.92
(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	£341,918.92
(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	£2,819.58
(ii)	CIL receipts from previous years retained at the end of 2016/17 other than those to which regulation 59E or 59F applied	£48,833.17
(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 funds collected and distributed by BDC for Financial Year 1 April 2017 to 31 March 2018

Parish	Gross amount	Parish / Town		Retained surcharge
		15%	25%	
Acle	124,566.68	1,000.61	29,394.07	319.58
Aylsham	30,206.27	4,530.93		
Beighton	1,021.43	153.21		
Blofield	495,700.32	67,171.67	11,972.26	
Booton	7,398.33	1,109.78		
Brundall	3,351.56		837.89	
Buxton	13,016.96	1,952.54		
Cantley	6,238.39	935.75		
Felthorpe	37,377.27	5,606.59		
Freethorpe	11,890.59	1,783.58		
Frettenham	10,545.60	1,581.84		
Guestwick	1,634.29	245.14		
Haveringland	26,788.39	4,018.25		
Hellesdon	1,357.77	203.66		
Hevingham	7,119.66	1,067.95		
Horsford	116,695.25	17,504.26		
Horsham St Faith	14,068.64	2,110.30		
Lingwood	4,975.11	746.26		
Little Plumstead	338,688.73		84,672.19	
Marsham	6,629.39	994.41		
Old Catton	189,514.83		47,378.70	
Rackheath	984.69	147.70		
Reedham	94,981.37	14,247.21		
Reepham	1,200.00	180.00		
Salhouse	3,599.27	539.89		
Salle	5,064.11	759.61		
South Walsham	8,426.79	1,264.01		
Spixworth	119,093.53	17,489.04		2,500.00
Sprowston	20,128.69		5,032.16	
Strumpshaw	38,478.74		9,619.69	
Taverham	18,351.52	2,752.72		
Thorpe St Andrew	2,000.00	300.00		
Weston Longville	17,431.24	2,614.68		

Totals	1,778,525.41	153,011.59	188,906.96	2,819.58
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Total CIL receipts received by Broadland District Council	£1,778,525.41
Total amount distributed to Parish/Town Councils	£341,918.55
Total passed to Greater Norwich Investment Fund	£1,345,002.25
Total kept by BDC for administration	£88,785.03
Total retained by Broadland District Council	£2,819.58

Funds were distributed to parishes in October 2017 and April 2018

Funds were passed to the Greater Norwich Infrastructure Investment Fund in April 2018

Parish/Town	Project	Date	Expenditure
Acle	New play equipment	2017	30,216.38
Aylsham	Adoption of telephone box	26.04.17	1.00
Aylsham	Supply and install trampoline	09.05.17	3,950.00
Aylsham	6 x Freestanding outdoor notice board	25.07.17	3,144.00
Aylsham	Total		7,095.00
Beighton	New village signs	2017	1,129.00
Beighton	Refurbishment of phone box	2017	169.00
Beighton	Total		1,298.00
Drayton	Noticeboard for Hurn Road (Balance paid for from Highways budget)	22.02.17	331.90
Hainford	Re-surfacing village car park	13.09.18	1,040.00
Horsford	Grant for new play equipment at Village Hall	10.07.17	69,965.19
Horsford	Refurbishment of village car park	07.08.17	4,020.00
Horsford	Grant to Horsford Youth FC to improve their facilities in Mill Lane needed for large	11.10.17	12,500.00
Horsford	Grant for new play equipment at Village Hall	06.11.17	20,126.67
Horsford	Grant for new play equipment at Village Hall	05.02.18	2,218.66
Horsford	Total		108,830.52
Horsham & Newton St Faith	Part payment towards £28,875.00 cost of new drive and parking area for the Parish	16.10.17	397.64
Horstead with Stanninghall	SAM2 (Speed Activated Monitor)	11.01.18	1,725.00
Great & Little	GS Designs - Architectural Services	12.06.17	1,150.00
Great & Little	Norfolk County Council - SAM2 (Speed	14.08.17	1,789.00
Great & Little	Total		2,939.00
Marsham	Re barked play area George Edwards close	Oct 2017	411.76
Sprowston	Redevelopment of Sprowston Diamond	2017	5,032.16
Wroxham	Wroxham Cemetery extension &	2017	2,977.17
Wroxham	Wroxham Neighbourhood Plan	2017	3,243.14
Wroxham	Keys Hill wood renovation	2017	1,804.05
Wroxham	Total		8,024.36
	Total reported parish/town council CIL		167,341.34

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



Norwich City Council Community Infrastructure Levy (CIL)

Regulation 62
Monitoring Report 2017/2018

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 2017/18

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 2017/18	£1,610,908
	Total CIL receipts for 2017/18	£793,805
	Total CIL payable in 2018/19 from Demand Notices issued in 2017/18.	£513,839
4.(b)	Total CIL expenditure in 2017/18 (From CIL receipts retained for neighbourhood funding)	£38,607
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	£25,000
	2. Transportation	£6,143
	3. Green Infrastructure	£7,464
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.	£80,545 (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)	£635,044
4.(d) (i)	Total amount of CIL receipts retained at the end of the reported year.	£270,482

Note 1-: Details of the Greater Norwich Growth Programme approved for 2017/18 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/>

Note 2-: Details of expenditure funded by the Greater Norwich Growth Board's Infrastructure Investment Fund in Norwich City Council statutory area-:

<u>Project</u>	<u>Expenditure 2016/17</u>	<u>Expenditure 2017/18</u>
Earlham Millennium Green – Access Improvements.	£38,876	£939
Marriott's Way – Path resurfacing, lighting, landscaping works.	£828	£0

Riverside Walk – Extension of riverside walk by NCFC.	£29,424	£0
Golden Ball Street/Westlegate - Public Realm Improvements	£0	£724,000
Finkelgate Junction Improvements	£0	£299,000
Bowthorpe Crossing – Construction of new footbridge over River Yare.	£47,593	£30,414
Marriott's Way –Barn Road Gateway	£0	£3,640
Riverside Walk Accessibility & Signage	£0	£4,592
Marriott's Way – Andersons Meadow to Sloughbottom Park	£0	£3,828
Total	£116,721	£1,066,413

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 2016 to 31st March 2018

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 2017 to 2018 for South Norfolk Council

Regulation 62	Description	Amount
4 (a)	Total CIL receipts	£1,691,906.60
(b)	Total CIL expenditure	*
(c) (i)	The items of infrastructure to which CIL has been applied	*
(ii)	Amount of CIL expenditure on each item	*
(iii)	Amount of CIL applied to repay money borrowed	*
(iv)	Amount of CIL applied to administrative expenses	£84,595.36(5%)
4 (ca)(i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 17 & Apr 18)	£251,347.46
(ii)	Amount of CIL passed to any individual (reg 59(4))	NONE
4 (cb)	Summary details of the receipt and expenditure of CIL to which regulations 59A or 59B applied.	See Parish Table
(i)	The total CIL receipts that regulations 59A or 59B applied to	£16,257.00
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	See Parish Table
(iii)	The amount of expenditure on each item	See Parish Table
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	NONE
(ii)	CIL receipts from previous years retained at the end of 2017/18 other than those to which regulation 59E or 59F applied	NONE
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	£2,438.55
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	£54.00
4(e)	Infrastructure payments	None

CIL Payments made to Parishes for Financial Year 2017/2018

Parish	Gross Amount received	15% to Parish	25% to Parish	Retained by SNC
Alburgh	£1,018.38	£152.76		
Alpington	£20,560.93	£3,084.14		
Ashwellthorpe	£2,051.48	£307.72		
Barford	£1,400.35	£210.05		
Barnham Broom	£4,597.73	£689.66		
Bedingham	£983.50			£147.53
Bergh Apton	£163,421.04	£24,513.16		
Bressingham	£14,958.85	£2,243.83		
Bunwell	£74,269.99	£11,140.50		
Burston	£4,261.56	£639.23		
Colney	£9,955.70			£1,493.36
Costessey	£106,976.90	£16,046.54		
Dickleburgh	£39,664.03	£5,949.61		
Diss	£197,710.88	£29,656.62		
Earsham	£9,630.46	£1,444.57		
Flordon	£2,802.68	£420.40		
Framingham Pigot	£5,317.72			£797.66
Hales	£7,524.09	£1,128.61		
Hethersett	£52,409.74	£7,861.46		
Hingham	£55,326.04	£8,298.91		
Ketteringham	£1,683.86	£252.58		
Little Melton	£19,513.83	£2,927.07		
Loddon	£3,503.04	£525.46		
Long Stratton	£38,757.24	£5,813.59		
Marlingford	£11,150.01	£1,672.50		
Norton Subcourse	£1,248.61	£187.29		
Poringland	£306,329.68	£45,949.45		
Pulham Market	£868.86	£130.33		
Redenhall with Harleston	£9,419.90	£1,412.98		
Runhall	£1,560.76	£234.11		
Scole	£5,894.51	£884.18		
Seething	£57,863.71	£8,679.56		
Starston	£2,225.53	£333.83		
Stoke Holy Cross	£194,351.84	£29,152.77		
Surlingham	£18,497.23	£2,774.58		
Swardeston	£30,796.47	£4,619.47		
Tacolneston	£39,079.50	£5,861.93		
Tasburgh	£1,887.91	£283.19		
Tharston	£1,019.70	£152.96		

Thurton	£4,947.68	£742.15		
Tibbenham	£12,520.68	£1,878.11		
Tivetshall St Mary	£5,008.02	£751.20		
Wortwell	£8,248.94	£1,237.34		
Wreningham	£24,755.38	£3,713.31		
Wymondham	£115,931.66	£17,389.75		
	£1,691,906.60	£251,347.46	NIL	£2,438.55

Total receipts received by SNC.....	£1,691,906.60
Total amount to parish/town Councils.....	£251,347.46
Total for administration.....	£84,595.36
Total passed to GNIIF.....	£1,353,525.23
Total retained by SNC.....	£2,438.55

South Norfolk Council Parish CIL Expenditure 1 April 2017 to 31 March 2018

Parish	Project	Expenditure
Aldeby	Refurbishment of Parish noticeboards, signs and benches	£492.51
Wrampingham	Advertising community bus in village	£80.00
Bressingham	Speed Signs	£1930.97
Carleton Rode	Grant to village hall towards refurbishment cost of the village hall building	£1165.00
Ditchingham	New bench	£365.00
Bunwell	New playground equipment	£6192.00
Needham	Contribution towards SAM2 speed device	£1112.30
Needham	Contribution towards cost of Beacon to mark 100 th Anniversary of Armistice in 1918	£83.11
Pulham Market	Contribution towards overall refurbishment of Memorial Hall	£1200.00
Framingham Earl	Contribution towards Framingham Earl verge works scheme	£218.25
Starston	Starston Youth Club shed for equipment	£670.28
Tharston	New bench at Tharston St Marys Church	£736.16
Runhall	Contribution towards Noticeboards	£264.00
Costessey	Pirate Galleon play equipment at Breckland Park	£27,126.25
Keswick	Contribution towards solar powered light for footpath	£425.00
Wortwell	Contribution towards bus shelter	£1237.34
Saxlingham Nethergate	Refurbishment of play area	£779.62
Long Stratton	Site preparation for demolition of	£6053.76

	pavilion and rebuild a new pavilion	
Cringleford	Playground	£18,883.00
Forncett	Extending 40mph speed limit along Station Road	£1604.90
Thurlton	Replacement fencing to toddler area of playing field	£3900.00
Wreningham	Community Archaeology project	£30
Wreningham	Contribution to Noticeboard	£355

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

CIL receipts retained by South Norfolk Council Expenditure 1 April 2017 to 31 March 2018

Parish	Project	Expenditure
Kirstead	Parish Noticeboard	£708.00

Appendix C – Duty to Cooperate

2017/18 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 neighboring 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 organizations 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 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 Greater Norwich **City Deal** and efforts from the GNGB programme delivery has been successful. Infrastructure constraints on future development have eased considerably in recent years. The Greater Norwich Growth Programme is developed and approved by Broadland Council, Norwich City Council, South Norfolk Council, Norfolk County Council and the New Anglia Local Enterprise Partnership, working as the Greater Norwich Growth Board. The programme is drawn together from the Joint five year Infrastructure Investment Plan and identifies schemes to be prioritised for delivery within each financial year.

The Growth Programme is assessed annually and sets out the financial implications for income and expenditure for the forthcoming year and the cumulative financial impact of funding decisions. The Council approved the Greater Norwich Growth Programme for 18/19 by the GNGB at its meeting on 12th March 2018.

This arrangement replaced the **Greater Norwich Development Partnership (GNDP)** which oversaw the development of the JCS (Adopted) (2011) (2014). However, 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. The Forum 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 Forum is currently overseeing the preparation of the Norfolk Strategic Framework which considers and seeks agreement in relation to the strategically important cross boundary issues affecting the delivery of growth in Norfolk. This framework is intended to inform the preparation of statutory development plans.

The NSPF has been formally endorsed by all Norfolk authorities and published on Norfolk County Council website in 2018. The framework contains 23 high level agreements on how to work together constructively on strategic planning matters across the County. The framework is a live document that will be updated to reflect the latest change in government legislation. As such, following the requirement set out in Government's new National Planning Policy Framework (NPPF), officers are currently developing the framework into a Statement of Common Ground and updating the contents to assess the impacts of the new housing methodology and the ability of each authority to meet its own housing needs. The next iteration of the NSPF is expected to be presented to Norfolk Strategic Planning Member Forum in December 2018.

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 Strategic Planning Framework

Working together as part of the duty to co-operate all of the Norfolk Planning Authorities, together with others, have prepared a strategic framework document. The first official iteration of the framework has been completed formally endorsed by all constituent authorities.

It relates to the period from 2012 to 2036.

The Framework document is not a statutory development plan and does 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 (SHMA) (2017)

The updated SHMA (2017) built on the work of the Central Norfolk SHMA 2015 to produce new estimates for OAN and affordable housing needs and types of dwellings across Central Norfolk. In summary this SHMA provides new OAN for Central Norfolk to consider. Going forward, the revised NPPF in 2018 the quantity of homes needed will be calculated in accordance with the standard new method in national guidance. This currently applies a fixed uplift to household projections based on the relationship between local incomes and house prices for each local authority area with the result being capped to ensure that resulting figures are no more than 40% above existing requirements.

The types and tenures of dwelling required are still currently determined by SHMA 2017, until updates emerge from the new housing needs study due to be commissioned in 2019.

The SHMA produced in 2015 by Opinion Research Services (ORS) was jointly commissioned by the Central Norfolk local authorities (Norwich City, Broadland, Breckland, North Norfolk, together with the Broads Authority Executive Area) to identify the functional Housing Market Areas (HMAs) covered by five local authorities, in particular to establish the extent of the Central Norfolk HMA. Subsequently, ORS prepared a Strategic Housing Market Assessment (SHMA) to establish the Objectively Assessed Need (OAN) for housing across the Central Norfolk area. Norfolk County Council is also a non-commissioner Partner.

Norfolk Housing and Economic Land Availability Assessment (HELAA)

Housing and Economic Land Availability Assessments (HELAA) 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 HELAAs is being used across all of the planning authorities in Norfolk. As such The Norfolk HELAA methodology (July 2016) applies 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 preparation HELAAs has been underway following consultation on the approach taken and the adoption of a consistent Norfolk-wide methodology taking account any feedback arising from the consultation.

The methodology is considered to have been prepared in accordance with national guidance but proposes that HELAAs 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 principal purpose of the model is to help to inform strategic planning matters and set bench mark figures to monitor performance and as a robust evidence for fund bidding. The EEFM is overseen by a steering group of officers from upper tier authorities and the LEPs from the model area.

Norfolk Caravans and Houseboats Accommodation Needs Assessment Including for Gypsies, Travellers and Travelling Show people (2017)

In January 2017, five Norfolk local authorities (Broadland District Council, Great Yarmouth Borough Council, North Norfolk District Council, Norwich City Council and South Norfolk District Council), alongside the Broads Authority and Norfolk County Council, commissioned RRR Consultancy LTD to undertake a Caravans and Houseboats Needs Accommodation Assessment (ANA) for the period 2017-2036. The report was completed in October 2017.

Screening Assessment of Strategic Growth Location to Inform Habitats Regulation Assessment for GNLP (2017)

The Landscape Partnership was commissioned by the Greater Norwich Development Partnership to undertake a Habitat Regulations Assessment (HRA) of the Greater Norwich Local Plan (GNLP). This screening report forms part of the overall HRA and focuses on the assessment of twenty two strategic growth locations for the emerging Greater Norwich Local Plan, encompassing Norwich City, Broadland District outside the Broads Authority area, and South Norfolk District. This report was completed in July 2017.

Sustainability Appraisal Scoping Report (2017)

As part of the preparation of the Greater Norwich Local Plan (GNLP) an appraisal of the social, environmental and economic impact of the plan must be carried out. This appraisal is known as a Sustainability Appraisal (SA). The SA will also meet the requirements for Strategic Environmental Assessment (SEA) of the GNLP.

In order to identify the scope and level of detail of the information to be included in the SA a scoping report was produced for the GNLP. Between 20 June and 15 August 2016 the authorities consulted with Historic England, Natural England, the Environment Agency and other relevant bodies on the content of the Scoping Report. Having taken account of representations made in response to the consultation, a series of amendments were made to the Scoping Report. These amendments were agreed by Broadland District Council, Norwich City Council and South Norfolk Council between January and March 2017.

An Interim SA Report of the emerging policy alternatives within the GNLP: Growth Options consultation document was completed and published as part of that consultation.

Visitor Surveys at European Protected Sites across Norfolk during (2015) (2016)

This report provides a comprehensive analysis of current and projected visitor patterns to European protected sites across Norfolk. It sets out how these sites link to planning for new housing and increased visitor numbers at both strategic and site-specific level. It also provides recommendations for mitigation and monitoring. The work was commissioned by Norfolk County Council / the Norfolk Biodiversity Partnership (NBP) on behalf of local authorities across Norfolk. The work was carried out during 2015 and 2016 at 35 agreed sites. Analysis also drew on other data, for example planned residential growth (as allocated in current plans), provided by Norfolk County Council.

Greater Norwich Area Strategic Flood Risk Assessment (SFRA) (2017)

A consortium of Norfolk LPAs, comprising Broadland District Council, Great Yarmouth Borough Council, the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Norwich City Council, South Norfolk Council and the Broads Authority, have commissioned a new Level 1 SFRA to inform strategic planning decisions, the preparation of Local Plans and to inform development management decisions. Strategic Flood Risk Assessments (SFRA) form part of the evidence base of the Local Plan and can be used to inform the Sustainability Appraisal. This report is being produced by JBA Consulting, is available on the Greater Norwich Local Plan (GNLP) website [here](#).

The Greater Norwich authorities are in the process of commissioning as stage 2 SFRA to further assist in the process of site selection and to meet national planning requirements for allocating sites in areas with some flood risk. This is most likely to affect a limited number of sites in the city centre.

Greater Norwich: Town Centres & Retail Study and Town Centre Study

GVA Consultancy have been commissioned to undertake an Employment, Retail and Town Centre Study on behalf of the three local authorities (Norwich City Council, Broadland District Council and South Norfolk Council) and Norfolk County Council that form the Greater Norwich area. This report was completed in 2017.

Greater Norwich Viability Assessment (draft)

The (draft) study assesses the viability of types of sites submitted through the Call for Sites for the GNLP. Secondly, this study assesses whether policies in the Local Plan will adversely affect the viability of development proposed through the GNLP of the delivery of other developments in the plan period. As proposed by the Harman Guidance on this issue, this is a high lever study which seeks to assess general development viability rather than site specific issues. This report is expected to be completed in 2019.

Health Protocol – An Engagement Protocol between Local Planning Authorities, Public Health Sector Organisations in Norfolk (December 2018)

The engagement protocol for planning health in Norfolk has come about in recognition of a need for greater collaboration between local planning authorities, health service organisations and public health agencies to plan for future growth and to promote health. It reflects a change in national planning policy and the need for health service organisations to deliver on the commitments within the 5 year forward view. The 2017 version has been updated this year to take into account of the emergence of the NHS Sustainability and Transformation Partnership (STP). Working with STP colleagues affords an opportunity for long term planning and growth to be considered alongside health infrastructure needs.

Greater Norwich Local Plan Habitats Regulation Assessment (HRA)

The Landscape Partnership was commissioned by the Greater Norwich Development Partnership to undertake a Habitat Regulations Assessment (HRA) of the Greater Norwich Local Plan (GNLP). A screening report forms focused on the assessment of twenty two strategic growth locations for the emerging Greater Norwich Local Plan, encompassing Norwich City, Broadland District outside the Broads Authority area, and South Norfolk District was completed in July 2017. Subsequently an Interim HRA was completed which assessed the emerging policy alternatives within the GNLP: Growth Options consultation document. The Interim HRA was published alongside the Growth Options consultation as part of the evidence base.

Neighbourhood Plans

The **Localism Act (2011)** brought a range of new powers to communities across the country to enable them to play a greater part in planning their future. One of these powers introduced was **Neighbourhood Plans** produced by Parish and Town Councils²⁰ and subsequently adopted by the respective Local Planning Authority. As a result the each respective authority support Parish, Town Councils as well as, Neighbourhood Forums such as the case for Norwich City Council that are in the

process of developing a Neighbourhood Plan.

Consequently, to date a number of Neighbourhood Plans have been 'made' by either Broadland District Council, or South Norfolk Council in accordance with the Joint Core Strategy and in some instances, the Broads Authority Core Strategy as well as the National Planning Policy Framework. In addition, there are other Neighbourhood Plans currently in progress once made the Neighbourhood Plan becomes part of the **Development Plan**. The GNLP will eventually supersede the JCS once formally adopted.

Broadland and South Norfolk District Councils

The Councils have agreed as of September 2017 to investigate the potential for collaborative working arrangement between the two councils. A Joint Members' Working Group and Joint Members' Scrutiny Group to support and oversee the delivery of the project and the Cabinets of both councils will also be involved throughout the process.

²⁰ And in areas without parishes such as Norwich by appropriately constituted neighbourhood forums

Appendix D – Update on Sustainability Appraisal Baseline

Environment

Indicator	Target	SOURCE		13/14	14/15	15/16	16/17	17/18	
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					
% of river length assessed as good or better: a) overall status b) ecological status c) biological status d) general physio chem status e) chemical class	To increase the proportion of Broadland Rivers classed as 'good or better'	EA	Broadland Rivers	No data	No data	a) 4% b)4% c)17% d)23% e)100%	a) 4% b)4% c)17% d)23% e)100%	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	No data No data 0 No data	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	
Number of designated Air Quality Management Areas (AQMAs)	Decrease	LPA	Greater Norwich area Broadland Norwich South Norfolk	1 0 1 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) No data b) No data a) 15 b) 15 a) 11 b) 17	a) No data b) No data a)15 b)15 a) 29 b) No data	a)below 40µg/m3 b)below 40µg/m3 a) 14 (LF); 66 (CM) b) 16 (LF); 21 (CM) a)18.6µg/m3 b)No data	a)below 40µg/m3 b)below 40µg/m3 a)12(LF); 55(CM) b)15(LF); 21(CM) 25.9 ug/m3 b)No data	a)below 40µg/m3 b)below 40µg/m3 a) 13 (LF); 51 (CM) b) 16 (LF); 23 (CM) A) 25 ug/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	94% 75% 78%	94% 100% 93%	94.00% 100% 93%	94.00% 100% 93%	94.00% 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					

Indicator	Target	SOURCE	Districts	13/14	14/15	15/16	16/17	17/18
Net change in Local Sites in "Positive Conservation Management" – percentage of sites	To increase	Norfolk Biodiversity Information Service	Greater Norwich area	67%				
			Broadland	69%	73	No data		
			Norwich	88%	75	No data		
			South Norfolk	64%	93%	No data		
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register	To decrease	LPA	Greater Norwich area	Data not complete		a)99 b)24		
			Broadland	a) No data b) No data	a) 36 (3.7%) b) 22 (9%)	a) 30 (3%) b) 23 (13.6%)	a)34(3.4%) b)23(17.3%)	a)35(3%) b)23(17%)
			Norwich	a) 28 b) 2	a)31 (2.1%) b) 2 (8.3%)	a) 28 (1.8%) b) 1 (4.1%)	a)27 (1.0%) b)1(4.1%)	a) 29 (2.8%) b) 2 (8%)
			South Norfolk	a) 40 b) 0	a) 41 b)0	a)24 b)0	a)24 b)0	a) 19 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	0	5	9	?	
			South Norfolk	No data	No data	No data	No data	
Total CO2 emissions per capita (million tonnes carbon equivalent)	To decrease	DECC	Broadland	7.3	6.6	6.2	6	No data
			Norwich	5.2	4.5	4.3	3.8	
			South Norfolk	8.1	7.2	6.6	6.3	
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	Data not yet released	Data not yet released	0	0	0
			Broadland			0	0	0
			Norwich		0	0	0	0
			South Norfolk		0	0	1	0
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)	None	LPA	Broadland	0	Data not yet released	0	0	0
			Norwich	No data	No data	414	300	128
			South Norfolk	0	0	0	2	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	46%	54%	44%	46%	33%
			Norwich	96%	88%	68%	93%	
			South Norfolk	15%	28%	27%	9%	7%

Indicator	Target	SOURCE	Districts	13/14	14/15	15/16	16/17	17/18
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 Norwich South Norfolk	a) 100% b) 0% c) 0% a) 3% b) 15% c) 82% a) 55% b) 44% c) 1%	a)100% b)0% C)0% a)4% b)15% c)81% a) 53% b)45% C)2%	a) 91% b) 9% c) 0% a) 2% b) 15% c) 83% a)58% b)26% c)16%	a) 86% b)14% c) 0% a) 3% b) 18% c) 79% a)74% b)17% c)8%	a) 66% b) 34% c) 0% a) 10% b) 24% c) 66% a)78% b)13% c)9%
Waste arising: a) kilograms of waste produced per head of population b) percentage change on previous year	Decrease	LPA	Broadland Norwich South Norfolk	a) 372 b) +1% a) 324 b) -1% a) 348 b) -1%	a) 390 b) +4% a)326 b)0% a)364 b)4.6%	a) 383 b) -0.99% a) 308 b) -5.8% a)369 b)1.4%	a)399.01 b)4.5% a) 325.8 b) +5.5% a)378 b)2.4%	a)378.84 b)4.64% a)322.43 b)-1% A)383 B)1.3
Recycling – percentage of household waste: a) recycled b) composted	Increase	LPA	Broadland Norwich South Norfolk	a) 23% b) 22% a) 23% b) 11% a) 40% b) 15%	a) 25% b) 22% a)29% b)9% a)42% b)18%	a) 26% b) 25% a) 32% b) 9% a)44% b)18%	a)24.88% b)26.02% a) 27.3% b) 12.8% a)44% b)19%	a)23.60% b)26.34% a)24.86% b)12.7% a) 42.34 b)18.4%

Social

Indicator	SOURCE	Target		13/14	14/15	15/16	16/17	17/18
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score	DCLG	Decrease	Greater Norwich 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 Broadland Norwich South Norfolk	No data	0.12 0.08 0.19 0.09	No data	No data	No data
Index of Multiple Deprivation – average LSOA score	DCLG	Decrease	Greater Norwich Broadland Norwich South Norfolk	No data	17.8 11.04 29.07 13.24	No data	No data	No data
Total benefit claimants - percentage of working age population claiming benefits	Working age client group Key benefit claimant	Decrease	Broadland Norwich South Norfolk	8.80% 15.30% 8.70%	8.4 14.4 8.4	8.10% 13.20% 7.80%	Data discontinued	Data discontinued
Percentage of working age population receiving ESA and incapacity benefit	Working age client group Key benefit claimant		Broadland Norwich South Norfolk	4.40% 7.50% 4.10%	4.5 7.7 4.3	4.60% 7.80% 4.20%	Data discontinued	Data discontinued
Life expectancy of residents (at birth) a) males b) females	ONS	Decrease	Broadland Norwich South Norfolk	a)80.6 b)84.5 a)79.7 b)83.2 a)81.5 b)84.5	a)80.8 b)84.3 a)79.6 b)82.9 a)81.7 b)84.3	a)80.7 b)84.4 a)78.9 b)82.9 a)81.4 b)84.4	No data	No data
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Annual Population Survey	Increase	Greater Norwich Broadland Norwich South Norfolk	35.20% 32.80% 39.00% 32.20%	33.80% 29.30% 35.90% 35.70%	34.00% 31.40% 39.30% 30.80%	36.80% 28.60% 38.80% 42.00%	37.10% 30.50% 36.80% 43.70%
School leaver qualifications – percentage of school leavers with 5 or more GCSEs at A* to C grades	Norfolk County Council	Increase	Greater Norwich Broadland Norwich South Norfolk	65.85% 71.34% 52.38% 71.34%	67.14% 70.56% 55.04% 73.68%	65.00% 68.80% 54.30% 69.30%	No data	No data

Indicator	SOURCE	Target		13/14	14/15	15/16	16/17	17/18
Affordable housing stock provision: a) percentage of housing stock that is affordable b) Total affordable housing units completed in past year c) Percentage of past year's dwellings that are affordable	LPA	Increase	Broadland	a) 9% b) 74 c) 23%	a) 9.9% b) 98 c) 24%	a) 10.02% b) 107 c) 18%	a)10.3% b)237 c)36.8%	a)10.5% b)177 c)26.1%
			Norwich	a) 33% b) 123 c) 56%	a) 33% b) 50 c)20 %	a) Data not available b) 25 c) 6.8%	a)Data not available b)44 c)10%	a)Data not available b)56 C)26.1%
			South Norfolk	a) 13% b) 139 c) 21%	a)13 % b) 95 c) 9.3%	a) 13% b) 93 c) 12.2%	a) 13% b) 175 c) 15.1%	a)13% b)298 c)26.6%
Total dwellings with Category 1 hazards: A hazard within the home which poses a significant threat to the health and safety of the occupier, for example, damp and mould, excess cold, electrical hazards etc. For more information see here	LPA	Decrease	Broadland	No data	No data	No data	No data	No data
			Norwich	10,841	No data	10246	10246	10246
			South Norfolk	16,737	16,737	16737	16737	16737
Incidences of total crime committed: a) domestic burglaries b) violent offences against the person (with/without injury) c) offences against a vehicle	Norfolk Constabulary	Decrease	Greater Norwich	A - 734 B - 4,083 C - 1,286	A - 595 B - 5457 C - 964	A-666 B- 6554 C-1137	A-667 B-7373 C-1126	A-1243 B-7135 C-1299
			Broadland	A - 142 B - 849 C - 215	A - 112 B - 1218 C - 185	A - 104 B- 1425 C - 216	A-95 B-1631 C-168	A-232 B-1514 C-230
			Norwich	A - 429 B - 2,425 C - 742	A - 322 B - 3188 C - 538	A-410 B- 3803 C-670	A-408 B-4328 C-675	A-686 B-4340 C-757
			South Norfolk	A - 163 B - 809 C - 329	A - 161 B - 1051 C - 241	A-152 B-1326 c-251	A-144 B-1414 C-283	A-325 B-1281 C-312
Percentage of the population aged 16-64 who are unemployed (Previously wrongly titled economically active)	Annual Population Survey	Decrease	Greater Norwich area	6.20%	4.70%	3.00%	3.50%	4.40%
			Broadland	4.70%	3.70%	2.30%	2.80%	2.40%
			Norwich	7.70%	4.10%	4.00%	5.00%	7.80%
			South Norfolk	6.00%	6.40%	2.50%	2.40%	2.50%
Percentage of people claiming Job Seekers Allowance (JSA) who have been doing so for: a) over 1 year; b) over 2 years	Claimant Count	Decrease	Greater Norwich	a) 0.6% b) 0.4%	a) 0.3% b) 0.2%	a)0.3% b)0.2%	a)0.2% b)0.1%	a)0.2% b)0.1%
			Broadland	a) 0.3% b) 0.2%	a) 0.2% b) 0.1%	a)0.1% b)0.1%	a) 0.1% b) 0.1%	a)0.1% b)0.1%
			Norwich	a) 1.1% b) 0.7%	a) 0.6% b) 0.4%	a)0.4% b)0.3%	a)0.3% b)0.2%	a)0.3% b)0.2%
			South Norfolk	a) 0.4% b) 0.2%	a) 0.2% b) 0.1%	a)0.2% b)0.1%	a)0.1% b)0.1%	a)0.1% b)0.1%

Indicator	SOURCE	Target		13/14	14/15	15/16	16/17	17/18
Percentage of new public housing stock built to the standard of the Code for Sustainable Homes	LPA	All new affordable homes should be built to C4SH level 4	Broadland	No data No data	No data No data	No data No data	No data No data	No data No data
			Norwich	100% - lvl. 3	76% - 3 24% - 4	76% - 3 24% -4	92% - 3 8% -4	
			South Norfolk	80% - lvl. 3 20% - lvl. 4	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%				

Economy

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16	16/17
Percentage change in total number of active enterprises	Business Demography	Increase	Greater Norwich area	-0.1%	-1.2%	1.70%	3.40%	Data not yet released	Data not yet released
			Broadland	-0.9%	-1.3%	2.30%	1.40%		
			Norwich	1.3%	-0.4%	2.10%	5.50%		
			South Norfolk	-0.7%	-1.9%	0.60%	3.00%		
Median a) hourly; b) weekly; c) annual pay for full-time employees	ASHE	Increase	Broadland	a) £12.72 b) £515 c) £26,893	a) £ 13.30 b) £ 519 c) £ 28,423	a) £ 13.17 b) £ 530 c) £ 27803	a) £12.37 b) £512 c) £ 25,697	a)£11.98 b)£489 c)25,420	a)£13.03 b)496 c)27,190
			Norwich	a) £11.05 b) £452 c) £23,539	a) £ 11.23 b) £ 439 c) £ 22,616	a)11.64 b) £ 462 c) £ 23832	a) £ 10.95 b) £ 432 c) £ 22,377	a)£11.92 b)£483.00 c)25,273	a)11.77 b)433.60 c)26,107
			South Norfolk	a) £12.60 b) £517 c) £26,665	a) £ 14.07 b) £ 554 c) £ 27,301	a) £13.42 b) £ 525 c) £ 26132	a) £ 13.09 b) £ 525 c) £ 26,817	a)£12.39 b)490 c)25,964	a)13.94 b)520.60 c)30,135
			Greater Norwich	11,395	11,445	No data	No data	No data	No data
			Broadland	3,815	3,800				
			Norwich	3,155	3,120				
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 2011	decrease	Greater Norwich	a) 67% b) 7% c) 18% d) 6%					
		increase	Broadland	a) 75% b) 6% c) 10% d) 6%					
		increase	Norwich	a) 52% b) 9% c) 33% d) 4%					
		increase	South Norfolk	a) 52% b) 9% c) 33% d) 4%					
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 2011	Decrease in distance travelled	Greater Norwich	a) 21% b) 22% c) 18% d) 15% e) 11%					
			Broadland	a) 14% b) 21% c) 24% d) 17% e) 9%					
			Norwich	a) 34% b) 33% c) 9% d) 5% e) 9%					
			South Norfolk	a) 15% b) 11% c) 21% d) 22% e) 14%					
Amount of various employment developed on previously developed land or conversions	LPA	60%	Broadland	95%	79%	73%	70%	75.30%	70.80%
			Norwich	No data	100%	100%	100%	100%	77%
			South Norfolk	No data	No data	No data	No data	51%	12%

Economy

Indicator	SOURCE	Target		11/12	12/13	13/14	14/15	15/16	16/17
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	a) 5.6%	a) 4.7%	a) 3.0%	a)1.9%	a)0.9%	No Data
				b) 3.3%	b) 3.4%	b) 2.3%	b)1.5%	b)1.1%	
				c) 1.8%	c) 1.8%	c) 1.4%	c)1.0%	c)0.9%	
			Broadland	a) 4.9%	a) 4.0%	a) 2.4%	a) 1.4%	a)0.8%	
				b) 2.0%	b) 2.1%	b) 1.4%	b) 0.8%	b)0.6%	
				c) 1.1%	c) 1.1%	c) 0.8%	c) 0.5%	c)0.5%	
			Norwich	a) 6.3%	a) 5.4%	a) 3.4%	a)2.3%	a)1.1%	
				b) 5.1%	b) 5.4%	b) 3.7%	b)2.4%	b)1.7%	
				c) 3.5%	c) 3.5%	c) 2.8%	c)2.1%	c)1.9%	
			South Norfolk	a) 4.9%	a) 4.1%	a) 2.7%	a)1.6%	a)0.7%	
				b) 2.2%	b) 2.1%	b) 1.5%	b)1.0%	b)0.7%	
				c) 1.1%	c) 1.2%	c) 0.9%	c)0.7%	c)0.6%	

Appendix E - Broadland District Council Annual Monitoring Report 2017-18

Executive Summary

This report outlines the progress against targets set out in the monitoring framework of the adopted Broadland Local Plans: Development Management DPD; Site Allocations DPD and Growth Triangle Area Action Plan.

This report relates to the Greater Norwich Development Plan Document Annual Monitoring Report 2017/18 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.

This report should be read in conjunction with the

- GNDP AMR 2017/18;
- Five Year Housing Land Supply Statement for Broadland, Norwich and South Norfolk;
- Sustainability Appraisal Scoping Report for the Greater Norwich Joint Core Strategy 2011 (2014).

Introduction

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

The monitoring of the Local Plan will enable the relevance of local policies to be assessed, and ensure that as plans are reviewed, policies which need adjustment can be identified. Previous monitoring reports monitored the Broadland District Local Plan Replacement (2006) which has now been completely superseded and so will no longer be monitored.

The Annual Monitoring Report (AMR) published by the Greater Norwich Development Partnership (GNDP), to which this report is appended, updates the monitoring framework of the Joint Core Strategy (2011) (2014) 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.

The GNDP is Broadland District Council, Norwich City Council and South Norfolk Council working together with Norfolk County Council and the Broads Authority, to plan for and deliver growth in the Greater Norwich area. The Joint Core Strategy (JCS) for the three component districts (excluding the Broads Authority) sets out the long-term vision and objectives for the area.

The JCS 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 was sound. The plan was adopted in January 2014.

For the sake of brevity, this report directs the reader to the Greater Norwich Development Partnership Annual Monitoring Report where relevant.

This Annual Monitoring Report produced by Broadland District Council covers the period from 1 April 2017 to 31 March 2018; where appropriate, more up to date information has

been included.

This report is based on the objectives and targets set out in the Broadland District Development Management DPD, Site Allocations DPD, and Growth Triangle Area Action Plan together with the Joint Core Strategy, which make up Broadland District Council's local plan. The monitoring targets apply to the objectives and not to individual policies. The policies are seen as a tool used in achieving the plans' objectives.

Overview of Broadland District

Area and Population

Following the first release of the 2011 Census data, the population of Broadland was estimated to be 124,700. Recent data from 2017 estimates the population to be 128,500. This equates to a 3.04% increase in population in the period between 2011 and 2017. The land area of Broadland district is 55,240 hectares, and is the fifth largest district in Norfolk. Therefore, the population density is 2.3 persons per hectare.

The 2011 census shows Broadland 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 20-29 year olds.

As of 2016, around 49% of the district's population live in the urban fringe of Norwich. 5% of the population live in Aylsham. Of the remaining parishes around 44% percent live in parishes of over 300 people and 2% in parishes with less than 300 people.

According to the Rural and Urban Area Classification 2011, Broadland is classified as Code 3 - Urban with Significant Rural (rural including hub towns 26-49%) with 48% of the population living rural areas including hub towns.

Source: Norfolk Insight

1. Local Development Scheme

- 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. Currently it sets out the timetable for the Greater Norwich Local Plan which is being produced by Broadland, Norwich and South Norfolk councils.

Local Plan Work

- 1.2. Work is ongoing on the proposed Greater Norwich Local Plan that is being produced by Broadland, Norwich and South Norfolk councils. The current timetable is for a draft plan to be consulted on in September / October 2019, with a view to the publication of the proposed submission version in February 2020 followed by submission to the Secretary of State in June 2020, a public examination in early 2021 and adoption of the local plan around September 2021.
- 1.3. The Greater Norwich Local Plan will contain strategic planning policies and when adopted will replace the existing Joint Core Strategy. It will also contain policies allocating land to meet the identified needs for development. The process of identifying these allocations includes the consideration of the allocations already included in existing "site allocation" local plans. Many of these existing allocations have already been developed and others have planning permission and may be in the course of being developed. The Greater Norwich Local Plan will consider these existing allocations and take forward the undeveloped ones as allocations in the new local plan if appropriate. Also, very large-scale development is identified in specific existing local plans known as "area action plans"; these being for the major developments in the Growth Triangle in Broadland, at Long Stratton and at Wymondham. These major development areas are

progressing but are still in the early stages of a process that will take several years to be completed. The area action plans will continue to guide this process.

- 1.4. The other type of existing local plans is those that contain specific “development management” policies. These will need to be reviewed and updated as necessary in the future.
- 1.5. Under the National Planning Policy Framework and Regulations, there is a requirement for local plans to be reviewed at least every five years. The updating of the Joint Core Strategy is already underway through the Greater Norwich Local Plan, as are the site allocation local plans. The remaining local plans (the area action plans and development management policies) will be five years old in 2020/2021, and so reviews will be timetabled for these as necessary.
- 1.6. Amendments will need to be made, as required, to the Council’s Local Development Scheme to take account of the above matters.

2. Adopted Local Plans

Joint Core Strategy

- 2.1. 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.
- 2.2. The plan was adopted in 2008 and part in 2011, as explained in the Introduction above. Monitoring for this is included in the GNDP Annual Monitoring Report.

Development Management DPD

- 2.3. The Development Management Policies DPD includes both general and detailed local policies used in the determination of planning applications.
- 2.4. The plan was adopted on 3 August 2015.

Site Allocations DPD

- 2.5. The Site Allocations DPD identifies, or “allocates” areas of land for specific types of development, such as housing, employment or community facilities. It also defines “settlement limits” for places. These settlement limits identify, in broad terms, where development will typically be deemed acceptable.
- 2.6. The plan was adopted on 3 May 2016

Growth Triangle Area Action Plan

- 2.7. Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan (AAP) sets out the council’s policies to manage the coordinated delivery of sustainable development in north-east Norwich.
- 2.8. The plan was adopted 04 July 2016.

3. Community Infrastructure Levy (CIL)

- 3.1. The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on most built development.
- 3.2. The purpose of CIL is to fund infrastructure needed to support development in the area. The Local Investment Plan and Programme (LIPP) is the document that sets out

key investment packages and projects including infrastructure for Broadland, Norwich and South Norfolk.

- 3.3. Broadland District Council resolved to adopt CIL at its meeting on 9 May 2013 with implementation on 1 July 2013.
- 3.4. The Town and Country Planning Regulations 2012 state that reports produced in relation to regulation 62 of The Community Infrastructure Levy Regulations 2010, will need to be incorporated into the Local authorities Annual Monitoring Report. As CIL is co-ordinated across the greater Norwich area, this information is contained in the main section of the GNDP Annual Monitoring Report.

4. Neighbourhood Development Plans

- 4.1. During 2017/18 there were twelve Neighbourhood Plan projects progressing in Broadland. The twelve projects were in Aylsham, Buxton with Lamas, Guestwick, Hellesdon, Horsford, Horstead with Stanninghall, Rackheath, Salhouse, Spixworth, Taverham, Thorpe St. Andrew and Wroxham.
- 4.2. The District Council has been supporting 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/town councils have also appointed external consultants to assist them in the process.
- 4.3. Ten of the twelve projects had designated Neighbourhood Areas within this period. In each case, the Neighbourhood Area proposed or designated has followed the parish boundary.
- 4.4. During 2017/2018 there were three further Neighbourhood Plans 'made' (or adopted) in the district, taking the total number to eleven. These Plans all form part of the Development Plan and they were adopted on the following dates:

Acle	- adopted 17th February 2015
Blofield	- adopted 26th July 2016
Brundall	- adopted 22nd March 2016
Drayton	- adopted 26th July 2016
Great & Little Plumstead	- adopted 16th July 2015
Hellesdon	- adopted 19th December 2017
Old Catton	- adopted 26th July 2016
Rackheath	- adopted 20th July 2017
Salhouse	- adopted 20th July 2017
Sprowston	- adopted 8th May 2014
Strumpshaw	- adopted 10th July 2014

Since the end of the monitoring year Horsford Neighbourhood Plan has also been adopted.

- 4.5. The Acle, Brundall and Strumpshaw Neighbourhood Plans have also been adopted by the Broads Authority.

5. Monitoring Framework

Local planning Authorities must publish information that shows how the implementation of policies in the Local Plan is progressing, and the steps taken to secure delivery of any policies not currently being implemented. This will be done through ongoing monitoring, and the results will be published yearly in the GNDP Annual Monitoring Report.

The following tables are the monitoring frameworks giving a progress update on policies within Broadland's current local plan. The frameworks are:

- a) Development Management DPD (DM DMP) - The Development Management DPD aims to further the objectives set out in the National Planning Policy Framework (NPPF) and the Joint Core Strategy (Broadland, Norwich and South Norfolk).
- b) The Site Allocations DPD (SA DPD) - This identifies areas of land in Broadland for specific types of development, for example housing, employment, community facilities, retail, recreation etc.
- c) The Growth Triangle Area Action Plan (GT AAP) - This plan specifically applies to the areas of Rackheath, Old Catton, Sprowston, Thorpe St Andrew and other parishes which are not covered by the Site Allocations DPD. The Joint Core Strategy identified these areas for major urban development concentrating on growth that can support local services such as transport links, secondary education, healthcare, and green infrastructure.

a. Development Management DPD Monitoring Framework

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
GC1: Presumption in favour of sustainable development	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC3, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	No specific indicator	Not applicable	See indicators for JCS objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 in the main section of the GNDP Annual Monitoring Report.
GC2: Location of new development	1, 2, 3	ENV1, ENV9, SOC4, SOC7	Number of planning permissions granted contrary to GC2	None	12 new residential developments have been granted contrary to policy GC2. All 12 sites are within the NPA and applications refer to the acknowledged shortfall in 5 year housing land supply within this policy area. 9 of the sites are adjoining residential developments, and all sites contribute to increasing the NPA land supply.
GC3: Conversion of buildings outside settlement limits	2, 3, 4	ENV5, ENV9, SOC 7, EC1, EC2, EC4	No specific indicator	Not applicable	See indicators for JCS objectives 2, 3, 4 in the main section of the GNDP Annual Monitoring Report.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
GC4: Design	1, 7, 8, 9, 10, 11	ENV1, ENV5, ENV6, ENV9, SOC5	No specific indicator		See indicators for JCS objectives 1, 7, 8, 9, 10, 11 in the main section of the GNDP Annual Monitoring Report.
GC5: Renewable energy	1	ENV6	Renewable energy capacity installed by type per annum	Year on year increase	This indicator is monitored as part of the JCS objectives. See Objective 1 in the GNDP AMR.
EN1: Biodiversity and Habitats	9	ENV2, ENV4, ENV5	Number of planning applications granted contrary to the advice of Natural England on the grounds of recreational impact on N2K sites	None	None within monitoring year.
EN2: Landscape	8, 9	ENV2, ENV4, ENV5, ENV9	No specific indicator	N/A	See indicators for JCS objectives 8, 9 in the main section of the GNDP Annual Monitoring Report.
EN3: Green infrastructure	8, 9	ENV2, ENV4, ENV5, ENV9	No specific indicator	N/A	See indicators for JCS objectives 8, 9 in the main section of the GNDP Annual Monitoring Report. See also indicator for recreational open space (RL1).
EN4: Pollution	1, 7, 9	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV9	Number of permissions granted contrary to the advice of the Environment Agency (on pollution grounds)	None	None within monitoring year.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
H1: Dwellings connected with rural enterprises	2, 3	ENV1, SOC6, SOC8, EC1, EC2, EC3, EC4	No specific indicator	N/A	See indicators for JCS objectives 2, 3 in the main section of the GNDP Annual Monitoring Report.
H2: Removal of occupancy conditions	2	ENV9, SOC4, SOC7	No specific indicator	N/A	See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.
H3: Replacement dwellings outside settlement limits	2, 9	ENV9, SOC4, SOC7	Number of units granted planning permission for replacement dwellings outside of settlement limits	No target	In the monitoring year 5 sites outside of settlement limits were granted planning permission for a replacement dwelling. All 5 units have been considered acceptable as either the use as a dwelling has not been abandoned or they have had previous permissions granted. Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.
H4: Change of use of a dwelling	2	ENV1, SOC6, SOC8, EC1, EC2, EC3, EC4	Number of dwellings lost through change of use.	No target	In the monitoring one dwelling was lost through change of use. The change of use from C3 to B8 was considered acceptable as it would be beneficial to a thriving business. Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
H5: Residential institutions	2	SOC1, SOC2	No specific indicator	N/A	See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.
H6: Sites for Gypsies and Travellers	2	ENV1, SOC1, SOC3, SOC8	No. of net new pitches permitted	Maintenance of at least a 5 year supply	This indicator is monitored as part of the JCS objectives. See Objective 2 in the GNDP AMR
E1: Existing strategic employment sites	3	EC1, EC2, EC3, EC4	Amount of floor space (m ²) granted planning permission for non-employment uses on strategic employment sites	None	Two units comprising of 200sqm of floor space in total were granted permission for non-employment use. The units were small and changed to D2 use. The decision notices included a condition for the premises to return to employment use upon cessation of the businesses.
E2: Retention of employment sites	3	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E2	None	None within monitoring year.
E3: Tourist accommodation	3, 8	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E3	None	None within monitoring year.
R1: District, Commercial and Local centres		ENV9, SOC8, EC1, EC2, EC3, EC4,	% of ground floor A1 units in the defined district and commercial centres	Minimum of 50% of number of ground floor non-residential units in A1 use	In the monitoring year 4 permissions were granted which resulted in the loss of A1 use. On all these approvals the planning officer has concluded that more than half of non-residential units will remain in A1 use.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
R2: Sprowston and Sweetbriar retail parks		ENV9, SOC8, EC1, EC2, EC3, EC4,	No. of permissions granted contrary to Policy R2	None	In the monitoring year one permission was granted for part of a retail unit to be given over to A3 use. This was judged as reflecting the current trend for A3 use in retail parks, which encourages customers to stay for longer.
RL1: Provision of formal recreational space	8, 9, 11	SOC1, SOC2, SOC8	Net gain of recreational open space delivered through developments (Ha)	Net Increase	There has been a net gain in formal recreational space of 9.9ha as a result of development.
TS1: Protection of land for transport improvements	7	ENV1, ENV3, ENV6, SOC8	No specific indicator	N/A	See indicators for JCS objective7 in the main section of the GNDP Annual Monitoring Report.
TS2: Travel Plans and Transport Assessments	1, 7	ENV1, ENV3, ENV6, SOC8	No specific indicator	N/A	See indicators for JCS objectives 1, 7 in the main section of the GNDP Annual Monitoring Report.
TS3: Highway safety	7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS3	None	Applications proposed for approval, contrary to Highway Authority comments, are referred to the planning committee for determination.
TS4: Parking guidelines	7	ENV1, ENV3, ENV6, SOC8	No specific indicator	N/A	See indicators for JCS objective7 in the main section of the GNDP Annual Monitoring Report.
TS5: Airport development	3, 7	ENV1, ENV3, ENV6, SOC8, EC1	No specific indicator	N/A	See indicators for JCS objectives 3, 7 in the main section of the GNDP Annual Monitoring Report.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
TS6: Public safety zones	7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS6	None	None within monitoring year.
CSU1: Additional community facilities	6, 8	SOC1, SOC2, SOC8	No. of permissions granted in accordance with Policy CSU1	Net increase	In the monitoring year there have been 15 permissions granted relating to community facilities. Of these, 6 were for new community facilities. A further 6 were for replacement facilities which, over all, gave a net increase on the previous amenity.
CSU2: Loss of community facilities or local services	6, 8	SOC1, SOC2, SOC8	No specific indicator	N/A	See indicators for JCS objectives 6, 8 in the main section of the GNDP Annual Monitoring Report. See also indicator for Additional community facilities (CSU1).
CSU3: Provision of community facilities or local services within large-scale residential development	6, 8	SOC1, SOC2, SOC8	No specific indicator	N/A	See indicators for JCS objectives 6, 8 in the main section of the GNDP Annual Monitoring Report. See also indicator for Additional community facilities (CSU1).

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
CSU4: Provision of waste collection and recycling facilities within major development	6, 8	ENV9, SOC1, SOC8	No. of waste collection and recycling facilities approved	No target	No waste collection or recycling facilities were approved in the monitoring period. Kerbside bin collection points and bin stores in residential developments are generally a requirement of obtaining approval. Policy to continue to be monitored as major developments progress.
CSU5: Surface water drainage	1	ENV2, ENV7	No. of planning permissions granted contrary to the advice of the Environment Agency or Lead Local Flood Authority	None	See indicators for JCS objective 1 in the main section of the GNDP Annual Monitoring Report.

b. Site Allocations DPD Monitoring Framework

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
ACL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2020	The outline permission 20141108 lapsed in Jan 2018. A new outline application 20172189 for 140 dwellings was approved in May 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
ACL 2	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20141392 for mixed use development granted June 2015. Reserved matters 20180941 for 30 dwellings submitted June 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
ACL 3	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
ACL 4	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Hybrid planning application 20140787 for 24 open market dwellings (outline) and 12 affordable dwellings (full) granted May 2015. Reserved matters 20152044 for 24 market dwellings granted Mar 2016. Both phases are 50% completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
AYL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2021	Reserved matters application 20130680 granted Oct 2013. 80% of the site has been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
AYL 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2022	Reserved matters application 20140298 granted May 2014. 64% of the site has been completed.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
AYL 3	1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year.
AYL 4	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year. Outline planning 20070979 for B1 & B8 use partially implemented. North-west corner of site developed under reserved matters application 20111439 for B8 storage warehouse.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
BLO 1	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, ENV, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix & achievement of employment uses providing jobs.	To commence by Mar 2017 To complete by Mar 2020	Reserved matters 20140757 has been superseded by Hybrid application 20160497, granted Nov 2016, consisting of full approval for 1500m2 B1 use and outline for 1000m2 B1 use. Full approval 20140758 for Supermarket & Restaurant granted July 2014. This permission lapsed July 2017. Outline planning application 20160488 for 175 dwellings granted June 2017. Reserved matter for 163 dwellings was submitted Jan 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BLO 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Full approval 20141710 granted for 20 open market and 10 affordable dwellings. 3 dwellings have been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
BLO 3	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2017	Reserved matters 20130296 granted for 64 dwellings granted Jan 2014. 85% of the site has been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BLO 4	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2020	Reserved matters application 20150700 for 75 dwellings granted Oct 2015. Full approval 20171053 to replace 4 dwellings with 8 dwellings was approved shortly after the monitoring year. 60% of Phase I has been completed. Reserved matters 20150794 granted Oct 2015 to expand site by 30 dwellings. Works have commenced on Phase II.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
BLO 5	1,2,4,6,7,9,10,11,12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline permission 20140968 granted for 36 dwellings Feb 2015. Reserved matters application 20162199 granted Oct 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD		Provision within the permission in accordance with policy.
BRU 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2018	Site completed Mar 2017.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BRU 2	8, 9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Site has been incorporated into outline application 20161483 for 155 dwellings, a supermarket and open space. The application was approved in March 2018.
BRU 3	8, 9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Site has been incorporated into outline application 20171386 for 170 dwellings and community recreational facilities. The application was registered Aug 2017.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
BUX 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20150082 for 21 dwellings granted Oct 2016.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
CAW 1	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	N/A	N/A	Allocated for extension to burial ground.
CAW 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	There is a current call for sites proposal for an enlarged area, which includes this site, under the GNLP.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
COL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline application 20170075 for 30 dwellings granted Nov 2017.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
COL 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
DRA 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2021	Outline planning permission 2013088 for 200 dwellings granted Aug 2014. Revised outline application 20161066 for 250 dwellings was registered Jun 2016. There is a Resolution to Grant permission subject to S106 negotiation.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
DRA 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix, job creation and or retail provision.	To commence by Mar 2017 To complete by Mar 2018	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
FOU 1	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Site completed Mar 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
FOU 2	1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	Western end of site developed. No progress on rest of site during this monitoring year.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
FRE 1	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Apr 2016 To complete by Mar 2017	Application 20172048 for 10 dwellings was withdrawn towards the end of monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
GLP 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To complete by Mar 2015	Site completed March 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
GWI 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Site completed Mar 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
HEL 1	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2021	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
HEL 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2025	Hybrid application 20151770 granted Dec 2016. This includes outline approval for up to 1000 dwellings; 108 of these have reserved matters granted. Works have commenced on site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
HEL 3	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Planning permission & cemetery use.	N/A	Allocated for extension to burial ground.
HEL 4	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	There is a current call for sites proposal, which includes this site, under the GNLP.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
HEL 5	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	Outline approval 20141134 for 72 dwellings granted Oct 2015. Reserved matters 20152077 granted April 2016. 60% of the site has been completed.
			Level of Open space provided in relation to Policy EN3 of DM DPD		Provision within the permission in accordance with policy.
HOR 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To complete by Mar 2014	Site completed March 2014.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
HOR 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2019	Full approval 20130547 for 125 dwellings granted Apr 2014. Site completed Mar 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
HNF 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
HNF 2	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year.
HNF 3	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No progress during this monitoring year.
LIN 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2018	Site completed March 2016

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
RED 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Hybrid permission 20151061 for 20 dwellings (full approval) and 4 dwellings (outline) granted Feb 2017. Reserved matters 20171054 on the 4 dwellings granted Sep 2017. Works have commenced on site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
REP 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	No progress during this monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
REP 2	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline approval 20071797 for 22 new dwellings, offices, veterinary surgery, and care home lapsed in 2013. Full planning 20180963 application for sheltered housing, shops and club house was submitted June 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	
SAL 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2017	Full planning application 20121044 for 20 units has been superseded by full approval 20141505 for 19 units. Site completed Mar 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
SWA 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline application 20161643 for 21 dwellings was granted Dec 2017.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
SPI 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2017	Site completed Aug 2015.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy
TAV 1	1, 3, 6, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & provision of retail uses.	To commence by Mar 2021	New Hybrid permission 20171782 for A1 uses granted Feb 2018. This includes full planning for a supermarket.
TSA 1	1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To complete by Mar 2026	Allocation is part of Broadland Business Park. There are a few plots that still need to be developed. Expansion to north under Growth Triangle Area Action Plan. See section 5c below.
TSA 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2022	Outline permission 20130649 granted. Reserved matters permission 20160425 for 231 dwellings granted Sept 2016. No works have commenced on site.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC7, SOC8, EC1	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
TSA 3	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline permission 20130650 granted. Reserved matters 20160423 for 71 dwellings granted Aug 2016. No works have commenced on the site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
WRO 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2018	Full approval 20130965 granted June 2014. Site completed Mar 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

c. Growth Triangle Area Action Plan Monitoring Framework

Policy	Target	Milestone	Progress	Comments
GT1: Form of Development	1m ² of community, retail, business floorspace for every 30m ² of residential floorspace on Mixed Use Allocations	N/A	The planning permission for North Sprowston & Old Catton includes a 1:20 ratio of employment floorspace to residential floorspace.	
GT2: Green Infrastructure	Delivery of Public Parks at Harrison's Plantation, Beeston Park and North Rackheath Buffer	Public Access to Harrison's Woodland Park by 2015/16	Public Access to Harrison's Woodland Secured in April 2016.	
		Public Access to Beeston Park by 2016/17	Milestone not achieved.	S.73 application to vary phasing of scheme approved 22/12/2017. Beeston Park now to be delivered as part of Phase II. Milestone to be reviewed.
		Public Access to North Rackheath Buffer by 2020/21	Participative process to produce renewed masterplanning completed in accordance with Policy GT16.	Revised North Rackheath Masterplan endorsed March 2018. Milestone to be reviewed on receipt of phasing plan with future planning application.

Policy	Target	Milestone	Progress	Comments
	4ha of informal open space per 1,000 population	N/A	Target achieved.	As of 1 April 2018 6 applications approved (or resolved to approve) on allocated sites included on site or off-site contributions to achieve target standard.
	Indicator: Number of Area Action Plan Allocations granted planning permission contrary to the advice of Natural England on the grounds of increased recreational impact on N2K sites. Target: Zero	N/a	Target achieved.	No planning permissions granted contrary to the advice of Natural England on the grounds of increased recreational impact on N2K sites.
GT3: Transport	Completion of Orbital Road & Cycle Links by 2026	Cranley Road to Plumstead Road 2016/17	Planning Permission Granted 28/06/2013. Milestone not achieved.	Link road has not been completed in accordance with milestone. Link Road Junction with Plumstead Road and first phase of link expected to commence 2019/20.
		Plumstead Road to Salhouse Road Cycle and Pedestrian Links 2019/2020	Committee Resolution to Grant Planning Permission for link through two applications (20160498 and 20170104) on 11/01/2017 and 28/03/2018.	

Policy	Target	Milestone	Progress	Comments
		Wroxham Road to Salhouse Road 2019/20	Construction commenced May 2014.	Road and Cycleway complete, although final section adj. Salhouse Road not yet adopted and open to pedestrians, cycles and general traffic.
		Wroxham Road to North Walsham Road 2019/20	Planning Permission Granted 17/02/2016	Expected to be completed behind milestone, in accordance with revised phasing of Beeston Park scheme.
		North Walsham Road to Spixworth/Buxton Road 2022/23	Planning Permission Granted 17/02/2016	Expected to be completed in accordance with or ahead of Milestone in accordance with revised phasing of Beeston Park scheme.
		Buxton Road to St Faiths Road 2025/26	Planning Permission Granted 17/02/2016	Expected to be completed ahead of milestone in 2019/20, in accordance with revised phasing of Beeston Park scheme.

Policy	Target	Milestone	Progress	Comments
		St Faiths Road to Airport	Planning Permission Granted (for Repton Avenue to St Faiths Lane Section) 18/05/2016.	Feasibility Assessment for connection to Hurricane Way completed. Pooled CIL funding for Repton Avenue to Hurricane Way Link agreed. Additional land as necessary being secured through grant of permission on GT15 application.
		Full Cycle and Pedestrian Links 2026		
	Delivery of Salhouse Road BRT and Cycle Improvements	Cycle Link to be delivered by 2019/20	Phase I Harrison Plantation Cycle Link & Connection to Norwich Cycle Network delivered 2015. Completion of Blue Boar Lane to WHF Junction Cycle Link 2021/22.	Salhouse Road Walking and Cycling Feasibility Study Completed October 2010. Extension of Phase I link to Atlantic Way / Salhouse Road Junction, and Blue Boar Lane link expected to be completed in 2019/20. Blue Boar Lane link is ahead of milestone.

Policy	Target	Milestone	Progress	Comments
		Phase I BRT Improvements 2019/20		<p>Atlantic Way and Salhouse Road Junction re-designed from roundabout to priority junction, with capacity for future signal control, to better facilitate BRT.</p> <p>Committee Resolution to Grant Outline Planning Permission (20160498) for 803 dwellings on part of GT7 allocation 11/01/2017.</p> <p>Application includes provision of land for Road widening to support BRT.</p> <p>Improvement scheme being promoted through Transforming Cities DfT Bid.</p>

Policy	Target	Milestone	Progress	Comments
	Delivery of Broadland Way Cycle and Pedestrian Links between Dussindale and Rackheath /Stonehouse Road	BBP to Rackheath 2019/20		<p>Walking / Cycle Link Plumstead Road to Green Lane East under construction as part of NDR. Expected Delivery 2018/19.</p> <p>£150k of pooled CIL agreed to support construction of link Plumstead Road to Green Lane.</p> <p>Improvement scheme being promoted through Transforming Cities DfT Bid.</p>
GT4: Home Farm	290 Homes Total.	N/A	120 Homes (Phases II & III) completed June 2014.	Reduction in number of homes on Phase 4 will mean that only 284 homes of the 290 homes target will be delivered.
	Phase 5 89 Homes	Phase 5 - Commencement 2014/15	Milestone achieved.	Phase V is 40% complete.
	Phase 4 81 Homes	Phase 4 - Commencement 2018/19	Milestone achieved.	Reserved Matters Planning Permission Granted for 75 homes 04/11/2015. Site Commenced 04/10/2017.

Policy	Target	Milestone	Progress	Comments
GT5: White House Farm	1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park	Phase I - Commencement 2014/15	Milestone achieved.	Cumulatively 435 dwellings of completed by end of monitoring year. RM Permission now exists across whole of phases 1 and 2.
		Phase II - Commencement 2019/20	Milestone achieved.	First of phase II RM applications commenced 31/03/2018.
		Public Access to Woodland Park - 2018/19	Milestone achieved.	Public Access to Harrison's Woodland Park achieved in April 2016.
		Primary School - 2018/19	Design stage and land transfer underway in 2018/19.	Norfolk County Council now expects delivery of school during 2019/20.
GT6: Brook Farm	600 Homes, Road and Cycle Links, Local Centre Sports Pitches & Children's Play Space & Informal Open Space	Commencement 2017/18	Outline Planning Permission granted 28/06/2013. S.73 application (20170421) approved 08/09/2017. S.73 permits 1st phase (270 homes) ahead of completion of link road. Milestone not achieved.	It is expected to enable commencement now expected 2020/21.

Policy	Target	Milestone	Progress	Comments
GT7: Land South of Salhouse Road	1,400 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space, Community Building, Police Beat Base & Informal Open Space	Commencement 2017/18	<p>Committee Resolution to Grant Outline Planning Permission (20160498) for 803 dwellings on part of allocation 11/01/2017.</p> <p>Committee Resolution to Grant Outline Planning Permission (20170104) on remainder of allocation site 28/03/2018.</p> <p>Milestone not achieved.</p>	<p>Allocation site is now expected to delivery 1,183 homes. This is less than the target of 1,400 homes.</p> <p>Commencement is now forecast behind milestone in 2019/20.</p>
GT8: Land north of Plumstead Road	45 Homes, vehicular connection to Salhouse Road, formal recreation, and landscaping	Commencement 2016/17	<p>Committee Resolution to Grant Planning Permission Granted for Roundabout and Access Road to site (20161873) 12/07/2017.</p> <p>Milestone not achieved.</p>	Commencement is now forecast behind milestone in 2019/20.
GT9: Broadland Business Park (North Site)	7,800 sqm B1 Office 49,700 sqm B2 / B8	Commencement 2017/18	<p>Outline Planning Permission granted 28/06/2013.</p> <p>Milestone not achieved.</p>	

Policy	Target	Milestone	Progress	Comments
GT10: Broadland Gate	42,000sqm B1/B8 4,500sqm A1, A2, A3 & A4 7,500sqm C2, C3 (excluding residential) and D1 7,000sqm Hotel 2,100sqm C1, A3, A4, D2 1,200sqm Car Showroom	Commencement 2019/20	Milestone achieved.	Planning Application for Car Show Room (20171352) approved 15/02/2018. Serviced Roads on northern section, adj. Poppy Way are under construction.
GT11: Land East of Broadland Business Park	850 Homes, Primary School, Nursery, Community Building, Police Deployment Base, Cycle Links and Landscaping.	Commencement 2018/19	2 applications (20180193 & 20180194) in monitoring period for total of 283 homes during monitoring period. Milestone not achieved.	20180193 & 20180194 granted outline permission on 19/12/2018 after the end of the monitoring period. Additional Hybrid application for 550 (315 in detail) on remainder of site submitted 02/10/2018 after end of monitoring period. Commencement is now forecast behind milestone in 2019/20

Policy	Target	Milestone	Progress	Comments
GT12: North Sprowston & Old Catton	3,520 Homes & 16,000sqm of employment floorspace, Road and Cycle Links, 2 New Primary Schools, Sports Pitches & Children's Play Space, Community Building, Library and Health Facilities & Country Park - Possible Secondary School	Commencement 2016/17	Outline planning permission (20121516) granted 17/02/2016. S.73 application (20161058) to re-phase scheme approved 22/12/2017. Milestone not achieved.	Commencement is now forecast behind milestone in 2019/20.
GT13: Norwich RFU	250 Homes	Commencement 2018/19	Permission granted for the relocation of Norwich RFU by South Norfolk Council. Milestone not achieved.	Commencement is now forecast behind milestone.
GT14: Land East of Buxton Road	300 Homes	Commencement 2017/18	Outline Planning Permission (20141725) granted 21/05/2015. RM Application Submitted 19/03/2018. Milestone not achieved.	Allocation site is now expected to delivery 225 homes. This is less than the target of 300 homes. Commencement is now forecast behind milestone in 2019/20.

Policy	Target	Milestone	Progress	Comments
GT15: Land North of Repton Avenue	300 Homes and land for employment	Commencement 2016/17	Outline Planning Permission (20141955) granted 18/05/2016. Self-Build element of the site has commenced 17/18. Milestone not achieved.	Allocation site is now expected to delivery 340 homes. This is more than the target of 300 homes. RM application for remainder of site outside self-build element submitted 12/06/2018.
GT16: North Rackheath	3,000 Homes & 25ha land for employment, Road and Cycle Links, 2 New Primary Schools, Local Centre Sports Pitches & Children's Play Space, Community Building, Home Waste Recycling Centre & Significant Informal Open Space - Possible Secondary School	Commencement 2019/20	Revised masterplan endorsed March 2018.	Commencement is now forecast behind milestone.
		Provision of Rackheath Buffer 2021/22		To be phased in accordance with plan to be submitted with planning application.
GT17: Land Adj. Salhouse Road, Rackheath	80 Homes (79 Net)	Commencement 2016/17	Milestone achieved.	Site expected to be completed 2019/20. Total housing is expected to exceed target by 15 homes as a result of additional outline planning permission (20150726) granted 24/10/2016.

Policy	Target	Milestone	Progress	Comments
GT18: Land South of Green Lane West	300 Homes, cycle links, landscaping	Commencement 2016/17	Full Planning Application (20171464) submitted 13/10/2017 for 322. Milestone not achieved.	Total housing is expected to exceed target by 22 homes. Commencement is now forecast behind milestone in 2019/20.
GT19: Land South of Green Lane East	150 Homes, cycle links, landscaping	Commencement 2022/23	Outline planning application (20160395) submitted 09/03/2016.	Total housing is expected to exceed target by 3 homes. Commencement is now forecast in 2019/20.
GT20: White House Farm (North-East)	460 Homes, formal recreation, landscaping	Commencement 2020/21		Planning Application expected 2018/19. Commencement is expected in accordance with milestone.
GT21: Land east of Broadland Business Park (North Site)	300 Homes, formal recreation, landscaping	Commencement 2018/19		Commencement is now forecast behind milestone.

6. 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).
Adopted	Formally approve. Assume responsibility for future maintenance.
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible householders whose needs are not met by the market. Affordable Housing Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or subsidy to be recycled for alternative affordable housing provision.
Allocated	Land which has been identified in a Local Plan and the Policies Map (or Inset Map) for a specific form of development. Allocations are contained in the Site Allocations DPD and Growth Triangle Area Action Plan DPD.
Amenity	Those qualities of life enjoyed by people that 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.
Annual Monitoring Report (AMR)	Annual Monitoring Report: Part of the local development framework. Local authorities are required to produce an AMR each December Annual Monitoring Report (AMR) with a base date of the previous March showing progress towards the implementation of the local development scheme and the extent to which policies in local plans are being achieved.
Area Action Plan (AAP)	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.
Broadland Business Park	First allocated in the 2001 Broadland Local Plan for 78 hectares of employment, it is an established location for jobs, and of key strategic importance to the Growth Triangle.
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.
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, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
Community Infrastructure Levy (CIL)	Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Broadland District Council in combination with Norwich City Council and South Norfolk Council has implemented a CIL charging schedule with a list (known as the 123 List) of infrastructure projects on which the funds will be spent.
Conservation Area	Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.
County Wildlife Site	Wildlife habitat identified and designated as being of particular local interest of importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest (SSSI).
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	A document that sets out the constraints and opportunities presented by a site, and the type of development that might be appropriate.
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).
Development Plan Document (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework 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 the Core Strategy, Development Management Plan, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be amended as successive DPDs are adopted.
District Centre / District Shopping Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
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.
Exception Site (rural)	A small site to be used specifically for affordable housing that would normally be used for housing, because they are

	subject to policies of restraint. Exception sites should only be used for affordable housing in perpetuity.
Greater Norwich Development Partnership (GNDP)	To oversee the preparation of the new Local Plan the authorities involved have re-established their joint working arrangements under the Greater Norwich Development Partnership (GNDP).
Greater Norwich Local Plan (GNLP)	Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council, have agreed to work together to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy (JCS) for the area. The JCS plans for the housing and jobs needs of the area to 2026 and the GNLP will ensure that these needs continue to be met to 2036. The GNLP will include strategic planning policies to guide future development, and plans to protect the environment. It will look to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.
Green Infrastructure	Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.
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). Does not include 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.
Joint Core Strategy (JCS)	The Joint Core Strategy (JCS) is a strategic local plan document produced between Broadland District Council, Norwich City Council and South Norfolk Council. This strategy sets out the key elements of the planning framework for the area. It comprises 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. It is a development plan document, with which all other development plans documents must conform.
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 Secretary of State (for Culture, Media and Sport). Alteration, demolition or extension of such a Listed Building requires special consent.

Listed Building Consent (LBC)	Listed Building Consent is required from Local Planning Authorities where development involves the demolition of a listed building or a 60 Development Management DPD (2015) Appendix 1 – Glossary Term Description listed building is altered or extended in a manner which would affect its character as a building of special architectural or historic interest.
Local Development Document (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.
Local Development Framework (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.
Local Development Scheme (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).
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
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.
Local Planning Authority (LPA)	The public authority whose duty is to carry out specific planning functions for a particular area.
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.
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 (NPA)	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 17 parishes, comprising the fringe and first ring of

	villages around the city of Norwich.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework is the Government's national planning policy document setting out the key principles for sustainable development.
National Planning Practice Guidance (NPPG)	National Planning Practice Guidance is provided by the Government issuing guidance on the practical implementation of planning practices.
Northern Distributor Road (NDR)	A dual-carriageway road proposed to the north of Norwich, linking the A47 to the south-east of the city with the A1067 in the north-west.
Outline Planning Permission (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.
Planning Obligations	Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken to mitigate the impacts of development proposals. Often called Section 106 obligations. The term legal agreements may embrace S106. Planning obligations are also collected through Community Infrastructure Levy (CIL).
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 Map	The adopted policies 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 map showing the changes which would be required upon adoption of the document.
Public Rights of Way	Public footpaths and bridleways as defined in the Countryside Rights of Way Act 2000 and permissive routes where there is no legal right of way but access is permitted by the landowner.
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.
Section 106 Obligation (S106)	Section 106 Obligation. See Planning Obligations.
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.
Statement of Community Involvement (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.
Strategic Environmental Assessment (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	Settlement limits are identified on the Policies Map. These are areas where development appropriate to the settlement in question will usually be permitted subject to consideration of the policies of the NPPF, JCS and Development Management DPD
Site of Special Scientific Interest: 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 the Site Allocations DPD 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.
Supplementary Planning Document (SPD)	A Document which expands on policies set out in a DPD or provides additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
Strategic Housing Land Availability Assessment (SHLAA)	A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with neighbouring authorities where housing market areas cross administrative boundaries.

Strategic Housing Market Assessment (SHMA)	A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with
Supplementary Planning Guidance (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 (Urban) Drainage System (SUDS)	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.
Use Classes Order (UCO)	Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which Use Class Order (UCO) groups land uses into different categories (called Use Classes). Changes of use 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	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

Appendix F - South Norfolk Council Local Plan Monitoring Report

Introduction

1. The South Norfolk 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. The South Norfolk Local Plan also includes the Long Stratton Area Action Plan, which was adopted in May 2016. This was monitored for the first time in the 2016-17 monitoring report; this was an incomplete monitoring year covering the period May 2016 to March 2017 however it established a baseline for the future.

Development Management Policies

2. This section monitors the policies in the South Norfolk Development Management policies document from the period 1 April 2017 to 31 March 2018. Due to the generic nature, some policies are not suitable for detailed monitoring. These do not appear below but are in a table at the end of this appendix. For those policies which were not implemented in the 2017/18 monitoring period the monitoring indicators are set out in detail in the 2016/17 AMR and have not been repeated below in full.

Policy DM1.2 – Requirement for infrastructure through planning obligations

3. **Policy DM1.2** 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 space/ play space and pedestrian and highways improvements – with no targets identified, and:
 - The number/percentage of obligations secured not conforming to full policy position with a target to minimise.
5. There were 12 planning obligations signed in the 2017/18 monitoring period. Of these one secured single ownership of a dwelling and equestrian site and has therefore been discounted for the purposes of monitoring this policy (2016/1487). Of the remaining planning obligations 9 secured affordable housing and 4 secured either an on site open space contribution or a financial contribution towards off-site provision of open space. There was no commitment towards green infrastructure secured via planning obligation during this monitoring period. Of the 11 planning obligations 8 conformed to a full policy position in that they either provided affordable housing in accordance with JCS Policy 4 (Housing Delivery) or they met other policy requirements within the local plan. Two applications did not conform to a full policy position:
 - 2016/2388 West of Norwich Road & North Stoke Road, Poringland; and
 - 2016/0482 North Harvey Lane, Dickleburgh

In the case of Poringland (2016/2388) a reduced affordable housing provision was considered to be acceptable as the developer included two fully wheelchair accessible units within the agreed affordable housing provision.

6. This compares to 14 planning obligations signed in the last monitoring period 1 April 2016 to 31 March 2017. Of these, 86% (12 of the 14) conformed to a full policy position.

7.

Date of agreement	Application reference	No. of dwellings	Site address	Obligation secured	Conform to full policy position
12/05/17	2016/2388	Up to 120	West of Norwich Rd & North of Stoke Rd, Poringland	32% affordable housing; 3000m2 on-site open space; Highway infrastructure contribution (£12,000)	No (32% affordable housing instead of 33%)
30/05/17	2016/0482	22	North of Harvey Lane, Dickleburgh	7 units/ 32% affordable housing; £42,097 financial contribution towards open space	No (32% affordable housing instead of 33%)
16/06/17	2016/2153	53	Land to rear of Stoke Holy Cross Primary School, Stoke Holy Cross	17 units/ 33% affordable housing; open space details to be agreed; Extension to school grounds agreed	Yes - Allocated site (STO1)
26/06/17	2016/1566	136	Frenze Hall Lane, Diss	45 units/ 33% affordable housing	Yes – Allocated site (DIS4)
11/07/17	2016/1487	N/A	Land South of Mill Rd, Forncett St Peter	No	Yes
10/08/17	2016/0627	7	West of School Lane, Spooner Row	£18,111 Infrastructure contribution	Yes – Allocated site (SPO2)
18/08/17	2016/2668	Up to 61	Land at Old Sale Yard, Cemetery Lane, Wymondham	33% affordable housing; on-site children's playspace & financial contribution in lieu of older children/adult's playspace	Yes – Allocated site (WYM2)
18/08/17	2016/0466	21	North West of The Street, Woodton	7 units/ 33% affordable housing	Yes – Allocated site (WOO1)
23/01/18	2017/0219	13	Kells Way, Geldeston	2 units/ 15% affordable housing	Yes – Allocated site (GEL1) – Viability assessment submitted to demonstrate policy

					requirement for affordable housing is not viable in accordance with policy
09/02/18	2017/1646	21	Land off Bee Orchid Way, Rockland St May	5 units/ 23% affordable housing	Yes – Allocated site (ROC1) – Viability assessment submitted to demonstrate policy requirement for affordable housing is not viable in accordance with policy
21/02/18	2017/2131	15	Land West of Long Lane, Bracon Ash	Financial contribution for affordable housing (£900,000) Financial contribution for open space (£51,000)	Yes – self/custom build site.
22/02/18	2017/1321	8	Land West of Queensland, Station Rd, Spooner Row	2 units/ 25% affordable housing	Yes – 5 year land supply

Policy DM1.3 – The sustainable location of new development

8. 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.
9. During this monitoring period the policy has been measured by the following indicator:
- Number of planning permissions/ units granted outside development boundaries as a percentage of the overall applications/ units with a target to minimise.

Number of new planning permissions granted inside/outside Development Boundaries between 01/04/17 and 31/03/18		
OUT	68	51%
IN	66	49%
TOTAL	134	100%

Number of new units granted inside/outside Development Boundaries between 01/04/17 and 31/03/18		
OUT	164	26%
IN	470	74%
TOTAL	634	100%

10. The above figures have been taken from the Council's Residential Land Availability document. The figures show that as in previous years there was a fairly even split between the numbers

of planning permissions granted within and outside the defined development boundaries. In the 2016/17 monitoring period the comparable percentage figures were 43 % (OUT) and 57% (IN). The current figures therefore represent an increase in the number of planning permissions approved outside the development limits, reflecting the ongoing 5-year land supply position.

11. In terms of the numbers of new units granted planning consent inside and outside defined development limit boundaries however approximately three-quarters of all new units granted consent were inside the development limits, reflecting the size of those sites granted consent. This figure compares favourably with the previous year's figure of 70%.
12. Overall the evidence suggests that the target of minimising the number of permissions/ units granted outside the development boundaries was being met however the ongoing position relating to the five year land supply within the Norwich Policy Area/ Rural Policy Area means that planning permissions continue to be granted outside development boundaries.

Policy DM1.4 – Environmental quality and local distinctiveness

13. **Policy DM1.4** 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.
14. The policy is measured by the following indicators:
 - Number of buildings re-used or converted with a target to maximise
 - Sustainable and renewable energy capacity permitted by type with a target of a year on year megawatts capacity increase.

Number of buildings re-used or converted

15. Over the monitoring period there were 15 applications permitted where buildings were reused or converted and coded against policy DM1.4. These applications were:

Application Reference	Site Address	Proposal
2017/0865	Outbuildings adj to Grey Gables, Claxton Church Rd, Ashby St May	Conversion of farm outbuildings to a single storey 3 bedroom dwelling with office, and renovation of outbuilding providing garage/ workshop facilities (retrospective)
2016/2713	Land at Costessey Park, Parklands, Costessey	Restoration and conversion of barn and stable buildings to 4 houses (including new extension) and construction of 2 new houses adjoining the stables and barn
2017/0590	Rear of 31 The Thoroughfare, Harleston	Change of use from a store to a small curiosity shop with adjoining residential accommodation
2016/2712	The Black Barn, The Street, Tibenham	Change of use of Black Barn to run non-residential courses, and retention and use of shepherds hut
2017/1685	Goochs Farm, Langmere Rd, Rushall	Conversion of outbuilding to holiday let/ granny annexe
2017/2066	35 Ogden Close, Wymondham	Convert existing existing 3 bedroom house to 2 no. one bedroom flats
2017/2010	Farm Shop at Old Hall, Norwich Rd, Woodton	Change of use of existing agricultural building to a farm shop and new adjoining building for café and butchery

2017/2072	Bracon Hall, School Rd, Bracon Ash	Conversion of existing outbuildings to form 4 no. holiday cottages, including new park area, wider entrance and alterations to driveway
2017/2168	Unit 4, Overtons Way, Poringland	Change of use of D1 for the use of physiotherapy and podiatry services
2017/2337	Pond House, Brooke Gardens, Brooke	Conversion of garage to living accommodation and erection of double garage
2017/1600	Warehouse at Barley Chalu, Ayton Rd, Wymondham	Change of use of warehouse to general store
2017/2174	Pearces Farm, Seamere Rd, Hingham	Use of barn as ancillary to main dwelling, repairs and alterations to the barn and erection of new garden wall. Inclusion of surrounding land within residential curtilage (retrospective).
2017/2668	Jewsons, Fair Green, Diss	Change of use from sui generis (builders merchants) to B1 light industrial and B8 storage
2017/2097	High Road Farm, Ipswich Road, Tasburgh	Proposed conversion of agricultural barn to form a 4 bedroom residential dwelling with carport. New double garage to serve existing dwelling.
2017/2604	Land south of Boyland Hall, Common Rd, Bressingham	Reconstruction of a barn to form a dwelling and part reconstruction and conversion of second barn to form a second unit of accommodation, plus change of use of land and buildings from agricultural to residential.

16. One application for reuse/ conversion of buildings was refused during the monitoring period and one was withdrawn. These were:

- **2017/2906 – The Crown Inn, High Street, Haddiscoe – REFUSED – Conversion of the existing public house into three dwellings and two semi-detached dwellings including means of access**

This application was refused as the proposal was outside the Development Boundary and did not demonstrate overriding economic, social or environmental benefits. The applicant also failed to demonstrate that the development would not be at risk from unacceptable flood risk. The proposal would have resulted in harm to the setting of a listed building and did not have adequate regard for the character and appearance of the listed building. The application also failed to provide sufficient information relating to highways matters, including visibility, access and on-site parking.

- **2017/1851 – Old Boyland Hall Farm, Common Road, Bressingham – WITHDRAWN - Reconstruction of barn to form one dwelling, part reconstruction and part conversion of barn to form a second dwelling**

The application was withdrawn following discussions with the case officer. The application could not be supported as the development would have been outside any Development Boundaries and was not compliant with any other Development Management policies. In addition, there was insufficient information submitted to demonstrate that Barn B could be economically or practically converted to holiday accommodation. The application was subsequently resubmitted with additional information and was permitted (2017/2604).

17. This compares to 16 applications during the previous monitoring period, representing a marginal decrease in the number of buildings permitted for reuse or conversion in the period 1 April 2017 to 31 March 2018. Overall, the evidence suggests a similar number of applications both submitted and granted planning permission during the 2016/17 and 2017/18 monitoring periods. This suggests a consistent application of the policy by officers assessing the merits

of schemes against the policy criteria. It can therefore be concluded that the policy is working as intended.

Renewable energy capacity permitted by type

18. This indicator is already measured for the GNDP AMR. Below is the data for the monitoring period 01/04/17 – 31/03/18. For comparisons with previous year's data please see the GNDP AMR.
19. Many renewable energy schemes are permitted development and consequently the effect of this policy is limited in these cases.

South Norfolk 01/04/17 – 31/03/18 renewable energy capacity permitted by type	TOTAL	16.92MW
	Wind	0
	Solar PV	16.88MW
	Sewerage	0
	Biomass	0
	Air	0.04MW

20. This data is made up of the following schemes:

Application Number	Address	Proposal
2017/0789	Meadow View, Brooke Road, Shotesham	Variation of condition 2 of permission 2015/2896 (Replacement of a mobile home with a new three bedroom bungalow) - Addition of air source heat pump located on South East facing wall
2016/0629	The Bungalow, Wolferd Green, Chapel Lane, Shotesham	Erection of ground mounted solar panels
2017/1924	High Oak Water Works, High Oak Road, Wicklewood	Installation of ground mounted solar PV array, underground cabling fencing, 4 bar gate and switchgear housing
2017/2234	Solar Farm, White Horse Lane, Trowse	Variation of Conditions 1 and 2 of planning consent 2014/2380 (Development of a ground mounted solar farm including associated infrastructure which includes inverters and transformers and a substation) to allow extension of operational lifetime of the solar farm from 25 years to 30 years
2017/1662	Hill Top Barn, Mill Common, Ashby St Mary	14 solar panels to roof
2017/2214	Church Of All Saints, Church Lane, Hethel	Install 4x air-source heat pumps
2018/0032	Hill Farm, Mendham Low Road, Harleston	Installation of an air source heat pump unit to rear of existing shed

Policy DM1.5 – Existing Commitments

21. **Policy DM1.5** provides for favourable consideration of the renewal of planning permissions on any sites identified as commitments or allocations in any of the South Norfolk Plan documents.
22. This policy was monitored for the first time in the 2016/17 monitoring period for the reasons set out in that report.
23. This policy is monitored by the following indicator:
- Percentage of renewal applications on committed or allocated sites in the Local Plan which are permitted with a target of 100%.
24. A complete list of allocations and their planning status is shown under the monitoring for Strategic Principle 1 from the Site Specific Allocation and Policies document. This has not

highlighted any particular areas of concern so it may continue to be assume that these policy objectives are being achieved.

25. A list of all existing commitments from the Site Specific Allocations and Policies document, the Wymondham Area Action Plan and the Long Stratton Area Action Plan is shown in the table below, alongside the updated planning history and development status for each site, as appropriate.

Planning Ref	Address	Original Proposal	Status
<i>Site Specific Allocations and Policies Document</i>			
2012/1836	Gibbs Close, Little Melton	Outline application for 20 dwellings and associated infrastructure works, including highway improvement works	Full application for 27 units approved (2015/1697/F) Applications approved for discharge of conditions (2016/3014/DC, 2018/2106/DC) Application for phased delivery of site approved (2017/0977/RVC) <i>Development not started</i>
2013/0086	Mill Road, Little Melton	Outline application including means of access for residential development and ancillary works	2015/0253/D for 20 units approved 2015/1233/RVC approved 2015/2630/F for 8 units approved 2016/2617/DC, 2016/1755/DC approved and pending <i>Development Complete</i>
2012/0405	Land west of Octagon Barn, Framingham Earl	Outline permission or mixed use development for community, residential and commercial uses	Reserved matters for 60 units approved (2015/2326/D) Applications approved for the discharge of conditions (2016/2220, 2017/0461, 2017/1945, 2017/2647, 2017/2651) Variation to site layout approved (2017/2485) <i>Development not started</i>
2013/1904	Long Lane, Framingham Earl	Outline permission for 7 dwellings and associated works on former RAF camp	Reserved matters for 4 units approved (2016/1329) Discharge of conditions approved (2017/0465, 2017/0509) Reserved matters for plot 3 approved (2017/2513) <i>Development commenced</i>
2012/1012	Land north of Heath Loke, Poringland	Proposed residential development	Reserved matters for 31 units approved (2013/1393) <i>Development complete</i>
2012/2016	Bunwell Rd, Spooner Row	Outline permission for land to the east of	Reserved matters for 8 units approved (2014/2472)

		Chapel Rd (13 dwellings) and east of Bunwell Rd (20 dwellings)	<p>Reserved matters for 13 dwellings approved (2014/2472)</p> <p>Discharge of conditions approved (2015/2850, 2016/1592, 2017/0601, 2017/1951, 2017/2262, 2017/2263, 2018/0257)</p> <p>Full application for 17 dwellings at Bunwell Rd and 13 dwellings at Chapel Rd approved (2016/2424)</p> <p><i>Development commenced</i></p>
2012/1574	The Bungalow, Station Rd, Spooner Row	Residential development for 5 dwellings	<p>Application expired January 2017</p> <p>Full application pending consideration for 10 dwellings following demolition of the existing bungalow (2018/1528)</p> <p><i>Application pending</i></p>
2013/0828	North of Long Lane, Stoke Holy Cross	Outline application for the erection of 24 dwellings and associated access, allotments, public amenity land and community car parking	<p>Reserved matters for 24 units approved (2015/1422)</p> <p>Discharge of conditions approved (2016/2754, 2016/2949)</p> <p>Removal of condition approved (2016/1349)</p> <p>Variation of conditions approved (2017/0186, 2017/2357, 2017/2357)</p> <p><i>Development commenced</i></p>
2011/0152	May Gurney Site, Trowse	Outline planning application for mixed development consisting of a maximum of 670 dwellings	<p>Discharge of condition application approved (access) (2014/2469)</p> <p><i>Development not started</i></p>
2011/0506	Land to the rear of Wood Farm, The Street, Ashwellthorpe	Creation of 31 houses with new village hall, bowling green, sports pitch, village green and associated parking	<p>Discharge of condition approved (2016/2970)</p> <p>Variation of S106 approved (affordable housing contribution) (2016/0743)</p> <p>Variation of approved planning permission pending consideration (2018/1331)</p> <p><i>Development not started</i></p>
2013/1743	Land to the rear of Queens Head, Beccles Rd, Thurlton	Erection of two pairs of semi-detached dwellings	<i>Development complete (prior to 17/18 monitoring period)</i>
2012/1558	Former Maltings Building, Tudor Rose Way, Harleston	Conversion of redundant maltings to provide 5 residential dwellings	<p>Approval of details application approved (2015/1752)</p> <p><i>Development not started</i></p>

2009/1071	38 Olive Avenue, Newton Flotman	Demolition of existing house and garage and erection of 9 dwellings	Variation of conditions applications approved (2011/1381 and 2013/0723) <i>Development not started</i>
2014/0290	Old Station Yard, Forncett St Peter	17 dwellings and associated external works	<i>Development complete</i>
2010/2222	Former Police Station, Bridge Street, Loddon	Demolition of existing building and redevelopment for 5 units	<i>Development complete</i>
2011/0026	Land at Yarmouth Rd, Hales	Redevelopment of the site and the erection of 10 dwellings plus 291 sq m business unit (B1)	Discharge of conditions approved (2016/1769) Full application for 3 dwellings approved (2018/0092) <i>Development not started</i>
Wymondham Area Action Plan			
2012/0839	Land north-west of Carpenters Farm, Norwich Common, Wymondham	Proposed residential development up to 350 dwellings	Reserved matters application approved (2014/1969/D) Reserved matters application approved (2015/1405/D) <i>Development commenced</i>
2011/0374	Land to the north of Norwich Common, Wymondham	Reserved matters application for 323 dwellings	<i>Development complete</i>
2012/2202	Land west of 489 Norwich Common, Wymondham	Proposed residential development with all matters reserved	<i>Development complete prior to the monitoring period</i>
2012/1385	Land between the A11, Spinks Lane and Norwich Rd, Wymondham	Outline application for residential development with all matters reserved for 275 dwellings	Reserved matters application for 259 units approved (14/2042/D) <i>Development commenced</i>
2012/1702	Land between Burdock Close and Blackthorn Rd, Wymondham	Outline planning application for residential development (37 dwellings) and associated works with new access	Reserved matters application for 31 units approved (14/0618/D) <i>Development complete</i>
2012/0168	Land north of Right Up Lane, Wymondham	Proposed residential development of 6 dwellings	<i>Development complete prior to the monitoring period</i>
2011/1697	Land at the Former Cemex Site, Right Up Lane, Wymondham	Proposed residential development comprising 28 dwellings	<i>Development complete prior to the monitoring period</i>
2012/1201	Land south of London Rd, Chestnut Drive, Sutton	Full permission for industrial units and outline permission	<i>Development complete prior to the monitoring period</i>

		residential development	
2009/0835	Old Sale Yard, Cemetery Lane, Wymondham	Proposed mixed use development 64 dwellings & 750 sq m of commercial floorspace	Replacement outline application 2016/2668 subsequently approved <i>Development not started</i>
Long Stratton Area Action Plan			
2013/0265	Cygnets House, Swan Lane, Long Stratton	Outline application for the demolition of Cygnets House and development of up to 50 residential units and commercial space	Reserved matters application for 50 units approved (15/0385/D) Development commenced
2010/2225	Land at Chequers Road, Tharston	Outline application for residential development of up to 120 dwellings	Reserved matters application for 120 units approved (14/0823/D) Development commenced
2009/1365 & 2011/0655	Land rear of Long Stratton Surgery, Swan Lane, Tharston	Proposed erection of a two storey 60 bed residential care home	Development complete prior to 2016/17 monitoring year
2011/1916	Land north of Fairfield Close, Long Stratton	Erection of 11 affordable housing units	Development complete prior to 2016/17 monitoring year

26. As reported in previous year's monitoring, there have been no issues raised regarding the variation or renewal of applications not being considered favourably so it may be concluded that the policy is working.

Policy DM2.1 Employment and business development

27. **Policy DM2.1** 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.

28. This policy has been monitored by the following indicator since the monitoring period 2015-16:

- Permitted amount of floorspace and land by employment type with a target to maximise

29. This indicator is already monitored for the GNDP AMR. Below is the data for the monitoring period 01/04/17 – 31/03/2018. For comparison with the previous year's data please see the GNDP AMR.

Permitted amount of floorspace and land by employment type 01/04/17 – 31/03/18	
B1	2400 sq m
B2	5132 sq m
B8	(1540) sq m

Policy DM2.2 – Protection of employment sites

30. **Policy DM2.2** 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.

31. This policy has been monitored by the following indicator:

- Loss of employment land (sq m) to non-employment use/other uses with a target to minimise

Loss of employment land (sq m) to non-employment use /other use 01/04/17 – 31/03/18	
B1a	174
B1b	
B1c	312
B2	171
B8	
A1	
A2	
D2	
Total	657

32. Some changes of use are permitted development and therefore this policy's effects would be limited in these cases. The losses reported in the table above comprise a total of 5 applications resulting in a loss of employment land to residential uses. This figure is an increase on the 2016/17 figure (560 sq metres) however both figures are lower than the previous years figures. This trend will continue to be monitored however at this time the policy is still considered to be effective.

Policy DM2.4 – Location of the main town centre uses

33. **Policy DM2.4** 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.

34. This policy is monitored by the following indicator:

- Percentage of completed town centre uses in identified centres and strategic growth centres with a target of 100%

35. This indicator is already measured for the GNDP AMR. Below are the percentages for the monitoring period 01/04/17 – 31/03/18. For comparisons with previous years monitoring data please see the GNDP AMR.

Percentage of completed town centre uses in identified centres and strategic growth centres 01/04/17 – 31/03/18	

Policy DM2.4 – Location of the main town centre uses

36. **Policy DM2.5** seeks to control the change of use in town and local centres by specifying percentages and concentrations of A1 uses, particularly in Diss and Harleston.

37. This policy is monitored through the following indicators:

- The percentage of ground floor units being available for Class A1 use in the defined Primary Shopping Areas of Diss and Harleston with a target of at least 60% of ground floor units being available for Class A1 uses in the Primary Shopping Area

- The percentage of ground floor non-residential units being available for Class A1 use in the defined Town Centre Area of Diss and Harleston with a target of at least 50% of ground floor non-residential units to be available for Class A1 shop use in the defined Town Centre Area

38. Town centre surveys were undertaken in Diss and Harleston during August/ September 2017. The 2016/17 monitoring report noted an intention to commence a quarterly monitoring system, to ensure an up to date set of data is available for Development Management purpose. It was not possible to implement this during the 2017 – 18 monitoring period however this monitoring schedule has now been commenced.

Primary Shopping Areas

Diss:

39. In 2016-17 59% of ground floor units were in/ available for A1 use. If units with a mix of uses, including an element of A1, are included in the calculation that the percentage rose to 62%.
40. In August/September 2017 (the latest available date in this monitoring period) 59% of ground floor units were either in/ available for A1 retail use. This figure increased to 62% if those units that include a mix of A1 are included in this calculation.

Harleston:

41. In 2016-17 73% of the ground floor units in the Primary Shopping Area were in/ available for A1 retail use.
42. In August 2017 73% of the ground floor units in the Primary Shopping Area were in/ available for A1 retail use.

Town Centre Area

Diss:

43. In 2016-17 59% of ground floor units in the defined Town Centre Area (outside the Primary Shopping Area) were in / available for A1 use.
44. In August 2017 58% of ground floor units in the defined Town Centre were in/available for A1 use.

Harleston:

45. In 2016-17 62% of ground floor units in the defined Town Centre Area (outside the Primary Shopping Area) were in/ available for A1 retail use.
46. In 2017-18 62% of ground floor units in the defined Town Centre Area (outside the Primary Shopping Area) were in/ available for A1 retail use.
47. The percentages set out in this policy are comfortably being met within the Primary Shopping Area of Harleston and the Town Centre Areas of Diss and Harleston. As reported in the 2016 – 17 monitoring report the mix of uses within the Diss Primary Shopping Area needs to be carefully monitored as the percentage falls slightly below the 60% threshold mentioned in the policy. Future applications need to be carefully balanced looking at the use being proposed and the benefits over having vacant uses in the primary area.

Policy DM2.8 – Equestrian and other changes of use of agricultural land

48. **Policy DM2.8** 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 that is ancillary to residential dwellings. The policy states that such changes of use will be permitted providing a number of criteria are met.
49. This policy has been monitored by the following indicator:

- Amount of equestrian and other small based rural development by location, with no target specified
50. During the monitoring period 2017/18 a total of 35 applications were received and coded against this policy. Of these 34 of the applications were approved with application 2017/0999 refused due to the adverse impact the proposed development would have on the undeveloped character of the site. This compared with a total of 23 submitted and approved applications in the monitoring period 2016/17. Of the 34 applications approved, 16 were related to equestrian activities (land for horses, menages or stable blocks), 15 were related to the change of use of agricultural land to residential garden land. There were also three miscellaneous applications (excavation of a stock pond, storage facilities for a vineyard and a dog agility training area). These applications do not flag up any significant issues so it can be concluded that the policy is continuing to work as expected.

Policy DM2.9 – Rural tourist and other recreational destinations

51. **Policy DM2.9** 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.
52. This policy is monitored by the following indicator:
- Amount of tourist related development with no target specified
53. During the 2017/18 monitoring period 4 applications were considered against this policy throughout the district. Of these 2 were variations to existing planning permissions, one seeking an extension to a time limit to retain a marquee on site as a wedding and function venue (2017/1489) and the second relating to the provision of off-site highway works (2017/1265).
54. All of the applications determined against this policy within the monitoring period were approved. Of the two new schemes, one was for the erection of a cricket pavilion and the other was for the creation of a fishing stock pond to support an existing recreational fishing lake enterprise.
55. These applications do not raise any issues and it can therefore be concluded that this policy is working as intended.

Policy DM3.1 – Meeting Rural Housing Requirements and needs

56. **Policy DM3.1** 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.
57. This policy will be measured by the following indicator:
- New house completions by bedroom number based on the proportions set out in the most recent Sub-Regional Housing Market Assessment with a target of 1 bedroom (10%), 2 bedroom (22%), 3 bedrooms (50%) and 4+ bedrooms (18%).
58. This indicator is already measured for the GNLP AMR and a year on year comparison can be viewed in that document.
59. The data for the 2017/18 monitoring period has been taken from the South Norfolk Council 2017/18 Residential Land Availability document and is shown below:

POLICY AREA SUMMARY	TOTAL BEDROOMS on completed units (as at 31/03/18)								
	Flat 1 bed	Flat 2 bed	House 1 bed	House 2 bed	House 3 bed	House 4 bed	House 5 bed	Unknown	Total
Norwich Policy Area	44	17	69	193	367	246	50	13	999
Rural Policy Area	0	2	8	18	29	25	14	23	119
Total	44	19	77	211	396	271	64	36	1118

60. This data shows that in terms of meeting the proportion set out in the most recent Sub-Regional Housing Assessment:

In the Norwich Policy Area:

1 bedroom (113 units) 11%

2 bedrooms (210 units) 21%

3 bedrooms (367 units) 37%

4+ bedrooms (296 units) 30%

The data illustrates that there has been an under provision of 3 bedroom units and an over provision of 4+ bedroom units.

In the Rural Policy Area:

1 bedroom (8 units) 7%

2 bedrooms (20 units) 17%

3 bedrooms (29 units) 24%

4+ bedrooms (39 units) 33%

The data illustrates that there has been an under provision of 1, 2 and 3 bedroom units and an over provision of 4+ units.

Self build/ custom housing

61. Since April 2016, Local Authorities in England have been required to maintain a register of people interested in obtaining a plot of land on which to build their own home, known as a custom/ self-build register. Further legislation requiring Local Planning Authorities to grant sufficient planning permissions to meet the demand for self-build/ custom build in their area also came into force in 2016. At the end of the second base period (31 October 2017 to 30 October 2018) South Norfolk Council had 97 entries on its register, creating an obligation to provide 97 permissions by 30 October 2019. By 7 September 2018 South Norfolk Council had granted planning permission for 97 serviced plots thereby fulfilling the requirements to grant sufficient planning permissions to meet the needs of those on the self-build/ custom housing register within the monitoring period.

Policy DM3.2 – Meeting rural housing needs

62. **Policy DM3.2** 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 to 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.
63. This policy will be measured by looking at the following indicator:
- Number of affordable homes built in the countryside, with no target specified
64. During the 2017/18 monitoring year 15 affordable homes were completed under this exceptions policy, all within Dickleburgh. In the 2016/17 monitoring period there were no affordable homes completed under this policy.
65. A further 63 affordable units were completed in settlements with a population of less than 3,000. This represents a substantial increase in the previous year on year figure of 47.

Bergh Apton – 3 units
 Framingham Earl – 13 units
 Hingham – 8 units
 Little Melton – 13 units
 Stoke Holy Cross – 5 units
 Tharston – 12 units
 Wicklewood – 4 units
 Woodton – 3 units
 Wreningham – 2 units

66. Monitoring of this policy does not raise any issues with its application with figures showing a positive uplift in the numbers of affordable houses built during the monitoring period. It may therefore be concluded that the policy is working as intended.

Policy DM3.3 – Sites for Gypsies and Travellers

67. **Policy DM3.3** deals with provision of sites for gypsies and travellers both inside and outside development boundaries and gives a number of key considerations and requirements.
68. This policy will be measured by looking at the following indicator:
- Number of permanent pitches provided (This data is already collected for the GNDP AMR)
69. In the 2017/18 monitoring period there were two planning permissions granted against this policy however one was for the erection of a day room building on an existing pitch (2017/0407) and the second sought to vary conditions on an existing planning permission. There were no new pitches provided in the 2017/18 monitoring year and there was therefore no increase in the number of pitches available within the District.

Policy DM3.10 – Promotion of sustainable transport

70. **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.
71. This policy will be monitored by:
- Amount of land protected for future transport improvements (Ha) with no target identified.
72. As in 2016/17 monitoring of applications determined in 2017/18 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, Wymondham Area Action Plan and Long Stratton 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.

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 Lane 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
- Long Stratton bypass

73. In the 2017/18 monitoring period work commenced on the scheme to provide improvements to B1108 Watton Road linked to Norwich Research Park (NRP). This scheme was completed outside the current monitoring period. It is also worth noting that Highways England is continuing to progress schemes for improvements at A47 Easton/ Longwater junction and the improvements to the A47/A11 junction at Thickthorn.
74. Within this monitoring period Norfolk County Council approved a new bus interchange site on land at Roundhouse Way, Cringleford (Y/7/2017/7027). A planning application was refused by South Norfolk Council for a proposed employment development including a link road between the A140 and the B1113 due to its adverse impact on the landscape (2016/0674). A revised submission for the same proposal was determined outside the current monitoring period. An application is currently under consideration by South Norfolk Council for the Long Stratton bypass (2018/0112); at the time of preparing this report the application remains undetermined.

Policy DM3.12 – Provision of vehicle parking

75. **Policy DM3.12** outlines the provision of vehicle parking in new developments using the Councils adopted parking standards as a starting point. It states that appropriate parking should be provided to serve the needs of the proposed development, avoiding highway safety problems and protecting living and working conditions locally.
76. The Council's vehicle parking standards are currently 'Parking Standards for Norfolk 2007' published by Norfolk County Council although the Development Management Policies document suggests that these may be replaced by a Vehicle Parking Standards SPD over the lifetime of the plan.
77. This policy is monitored by the following indicator:
- Number of major applications permitted in accordance with the Council's car parking standard, with a target to maximise (Major applications refer to those of 10+ residential units or 1000m²+ of commercial development).
78. As per earlier monitoring periods, for the purposes of this monitoring report it has been assumed that an application meets the required parking standards unless the Norfolk County Council Highways consultation response raises any issues. For the 2017/18 monitoring year there were 14 major applications permitted (excluding variation of condition applications unless they relate specifically to highways/ parking) and all 14 appear to have been permitted in accordance with the Council's car parking standards, thus meeting the above indicator. The Highway Authority raised comments on parking requirements on 3 separate applications, but these issues were resolved prior to the grant of planning permission.

Application	Highways comments on parking
2017/0100 – Land south of Mill View, Bell Rd, Barnham Broom	Positioning of some of the garages to be amended to allow for increased parking provision
2016/2153 – Land off Broomfield Rd, Stoke Holy Cross	Various matters to be amended including; relocation of some of the visitor parking spaces as well as some of garages to improve parking provision

2016/1566 – Land north of Frenze Hall Lane, Diss	Increased parking provision required for some house types due to number of bedrooms, additional requirement for on-site visitor parking, relocation and reconfiguring of some parking spaces and garages required
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Policy DM3.14 – Pollution, Health and Safety

79. **Policy DM3.14** seeks to ensure that all development minimises and where possible reduces the adverse impact of emissions and other forms of pollution. It also ensures that there is no deterioration in water quality or water courses. The policy also covers contaminated land, air quality and hazardous installations.
80. 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.
81. South Norfolk Council currently does not have any Air Quality Management Areas, so is meeting the target to minimise as set out in the Monitoring Framework.

Policy DM3.15 – Outdoor play facilities and recreational space

82. **Policy DM3.15** states that new housing development will be required to provide adequate outdoor play facilities and recreational open space commensurate with the level of development proposed. It also states that development must not result in a loss of open space unless a surplus can be demonstrated.
83. This policy is monitored by the following indicator:
- Number of planning obligations secured for open space/ play space with no target
 - The number/ percentage of obligations secured not conforming to full policy position with a target to minimise
84. In the 2017/18 monitoring period 5 planning obligations either secured open space or a financial contribution towards open space. For the detail of these applications please see the table under Policy DM1.2 which lists all planning obligations secured.

Policy DM3.16 – Improving the level of community facilities

85. **Policy DM3.16** sets out the circumstances under which a change of use of existing community facilities will be permitted, focusing on whether other facilities exist within a reasonable distance and whether continued viable use has been investigated. This 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.
86. This policy is monitored by the following indicator:
- Number of applications approved that involved the change of use of a community facility with a target to minimise.
87. As has been the case in previous monitoring periods the majority of applications in the 2017/18 period relating to this policy were for new or replacement facilities. In the 2017/18 period there were only 4 applications that involved the change of use of a community facility compared to 2016/17 when there were 6 applications. The 4 approvals are set out in the table below:

Application	Proposal
2017/2928 – Church Hall, Mendham Lane, Harleston	Change of use of former congregational chapel and hall to two residential units
2017/1845 – Land north of The Loke, Longwater Lane, Costessey	Change of use of agricultural land to a community farm with educational classes

2017/1271 – Offices at 40-60 Ayton Rd, Wymondham	Change of use of B1/B2 offices to community outreach building
2017/1202 – Post Office Stores, 22 St Mary’s Close, Newton Flotman	Demolition of existing shop/ post office and erection of new dwelling and garage

The change of use of the former church and hall in Harleston was considered to be acceptable following an unsuccessful period of marketing. Alternative facilities were available within a reasonable distance and other community uses were investigated but were considered to be inappropriate due to the site constraints. In the case of the demolition of the shop/ post office at Newton Flotman, the unit was vacant and marketed without success for a significant period of time. Prior to this it had also been let to three separate tenants who had all experienced failed businesses from the site.

88. In all these cases, the requirements of the policy were deemed to be met. Monitoring of this policy suggests it is working as intended with a minimal loss of existing community facilities.

Policy DM4.1 – Renewable Energy

89. **Policy DM4.1** supports the consideration of proposals for renewable energy generating development, other than wind energy, in the context of sustainable development and climate change.
90. This policy is monitored by the following indicator:
- Sustainable and renewable energy capacity permitted by type with a target of a year on year megawatts capacity permitted increase. This indicator is already monitored for the GNDP AMR and can be found in the main report.
91. See section on Policy DM1.4 for detailed monitoring information.

Policy DM4.3 - Facilities for the collection of recycling and waste

92. **Policy DM4.3** states that all new developments should ensure that sufficient facilities are available for recycling and waste, and that these are accessible and well-integrated into the design of the development.
93. This policy is monitored by the following indicator:
- Percentage of household waste that is a) recycled and b) composted with a target of a year on year increase.
94. This indicator is already measured for the GNDP AMR. Figures for this monitoring period show that 43% of household waste was recycled and 18% was composted. These figures represent a minor reduction in the quantities of waste both recycled and composted based on the figures in the previous year’s monitoring period. This has been attributed to adverse weather affecting the quantity of garden waste collected as well as a higher proportion of waste being rejected at Materials Recycling Facilities (MRF), a trend noted within a wider geographic setting. Given the marginal reduction in the figures and the context within which these have been recorded it may be concluded that the policy continues to work as intended although the figures should be noted to seek to prevent a continued downward trend wherever possible.

Policy DM4.4 Natural environmental assets - designated and locally important open space

95. **Policy DM4.4** 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.

96. This policy is monitored by looking at the following indicator:
- Hectares of development in highly sensitive landscapes, with no target identified (SSSI, SAC, SPA, CWS, River Valleys, Important Open Local Space)
97. As with previous years the majority of applications considered against this policy were regarding ecology/ biodiversity strategies on new developments. In total there were 4 applications during the monitoring period which could be considered to have a potential impact on natural environmental assets. These were:

2017/0232 – Land to the east and west of Rightup Lane, Wymondham
Temporary access track to facilitate Anglian Water maintenance access to pumping station
 This application is adjacent to The Lizard County Wildlife Site and within an ecological working corridor. The application was considered to be acceptable as significant ecological information was provided as part of the previous planning proposals for the wider site area and development and development will accord with this. The permission is also for a temporary period with the land to be reinstated once the adjacent development is complete.

2017/0343 – 22 Mount Street, Diss
Change of use of agricultural land to an orchard and vegetable garden
 This application was assessed for its potential impact on An Important Local Space. Due to the nature of the application it was considered that the changes proposed would not have an adverse impact on the natural environment.

2017/2591 – Mill House, The Street. Costessey
Proposed extensions, alterations, detached annexe, new highways access, boundary treatment and landscaping works
 The River Wensum, which has SSSI and SAC designations, runs south to north through the Old Costessey Mill sluice which abuts Mill House. For ecological purposes, an Environmental Statement accompanied the planning application.
 The proposal was assessed by Natural England who confirmed that they were satisfied with the details provided and therefore did not raise an objection to the scheme.

2016/2713 – Land at Costessey Park, Parklands, Costessey
Restoration and conversion of barn and stable building to 4x dwellings and construction of 3x new dwellings
 The application is sited within a River Valley and was accompanied by an Ecology Report. It was concluded that the development would have little impact on the ecological value of the area.

98. These proposals will not result in the unacceptable loss of any highly sensitive landscape and it can therefore be concluded that the policy continues to be successfully implemented and work as intended.

Policy DM4.6 Landscape setting of Norwich

99. **Policy DM4.6** relates to the landscape setting of Norwich including the Norwich Southern Bypass Landscape Protection Zone, key views, undeveloped approaches and gateways.
100. This policy was monitored for the first time in the 2016-17 monitoring year by the following indicator:
- Amount of Norwich Southern Bypass Landscape Protection Zone lost to development (ha), with a target to minimise impact.
101. A total of 4 applications were coded against policy DM4.6 in the 2017-18 monitoring period. Of these one outline application for employment development was refused planning

permission due to its significant adverse impact and the identified harm to the openness of the Norwich Southern Bypass Landscape Protection Zone area (2016/0764 – Outline application for proposed employment development consisting of B1, B2 and B8 uses, associated access and landscaping and proposed link road between the A140 and B1113 with some matters reserved).

102. The approved applications were:

2017/0251 – 97C School Lane, Little Melton

Demolition of existing building/ barn and erection of a new dwelling, change of use of land for the keeping of horses and retention of the stable block and straw and foodstore

The site falls within the Norwich Southern Bypass Protection Zone and benefitted from an extant permission granted in 2016 (2016/1105). The position had not changed since the original consent had been granted and as the Council was still unable to demonstrate a 5-year land supply in the Norwich Policy Area it was concluded that the benefits of providing additional housing outweighed the encroachment into the countryside. Relatively minor changes only had been proposed to the scheme.

2016/2713 – Land at Costessey Park, Parklands, Costessey

Restoration and conversion of barn and stable building to 4x dwellings and construction of 3x new dwellings

The application was within the Norwich Southern Bypass Protection Zone. On balance it was considered that the benefits of the scheme, including additional housing in an area that cannot demonstrate a 5-year housing land supply as well as the preservation of designated heritage assets on the Buildings at Risk register, outweighed the negative impacts of the scheme.

2017/2170 – Land east of Twins Farm, Old Stoke Rd, Arminghall

Retention of use of land as open storage for temporary parking of new motor vehicles

The site is within the Norwich Southern Bypass Protection Zone. The application sought retrospective consent for the storage of motor vehicles on the site prior to sale at the off-site dealership. The assessment concluded that the storage areas are not visible in key views in the landscape, are well-screened and are located adjacent to an existing waste recycling centre and factory. It was considered that the impact on the bypass protection zone was acceptable and not significant.

103. The above monitoring compares favourably with the previous monitoring period during which time six applications were approved. Based on the above monitoring it is concluded that policy DM4.6 is working as intended.

Policy DM4.7 Strategic Gaps between settlements in the Norwich Policy Area

104. **Policy DM4.7** seeks 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 policies in the Development Plan.

105. This policy is monitored by the following indicator:

- Amount of strategic gap lost to development in hectares with the target being to minimise impact

106. As in previous monitoring periods 4 applications were determined in the monitoring period 2017-18 relating to Policy DM4.7. These were:

2017/0151 – Land north of Hethersett Village Centre, Little Melton Rd, Hethersett

Reserved matters following outline planning permission 2011/1804/O - proposed residential development (phase A1-B) comprising 91 dwellings including 20% affordable housing and associated open space and infrastructure.

The application is within the Strategic Gap between Hethersett and Cringleford. A Design Code has previously been agreed for the site and the application accorded with that Design Code. The principle of development in this location was previously established by planning permission (2011/1804).

2017/1265 – Wymondham Rugby Club and Land West of Elm Farm, Norwich Common, Wymondham

Variation of condition 30 of planning permission 2014/0799

Part of the site lies within the Strategic Gap however the principle of development in this location was accepted when the Appeal into the earlier outline planning application was allowed.

2017/1699 – Land rear of 86-88 Ketts Oak, Hethersett

Demolition of existing storage building and erection of proposed replacement storage building

The site is within the Strategic Gap between Hethersett – Wymondham. The assessment of the scheme found that the replacement of the existing building would be acceptable following a revision to both the scale and design of the replacement building. The policy allows for the replacement of existing buildings providing the new buildings are of a similar scale to those removed.

2017/2802 – Land to the east of 88 Kett's Oak, Hethersett

Outline planning permission for proposed new dwelling

The site is within the Strategic Gap between Hethersett – Wymondham. The application followed an earlier refusal and dismissal of planning permission for a similar development on the same site (2016/2638). However, the Planning Inspector dismissed the Appeal due to an insufficient level of information relating to contaminated land on the site and not the impact of the development on the Strategic Gap. The revised application was therefore submitted with the missing information and subsequently approved.

107. Based on the above monitoring it can be concluded that Policy DM4.7 is working as intended as there have been a minimal number of new applications approved within Strategic Gaps within this monitoring period.

Policy DM4.8 Protection of trees and hedgerows

108. **Policy DM4.8** sets out the Council's policies for the protection of trees and hedgerows.

109. This policy is monitored by looking at the following indicator:

- Number and area of trees protected by Tree Preservation Orders served within the monitoring year with a target to maximise.

110. There was a total of 67 countable trees and 0.05 hectares of uncountable trees served with Tree Protection Orders during the monitoring period 1 April 2017 to 31 March 2018. This compares with 33 countable trees and 1.3 hectares of uncountable trees in 2016/17. It may therefore be argued that this policy continues to operate effectively as the number of countable trees protected by it increased by 50% in the current monitoring period.

Policy DM4.10 Heritage Assets

111. **Policy DM4.10** states that all development proposals must have regard to the historic environment and take account of the contribution heritage assets make to the significance of an area and its sense of place.

112. The policy is monitored by the following indicators:

- Percentage of Listed Building consents granted with a target to maximise
- Percentage of Conservation Areas with appraisals with a target of an increase in the number of Conservation Areas with appraisals until all are completed. (This is already monitored for the GNDP AMR)

- Number of listed buildings lost/ demolished with a target of none. (This is already monitored for the GNDP AMR)

Percentage of Listed Building Consents granted

113. In the 2017/18 monitoring period there were a total of 157 listed building applications coded against this policy. This is comparable to the total of 161 applications in the previous monitoring period. In the current period 100% of the applications were approved which meets the target to maximise. Four of the applications were for the retention of works that had already been completed but all of the works were considered to be acceptable and the applications were granted retrospective planning permission.

Percentage of Conservation Areas with appraisals

114. For the 2017/18 monitoring period the percentage of Conservation Areas with updated appraisals is 42%. This is up from 19% in the previous monitoring period. Five new Conservation Area appraisals were adopted during the monitoring period. These were: Bawburgh, Dickleburgh, Hempnall, Mulbarton and Scole. For further trend information see the GNDP AMR.

Number of listed buildings lost/ demolished

115. For the 2017/18 monitoring year the number of listed buildings lost/ demolished was zero, meeting the above target. This is the same as in the previous monitoring period too.

116. Based upon the above monitoring information it can be concluded that Policy DM4.10 is working as intended.

Conclusion

117. Generally, it may be concluded that the policies in the South Norfolk Development Management Policies document are working as intended. Following changes made in 2016/17 to a number of the monitoring indicators it is now possible to make a comparison between baseline data and the current position. This provides a clear opportunity to assess the effectiveness of the individual policies in this plan and build a robust picture of how the policies are being applied.

Site Specific Allocations and Policies

118. This section monitors the Strategic Principles from the South Norfolk Site Specific Allocations and Policies Document for the period 01/04/17 to 31/03/18 and reflects the indicators shown in the Monitoring Framework which accompanies the plan.
119. 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.
120. Please note – there were errata in the original Monitoring Framework included at the start of the Site Specific Allocations and Policies document. The references below to sites in Poringland refer to the correct 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

121. 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 the requirements set out in the following site policies, with a target of 100% requirements met.
122. The table below outlines the policy requirements for each site listed and what has been secured through section 106 agreement or condition (where known). It indicates that policy requirements have been met. As the sites are completed, 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 it continues to be possible to report that policy has been effective in securing appropriate agreement/ conditions on allocated sites with permission.

Policy	Site	Policy Requirement	Secured through S106 agreement/ condition	Delivery
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 • Protection of allotments and other sites in community use 	<p>Planning permission 14/2611/O</p> <p>OPEN SPACE /PLAY AREAS</p> <ul style="list-style-type: none"> • Play area/open space scheme to be submitted for each phase • Occupancy to depend on compliance with scheme, confirmation of nominated body and transfer of areas to management company/nominated body by certain trigger points <p>VILLAGE CENTRE</p>	Development not started

			<ul style="list-style-type: none"> • Village centre scheme to be submitted prior to commencement of Phase U/or occupation of 300 dwellings • Village centre scheme works to be completed prior to occupation of 80% of dwellings on Phase U • Transfer of freehold interest to nominated body <p>ALLOTMENTS</p> <ul style="list-style-type: none"> • Specification to be approved by the Council prior to occupation of more than 50% of dwellings on Phase X • Works to lay out allotments to take place prior to occupation of 50% of dwellings on Phase X • Nominated body to be confirmed <p>SCHOOL EXPANSION</p> <ul style="list-style-type: none"> • Not to occupy more than 200 dwellings until transfer of school extension site to County Council agreed 	
EAS2	Easton Gymnastics club facility	<ul style="list-style-type: none"> • New gymnastic facility 	Planning permission 2014/2069/F for a gymnasium	Development complete
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 & 16/0402/F</p> <ul style="list-style-type: none"> • Primary school – not less than 1.1 ha. Contribution £791,792 	Development commenced

			<ul style="list-style-type: none"> • 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 	Development commenced
HET2	Land north of Grove Road	<ul style="list-style-type: none"> • Housing with care 	No planning permission at 31/03/18	-
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 • Play area min 1900 sqm 	Development commenced

			<ul style="list-style-type: none"> 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 	<p>Planning permission 12/2113 – renewal of 08/1181 to allow use of site as a temporary car park until 31 December 2017</p> <p>Renewal application 2017/1422 approved within the monitoring period</p>	Site in use
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 	Planning permission 2012/1493 for pub/restaurant on part of site:	Development complete
DIS7	Feather Mills site, Park Road	<ul style="list-style-type: none"> Retail use limited to non-food goods, offices restricted to A2 	No planning permission at 31/03/18	-
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 planning permission at 31/03/18	-
POR1	Land at Heath Farm	<ul style="list-style-type: none"> Open space 	<p>Planning permission 16/2388/F (120 units)</p> <p>RECREATION</p> <ul style="list-style-type: none"> Play area min 1000 sqm Recreational space 2000sqm <p>TRANSPORT</p>	Development commenced

			<ul style="list-style-type: none"> • Fiveways Improvements Contribution £12,000 <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 	
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 10/1331/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 	Development commenced
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 	(See POR4 and POR 6)	-
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) 	<p>Planning permission 11/0476/O (278 units) 14/0393/D & 14/0319/D</p> <ul style="list-style-type: none"> • Education £742,351.57 • MUGA £102,113 	Development commenced

			<ul style="list-style-type: none"> • Open Space 11439 sqm • Children's play space 5240 sqm 	
TROW1	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 1.4 ha 	<p>Planning permission 13/0463/O & 16/0803/D + 16/0805/D</p> <ul style="list-style-type: none"> • Primary School site 1ha • Education £492,181.27 • Open space 4082 sqm min • Play space 1857 sqm • Planning permission 14/0981/O • Primary School site 0.4 ha • Open Space 2000 sqm • Play space 1000 sqm • To provide MUGA 	<p>Development not started</p> <p>Development not started</p>
TROW2	Land north of A146 & east of A47	<ul style="list-style-type: none"> • New Park and Ride Site 	No planning permission as at 31/03/18	-
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) 	<p>Planning Permission 13/1647/O & 16/0853/D</p> <ul style="list-style-type: none"> • Education £555,488.81 • Open space min 8375 sqm • Play area min 3625sqm 	Development commenced
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 	<p>Permission 12/2034/F/14/1874/f</p> <ul style="list-style-type: none"> • Play area min 1000 sqm • Recreational space £29,636 • Additional community payment £75,000 	Development commenced

		open space at southern end of Five Acres	<ul style="list-style-type: none"> • Car park contribution £36,500 Permission 2016/2153/F RECREATION <ul style="list-style-type: none"> • Open space land contribution EDUCATION <ul style="list-style-type: none"> • Education land contribution 	Development commenced
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 planning permission as at 31/03/18	-
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 planning permissions as at 31/03/18	-

- Provision of affordable housing; site 5-9 = 20%, site 10-15 = 30%; sites 16+ = 33%

123. The table below shows applications granted planning consent between 1 April 2017 and 31 March 2018 detailing the total number of dwellings on each site, the number of affordable units secured and the percentage of affordable housing. The table has been split to reflect the affordable housing percentages in the Joint Core Strategy Policy 4: Housing Delivery. The table below shows that on sites of 5-9 dwellings and 16+ dwellings the overall percentages in the policy are being met, although in the case of the 16+ dwelling sites three sites fell below the requirement for 33% affordable homes delivery and one site was significantly above the policy requirement. In most case the policy is being delivered and the overall percentage of 32% is a significant increase compared to the 22.8% figure recorded in the 2016/17 monitoring period.

	Total Dwellings	Affordable Homes	Percentage Affordable
Sites 5-9 dwellings (20%)			
Spooner Row, West of Queensland	8	2	25%
	8	2	25%
Sites 10-15 dwellings (30%)			
Geldeston, Kells Way	13	2	15%
	13	2	15%
Sites 16+ dwellings (33%)			
Dickleburgh, Harvey Lane	22	7	32%
Stoke Holy Cross, Broomfield Road	53	17	32%
Diss, North of Frenze Hall Lane	136	45	33%
Woodton, The Street	21	7	33%

Wymondham, Old Sale Yard	61	20	33%
Rockland St Mary, Bee Orchid Way	21	4	24%
Bracon Ash, Long Lane	26	11	42%
	340	112	33%
TOTAL	361	116	32%

124. This monitoring indicator will be updated in the next monitoring period to reflect the revisions to the affordable housing criteria in the National Planning Policy Framework published in July 2018.

- Planning applications made in accordance with numbers allocated in site policies during the plan period, 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 POLICY AREA

Key Service Centres = 295 units

Main Towns = 461 units

Service Villages = 467 units

125. The table below shows which allocated housing sites had planning permission as at 31/03/18. This information has been taken from the 2017/18 Residential Land Availability study. (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).

126. The table shows that good progress is being made on meeting Local Plan targets on allocated sites throughout the District, with planning permissions granted for many of the sites. In total, for example, 4673 units have been granted planning permission within the Plan period to date (97%), an increase on the previous figure from the previous monitoring period (88%). The most significant increase has been within those sites in the Rural Policy Area, a reflection of the availability of allocated sites still available for planning permission in these areas.

	Settlement	Allocation	Site	Total no of units allocated	No of units with pp at 31/03/17	No of units with pp at 31/03/18
NORWICH POLICY AREA						
Growth Locations	Costessey	COS1	Land west of Lodge Farm, Dereham Road	500	509	509
	Easton	EAS1	Land south and east of Easton	900	890	890

	Hethersett	HET1	Land north of Hethersett	1080	1196	1196
	Hethersett	HET2	Land north of Grove Road	40 (with care)	0	0
	Hethersett	HET4	Land north of Great Melton Road	156	151	151
			TOTAL	2676	2746 (102%)	2746 (102%)
Norwich Fringe	Trowse	TROW1	Land on White Horse Lane and rear of Charolais Close & Devon Way	160	173	173
			TOTAL	160	173 (108%)	173 (108%)
Key Service Centres	Poringland	POR1	Land at Heath Farm	250	250	270
	Poringland	POR2	Land at Oaklands Farm, Pigot Lane	100	100	100
	Poringland	POR4	Land south of Stoke Road, west of The Street and north of Heath Loke	20(new)	0	0
			TOTAL	370	350 (95%)	370 (100%)
Service Villages	Bracon Ash	BRA1	Land at Norwich Road, Bracon Ash	20	0	0
	Bramerton	BRAM1	Land at Church	10	10	11

			Farm, The Street			
	Little Melton	LIT1	Land at Ringwood Close	20	20	20
	Mulbarton	MUL1	Land off Long Lane/The Rosery	180	180	180
	Newton Flotman	NEW1	Land adj Alan Avenue	30	0	0
	Spoooner Row	SPO1	Land at Chapel Road	10	13	38
	Spoooner Row	SPO2	Land at School Lane	5	0	7
	Stoke Holy Cross	STO1	Land to the south of Stoke Holy Cross Primary School	100	53	156
	Surlingham	SUR1	Land on The Street north west of No 66	5	5	5
	Surlingham	SUR2	Land east of New Road	5	2	2
	Swardeston	SWA1	Land on Main Road	30	0	0
	Tasburgh	TAS1	Land north of Church Road and west of Tasburgh School	20	0	0
			TOTAL	435	283 (65%)	419 (96%)
Other Villages	Bawburgh	BAW1	Land at Stocks Hill	5	5	5
	Keswick	KES1	Land at Low Road	10	9	9
			TOTAL	15	14 (93%)	14 (93%)
	Hingham	HIN1	Land south of	95	88	88

Key Service Centres			Norwich Road			
	Loddon	LOD1	Land north of George Lane	200	200	200
			TOTAL	295	288 (98%)	288 (98%)
RURAL POLICY AREA						
Main Towns	Diss	DIS1	Land north of Vinces Road	35	0	0
	Diss	DIS2	Land north off Park Rd	15	0	0
	Diss	DIS3	Land off Denmark Lane (Roydon)	42	0	0
	Diss	DIS4	Land north of Frenze Hall Lane	125	0	136
	Diss	DIS5	Former Haulage Depot, Victoria Road	15	6	6
	Harleston	HAR1	Land at Mendham Lane	120	120	120
	Harleston	HAR3	Land at Former Howard Rotavator Works, Mendham Lane	29	35	35
	Harleston	HAR4	Land at Spirketts Lane	95	0	95
			TOTAL	461	161 (35%)	392 (85%)
Service Villages	Great Moulton	GRE1	Land north of High Green opposite White House	5	10	10

			Farm Bungalow			
Alpington	ALP1	Land south of Wheel Road	10	10	10	
Aslacton	ASL1	Coopers Scrapyard , Church Road	15	14	14	
Barford	BAR1	Land at Church Lane	10	0	0	
Barnham Broom	BARN1	Land at Bell Road	20	24	24	
Bergh Apton	BER1	Land south of Cookes Road and east of The Street	7	11	11	
Bergh Apton	BER2	Land south-west of the site of St Martins Church, The Street	5	5	5	
Brooke	BKE1	Land on both sites of Norwich Road to north of No 30 and No 35	12	12	12	
Brooke	BKE2	Land at High Green Farm	8	13	13	
Broome	BRO1	Land at Yarmouth Road adj No 185	5	0	0	
Broome	BRO2	Land at Yarmouth Road adj No 39	5	5	5	
Bunwell	BUN1	Land north of	8	8	7	

			Bunwell Street			
Bunwell	BUN2		Land at The Turnpike	7	8	8
Carleton Rode	CAR1		Land west of Rode Lane	5	0	3
Carleton Rode	CAR2		Land south of Flaxlands Road	5	0	6
Dickleburgh	DIC1		Land north of Langmere Road and east of Limmer Avenue	20	0	22
Ditchingham	DIT1		Land north of Rider Haggard Way	20	0	0
Earsham	EAR1		Land west of School Road and south of Queensway	20	0	0
Geldeston	GEL1		Land west of The Kells	10	0	13
Gillingham	GIL1		Land south of The Street	10	0	0
Hales	HAL1		Land at Yarmouth Road west of Hales Hospital	10	0	0
Hempnall	HEM1		Land east of Roland Drive	20	0	0
Pulham Market	PUL1		Land at Sycamore Farm, Tattlepot Road	10	10	10
Rockland St Mary	ROC1		Land off Bee-	20	0	21

			Orchid Way			
	Scole	SCO1	Land to the north of Ransome Avenue	15	0	0
	Seething	SEE1	Land east of Seething Street	10	5	5
	Tacolneston	TAC1	Land adjacent The Fields	20	0	0
	Thurlton	THL1	Land north of Beccles Road west of College Road	20	27	27
	Wicklewood	WIC1	Land at Hackford Road	6	0	0
	Wicklewood	WIC2	Land fronting High Street	8	14	14
	Woodton	WOO1	Land to the rear of Georges House, The Street	20	0	21
	Wortwell	WOR1	Land at the junction of High Road and Low Road	5	0	0
	Wreningham	WRE1	Land adjacent to builders yard, Church Road	10	10	10
			TOTAL	381	186 (49%)	271 (71%)

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

127. This Strategic Principle has been monitored by looking at the following indicators:
- Loss of allocated and permitted employment land, with a target to minimise, (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.
128. The table below shows that there were no substantive change in the status of allocated or permitted employment land during the current monitoring period. It should be noted however that an application was submitted for the KES2 allocation but this remained undetermined at the end of March 2018 (the application was subsequently permitted but full details of this will be reported in the next Annual Monitoring Report). The information below shows that the take up of the large employment land allocations remains slow, with many of the sites still to gain planning permission.

Site	Allocation	Use	Size (Ha)	Amount of land available
Brooke, Brooke Industrial Park	BKE3	B1, B2, B8	4.8	c. 1.20 Ha Piecemeal development has taken place over the years – primarily allocated to safeguard employment use but some further potential
Colney, Land adjacent to Norwich Research Park (NRP)	COL1	B1(b)	39.4	c. 35 Ha Whole allocation has planning permission – some limited building has taken place
Colney, Land rear/east of Institute of Food Research	COL2	B1(b)/ Hospital expansion	3.7	3.7 Ha Currently temp. car park – allocation has planning permission but has not been built
Costessey, Longwater Employment Area	COS3	B1, B2, B8	13.3	c. 11 Ha 8.5 ha being promoted by Bidwells and 2.3 ha behind The Range promoted by Vincent Howes
Diss, Former Hamlins Factory Site	DIS6	Retail (non-food), leisure, offices (A2 only) and housing	1.76 in total	c.0.87 Ha 2012/1493 – pub/restaurant built on part of site, current planning permission for wider site still to be determined, 2017/2853
Diss, Feather Mills Site, Park Road	DIS7	Retail (non-food), leisure, offices (A2 only) and housing	2.21 in total	2.21 Ha No planning permission
Diss, Land at Station Road/Nelson Road	DIS8	B1	2.89	c. 1.76 Ha 2013/1748 – care home permission on part of site, remainder no planning permission
Diss, Land at Sandy Lane (North of Diss Business Park)	DIS9	B2, B8	4.22	4.22 Ha No planning permission
Diss, Land at Diss Business Park	DIS10	B1, B2, B8	3.7	0 Ha Largely built out – primarily allocated to safeguard employment use

Harleston, Land off Station Hill	HAR5	B1, small scale foodstore, health and community facilities	1.23	1.23 Ha No planning permission
Harleston, Land north of Spirketts Lane	HAR6	B1, B2	1.6	1.6 Ha Part of site currently in use as a lorry park but no recent planning permission
Harleston, Land south of Spirketts Lane	HAR7	B1, B2, B8	4	4 Ha No planning permission
Hethel, Land South and West of Lotus Cars	HETHEL2	Advanced engineering/technology uses	20	20 Ha No planning permission
Hingham, Land adjacent to Hingham Industrial Estate at Ironside Way	HIN2	B1, B2, B8	2.24	c. 2.07 Ha Car park on small part of site 2013/1685 – Caterham cars expansion – not built
Keswick, Land west of Ipswich Road	KES2	B1	4	4 Ha 2017/2794, Undetermined application for larger site
Loddon, Land at Beccles Road/A146 junction	LOD2	B1, B2	1.1	0 Ha 2007/2725 – commenced and built
Loddon, Land adjacent to Loddon Industrial Estate, Little Money Road	LOD3	B1, B2, B8	1.84	1.84 Ha No planning permission
Poringland, Ex MOD site, Pine Loke	POR3	B1	4.3	4.3 Ha No planning permission
Trowse, Land north of A146 & east of A47	TROW2	Park & Ride site	3.2	3.2 Ha No current Park & Ride plans

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

129. 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.

130. The Council's Residential Land Availability data includes the numbers of units granted planning permission in the monitoring period 2017/18. The total number of brownfield units granted consent (41) was a decrease from the figure in the previous monitoring period (51). This represents 8.5% of the total number of units granted planning permission. All of the new brownfield permissions during the monitoring period were on windfall sites with no new take up on either the permitted allocated or committed sites. In 2016/17 there were some permissions granted on allocated brownfield sites. This therefore represents a downward trend and will be monitored in future monitoring periods.

New permissions granted 2017/18 (Nos. of units)	Permitted on Brownfield Allocations	Permitted on Brownfield Commitments	Permitted on newly identified Brownfield Windfalls
Norwich Policy Area	0	0	17
Rural Area	0	0	24
Total	0	0	41

131. The table below lists all of the brownfield allocations from the Site Specific Allocations and Policies plan with an updated indication of planning and delivery status. It shows that there has been no change in the delivery of allocated sites within the monitoring period (as expected based upon the above data). The table has been updated to reflect new planning permissions granted on sites, as well as applications pending. The take-up of these sites will continue to be monitored in future reports.

Allocation	Address	No. of units	Planning Status	Delivery Status
BRAM1	Land north of Church Farm, The Street	10	2013/1881 (10 units)	Complete
ASL1	Cooper Scrapyard Site	15	2006/0171 (14 units)	Not started
BKE2	Land at High Green Farm, 49 High Green	8	2017/1128 (13 units)	Not started
DIS5	Former Haulage Depot, Diss	15	2017/0042 (6 units)	Not started
DIS6	Former Hamlins Site, Park Rd	Not more than 25% of the area	2012/1493 (part of site) 2017/2853 pending determination)	Part-complete
DIS7	Feather Mills Site, Park Rd	Not more than 25% of the area	No planning permission	Not started
HAR3	Land south of Mendham Lane	29	2017/0099 (33 units)	Not started

132. Since 31 December 2017 all local planning authorities in England were required to publish a brownfield register of previously developed land. During this monitoring period (2017/18) the Council had a total of 24 sites on Part 1 of the published brownfield register. These sites comprised allocated sites and sites with existing planning permissions. The Council did not publish a Part 2 register during this monitoring period.

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

133. 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
134. The table below outlines the policy requirement 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). At this stage it is only possible to determine that appropriate

planning conditions have been applied to secure the necessary details. It may be possible to monitor delivery of these conditions in future years as sites develop.

Policy	Site	Policy Requirements	Planning Condition	Delivery
DIS5	Former Haulage Depot, Victoria Road	<ul style="list-style-type: none"> • Development outside flood zones 2 and 3 and subject to appropriate flood mitigation measures 	2013/0385 for 60 bed care home had no EA objection, has been permitted and constructed within flood zone 1, after the site was re-profiled	Development not started
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 	Planning permissions (13/0505/O) – 100 dwellings and (13/1986/O & 14/0732/D) – 150 dwellings: Full drainage assessment and waste water capacity requirements secured through conditions: <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 	Condition submission details approved and development commenced
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 	Planning permissions (11/1284/O & 14/1342/D): Significant mitigation for surface water and capacity of waste water secured through	Condition submission details approved and development commenced

		<p>main crossing site</p> <ul style="list-style-type: none"> • Significant mitigation for surface water drainage required through a Sustainable Urban Drainage system • Wastewater infrastructure capacity to be confirmed 	<p>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. 	
HIN2	Land adjacent to Hingham Industrial Estate at Ironside Way	<ul style="list-style-type: none"> • Wastewater infrastructure capacity to be confirmed 	No planning permission as at 31/03/18	-
NEW1	Land adj to Alan Avenue	<ul style="list-style-type: none"> • Site layout to account for water main crossing site • No overland surface water flows leaving site which might increase flood risk elsewhere • Wastewater infrastructure capacity to be confirmed 	No planning permission as at 31/03/18	-
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 	No planning permission as at 31/03/18	-

		prior consent from SNC		
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 	Information submitted to discharge conditions but remains undetermined Development commenced on site

Strategic Principle SP5: To avoid allocating land that adversely impacts upon designated 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

135. 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

136. 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
137. The table below outlines the policy requirements for each site listed with regards to highway improvements and pedestrian/ cycle links as well as a summary of details secured by planning condition (where known). Water requirements have been addressed separately under the monitoring of SP4 and are therefore not repeated below. More detailed monitoring will be possible as the sites develop in future monitoring years, however at this stage it is possible to report that that policy has been effective in securing appropriate conditions and contributions towards off-site highway schemes on sites with permissions.

Policy	Site	Policy Requirements	Planning Conditions	Delivery
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 	Planning permission 14/2611/O: <ul style="list-style-type: none"> • Not to allow occupation of relevant phase until all Travel Plan contributions have been paid to County Council 	Development not started

		<ul style="list-style-type: none"> • Pedestrian and cycle links to key locations including Longwater employment area, Costessey medical centre, Ormiston Victory Academy, Costessey P&R and Easton College 		
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 • Provisions for and contributions to Dereham Road BRT in accordance with NATS • Pedestrian and cycle links to key locations including Longwater employment area, Bowthorpe employment area, Costessey Medical centre and Ormiston Victory Academy 	<p>Planning permission 13/0567/F & 16/0402/F</p> <ul style="list-style-type: none"> • Highway contribution £225,000 <p>Improvements to off-site highways secured through conditions:</p> <ul style="list-style-type: none"> • No development on site until a detailed scheme for the off-site highways improvement works has been approved in writing by the LPA • 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 	Development commenced

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 	No additional planning permissions as at 31/03/18	-
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 permissions at 31/03/18	-
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>Highways 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 	Development commenced
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 as at 31/03/18	-
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 	Development commenced

			<p>for use within 1 year of commencement of development</p> <ul style="list-style-type: none"> • 2014/1430 masterplan shows footpath along Great Melton Road to New Road 	
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 as at 31/03/18	-
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 junctions which access NRP • 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>2012/1880 & 2012/1477 and subsequent permissions:</p> <ul style="list-style-type: none"> • Development to take place in accordance with approved plans including highway improvement schemes • All footways and cycleways to be fully surfaced in accordance with phasing plan • Travel plan to be agreed • Joint phasing plan to be agreed, including car parking 	Development commenced
TROW1	Land on White Horse Lane and to the rear of Charolais Close and 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 	<p>Planning permission 13/0463/O (99 units) 16/0803/D & 16/0805/F</p> <ul style="list-style-type: none"> • Traffic Regulation Order for the extension of the 	Development not started

		<p>harm conservation area</p> <ul style="list-style-type: none"> • Pedestrian and cycle access from sports ground on Hudson Avenue and amenity space on Devon Way • Extension of footway along White Horse Lane 	<p>20mph speed limit along White Horse Lane secured by Highway Authority</p> <ul style="list-style-type: none"> • 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 	Development not started
DIS3	Land off Denmark Lane (Roydon Parish)	<ul style="list-style-type: none"> • Footway improvement and provide road access from Denmark Lane 	No planning permission as at 31/03/18	-
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 access 	<p>Planning permission 2016/1566/F (136 units)</p> <ul style="list-style-type: none"> • Layout includes footpath links throughout the site and connecting with existing networks • Two access points provided 	Development not started
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 DIS2 	No planning permission as at 31/03/18	-
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 	<p>Planning permission 2013/1748 (care home on part of site)</p> <ul style="list-style-type: none"> • Detailed scheme for off- 	Development of care home on part of site complete – no further planning

		safe access, plus high quality footway/cycle links to Diss railway station	site highway improvement works (footway link – eastern section) to be agreed <ul style="list-style-type: none"> Detailed scheme for a new footpath on the western edge of the site to be agreed 	permissions to date
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 as at 31/03/18	-
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 of 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 	Development complete and details submitted in accordance with policy requirements
HAR2	Land at Mendham Lane (open space allocation)	<ul style="list-style-type: none"> Link to HAR1 (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 to be defined Traffic Regulation Order for 	Not started

			<p>waiting restrictions on Mendham Lane and an extension to 30mph speed limit</p> <ul style="list-style-type: none"> • No dwellings occupied until footpath provided • Pedestrian link from the site onto Mendham Lane 	
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 HAR6 and improve links to HAR7 • Provide highways access via both Willow Walk and Spirketts Lane 	No planning permission as at 31/03/18	-
HAR5	Land off Station Hill	<ul style="list-style-type: none"> • No highway requirements 	No planning permission as at 31/03/18	-
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 as at 31/03/18	-
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 HAR4 	No planning permission as at 31/03/18	-
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) & 16/2388/F:</p> <ul style="list-style-type: none"> • All footways and 	Development commenced and details submitted in accordance with the

			<p>cycleways shall be fully surfaced and serviced in accordance with phasing plan</p> <p>Planning permission 13/1986/O & 14/0732/D (150 units):</p> <ul style="list-style-type: none"> • All footways to be fully surfaced • 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 	<p>policy requirements</p> <p>Development commenced and details submitted in accordance with policy requirements</p>
POR2	Land at Oaklands Farm, Pigot Lane	<ul style="list-style-type: none"> • No highways requirements 	<p>Planning permissions 11/1284/O & 14/1342/D:</p> <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 	Development complete
POR3	Ex MOD site, Pine Loke	<ul style="list-style-type: none"> • Appropriate access to the site 	No planning permission as at 31/03/18	-
POR4	Land south of Stoke Road, west of The Street and	<ul style="list-style-type: none"> • No highway requirements 	<p>2010/1332/F</p> <ul style="list-style-type: none"> • Detailed plans of road, footways and 	Development commenced

	north of Heath Loke		<p>cycleways to be approved</p> <ul style="list-style-type: none"> • Mini roundabout details to be completed to the satisfaction of the LPA and HA • Travel Plan to be approved by LPA and HA • Prior to 150 dw occupied a vehicular route to be opened and maintained through the site from Stoke Road plus an estate loop road and cycleway/footway link through to the Street 	
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 	<p>11/0476/O 14/0393/D & 14/0319/D</p> <ul style="list-style-type: none"> • Detailed plans of road, footways and cycleways to be approved • No works to commence until provision of 20mph speed limit on Shotesham Road, speed reactive 30 mph sign on the Street and footway/cycleway along The Street from Devlin Drive to junction with Shotesham Road • Prior to occupation of 50th dwelling vehicular route 	Development commenced and submitted details in accordance with policy requirements

			to be open through the development to Shotesham Road <ul style="list-style-type: none"> • Travel plan to be agreed 	
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 	Development commenced and submitted details in accordance with noted policy requirements
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 	Planning permission 2013/1685 (Caterham cars expansion on part of the site) includes: <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 highways works to be agreed 	Development not started
LOD1	Land north of George Lane	<ul style="list-style-type: none"> • Road access to the site must be off George Lane • Highways improvements to the A146/George Lane junction 	Planning permission 13/1647/O & 16/0853/D <ul style="list-style-type: none"> • Off-site highways works to be approved 	Development commenced and submitted details in accordance with the

		<ul style="list-style-type: none"> Enhanced footway/cycleway links to the town centre 	<p>including realignment of George Lane</p> <ul style="list-style-type: none"> Prior to occupation of 125th dwelling works related to new roundabout on A146 to be completed. 	policy requirements noted
LOD2	Land at Beccles Road/A146 junction	<ul style="list-style-type: none"> Local highways 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	Development complete
LOD3	Land adj to Loddon Industrial Estate, Little Money Road	<ul style="list-style-type: none"> Local highways improvements, with road access to the site from Little Money Road 	No planning permission as at 31/03/18	-
LIT1	Land at Ringwood Close	<ul style="list-style-type: none"> Advice from the Highways Authority on the traffic capacity of Mill Road, Burnthouse Lane junction and improved pedestrian access to village services including 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 20 mph speed limit on Mill Lane secured by Highways Authority 	Development commenced and in details agreed in accordance with requirements of planning conditions
BRA1	Land at Norwich Road	<ul style="list-style-type: none"> Safe access and visibility from/to the B1113 	No planning permission as at 31/03/18	-
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 	Development commenced and submitted details in accordance

			<p>cycleways to be approved by Local Planning Authority</p> <ul style="list-style-type: none"> • Of-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 	with planning conditions
NEW1	Land adjacent to Alan Avenue	<ul style="list-style-type: none"> • Suitable access from Alan Avenue 	No planning permission as at 31/03/18	-
SPO1	Land at Chapel Road	<ul style="list-style-type: none"> • No highway improvements 	<p>Planning permissions 2016/2424/F (replacing 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 	Development commenced and details submitted in accordance with planning condition requirements

			<p>be approved by Local Planning Authority</p> <ul style="list-style-type: none"> • Visibility Splay to be provided • Prior to first occupation completion of speed management measures (Chapel Rd) • Off-site footpath improvement works at Station Rd/Bunwell Rd to be agreed 	
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 	<p>Planning permission 2016/0627 (7 units)</p> <ul style="list-style-type: none"> • Off-site highway works to be agreed • Vehicular access to be in accordance with approved plan 	Development not yet started
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 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 	Development commenced

			position to the east of the proposed estate road junction	
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 	<p>Planning permission 16/1480/O:</p> <ul style="list-style-type: none"> Details of parking provision in accordance with adopted standard and turning areas to be approved by Local Planning Authority Vehicular access to be laid out in accordance with highway specification Proposed private drive to be maintained in perpetuity at min width of 4.2 metres Visibility splay provided Off-site highway improvement works e.g. carriage widening, verge provision and site accesses to be approved by Local Planning Authority Traffic Regulation Order to extend the existing 30mph speed limit 	Development not started
SUR2	Land east of New Road	<ul style="list-style-type: none"> Local highways improvements and the provision of a safe access 	<p>Planning permission 2016/1128/F (2 units)</p> <ul style="list-style-type: none"> Vehicular access to be 	Development not started

			laid out in accordance with plans	
SWA1	Land on Main Road	<ul style="list-style-type: none"> • No highways requirements 	No planning permission as at 31/03/18	-
TAS1	Land north of Church Road and west of Tasburgh School	<ul style="list-style-type: none"> • No highways requirements 	No planning permission as at 31/03/18	-
GRE1	Land north of High Green opposite White Horse Bungalow	<ul style="list-style-type: none"> • No highways requirements 	Planning permission 15/2536/F: Prior to occupation of each dwelling the following must be undertaken: <ul style="list-style-type: none"> • Vehicular access for each property to be laid out as shown on the approved plan • Visibility splay to be provided • Proposed access/onsite car parking and turning area for each property to be laid out 	Development commenced and submitted details in accordance with planning conditions
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	Development not started
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 as at 31/03/18	-
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 permissions 13/0854/O & 17/0100/D: <ul style="list-style-type: none"> • Visibility splay defined • Detailed scheme for off- 	Development not started

			site footpath improvement <ul style="list-style-type: none"> • Traffic Regulation Order to extend the 30mph speed limit 	
BKE1	Land on both sides of Norwich Road to north of No 30 and No 35	<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 • Prior to occupation proposed accesses, car parking and turning areas agreed • Highway improvement works agreed before work on site • Traffic Regulation order to extend the 30mph speed limit 	Development complete and submitted details in accordance with planning conditions
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 	Development not started
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 as at 31/03/18	-
BRO2	Land at Yarmouth Road adjacent No 39	<ul style="list-style-type: none"> • Safe access(es) will need to be provided 	Planning permission 16/2689/F: <ul style="list-style-type: none"> • Vehicular access to be laid out in accordance with approved plans 	Development not started

			<ul style="list-style-type: none"> • Visibility splays to be provided • Proposed access/onsite car parking and turning to be laid out in accordance with approved plans 	
BUN1	Land north of Bunwell Street	<ul style="list-style-type: none"> • Pedestrian refuge along north side of Bunwell Street 	<p>Planning permission 2017/2904/F (7 units)</p> <ul style="list-style-type: none"> • Pedestrian refuge to be in accordance with approved plans • Maintenance arrangements for pedestrian refuge to be agreed • Vehicular access to be in accordance with approved plans 	Development not started
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 	<p>Planning permission 16/1855/O:</p> <ul style="list-style-type: none"> • No works to commence until detailed plans of road and footway have been approved • Visibility splay to be provided • Offsite highway improvement works to be approved 	Development not started
CAR1	Land west of Rode Lane	<ul style="list-style-type: none"> • Pedestrian refuge provided on the west of Rode Lane 	<p>Planning permission 2017/2092/O (3 units)</p> <ul style="list-style-type: none"> • Vehicular & pedestrian crossing over ditch to be agreed 	Development not started

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 	<p>Planning permission 2017/2096/O (6 units)</p> <ul style="list-style-type: none"> • Vehicular crossing over verge and ditch to be agreed • Off-site highway works to be agreed 	Development not started
DIC1	Land north of 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 	<p>Planning permission 2016/0482/F (22 units)</p> <ul style="list-style-type: none"> • Details of roads and footways to be agreed • Off-site highway works to be agreed • Traffic Regulation Order to be promoted for extensions to both 20mph and 30mph speed limits 	Development not started
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 as at 31/03/18	-
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 as at 31/03/18	-
GEL1	Land west of The Kells	<ul style="list-style-type: none"> • Access from Kells Way • Local highway improvements and provision of a safe access 	<p>Planning permission 2017/0219/F (13 units)</p> <ul style="list-style-type: none"> • Detailed plans of roads and footways to be agreed 	Development not started

			<ul style="list-style-type: none"> • Off-site highway improvement works to be agreed 	
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 as at 31/03/18	-
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 as at 31/03/18	-
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 improvements as required by the Highways Authority 	No planning permission as at 31/03/18	-
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 	Planning permission 15/2491/F: <ul style="list-style-type: none"> • Detailed plan of roads and footways to be approved • No works to be carried out on roads, footways or cycleways other than in accordance with specification • Visibility splay to be provided • Off-site highway improvement works to be approved 	Development not started
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 	Planning permission 2017/1646/F (21 units) <ul style="list-style-type: none"> • Roads, footways etc details to be agreed • Off-site highway works to be agreed 	Development not started

			<ul style="list-style-type: none"> • 20mph speed limit to be promoted 	
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 Highways Authority 	No planning permission as at 31/03/18	-
SEE1	Land east of Seething Street	<ul style="list-style-type: none"> • Local highways improvements and the provision of a safe access 	Planning permission 16/2070/O: <ul style="list-style-type: none"> • Vehicular access to be laid out in accordance with approved plan • Proposed access/on site car parking and turning areas to be laid out prior to occupation • Visibility splay to be provided 	Development not started
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 as at 31/03/18	-
THL1	Land north of Beccles Road west of College Road	<ul style="list-style-type: none"> • Access from Beccles Road • Safe access 	Planning permission 14/2222/F (27 units): <ul style="list-style-type: none"> • Visibility splay to be provided • Detailed plan of roads and footways to be approved 	Development not started
WIC1	Land at Hackford Road	<ul style="list-style-type: none"> • Vehicular access to be agreed 	No planning permission as at 31/03/18	-
WIC2	Land fronting High Street	<ul style="list-style-type: none"> • No highways requirements in policy 	Planning permissions 13/1070/O & 14/2337/D (14 units): <ul style="list-style-type: none"> • Detailed plans of roads, footways and cycleways to be approved by Local 	Development started and submitted details in accordance with planning conditions

			Planning Authority <ul style="list-style-type: none"> • Off-site footpath improvement works at High Street/Wymondham Road junction 	
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 improvement to the requirements of the Highways Authority 	Planning permission 2016/0466/O (21 units) <ul style="list-style-type: none"> • Off-site highway improvement works to be agreed 	Development not started
WOR1	Land at High Road/Low Road	<ul style="list-style-type: none"> • Provision of a safe access(es) 	No planning permission as at 31/03/18	-
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 permission 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 	Development not started
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 permission 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 	Development complete Discharge of highway conditions
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 & 152320/D: <ul style="list-style-type: none"> • Visibility splays, access arrangements, parking provision 	Development complete and submitted details in accordance with

			and turning areas to be agreed prior to commencement	condition requirements
BAW2	Bawburgh and Colney Lakes	<ul style="list-style-type: none"> • Footpath and cycle link with access for major residential development at various points of entry to be agreed with the local Highways Agency 	No planning permissions as at 31/03/18	-
KES2	Land west of Ipswich Road	<ul style="list-style-type: none"> • Access road across the site from B1113 at A140 to Tesco Harford to be agreed with the Highways Authority • Right turn from junction into site from B1113 	Pending application 2017/2794	-

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

138. 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.
139. The table below outlines the policy requirements for each site listed with regards to green infrastructure as well as a summary of details secured by planning condition (where known). More detailed monitoring will be possible as the sites develop in future monitoring years, however at this stage it is possible to report that that policy has been effective in securing appropriate conditions on sites with permissions.

Policy	Site	Policy Requirement	Planning Condition	Delivery
ALP1	Land south of Wheel Road	<ul style="list-style-type: none"> • Appropriate boundary treatment on the sites southern boundary to minimise its impact on the open landscape • The public footpath on the western boundary of the site should be maintained 	Planning permission 15/0707/F: <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 • No trees or hedges to be cut down, uprooted, lopped, 	Development Complete and details in submitted in accordance with requirements

			<p>destroyed, or topped without approval</p> <ul style="list-style-type: none"> • 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 	
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, hedgerows and significant trees 	<p>2012/1880 & 2012/1477 and subsequent permissions:</p> <ul style="list-style-type: none"> • Detailed landscaping scheme to be approved, including hard and soft landscaping • Tree Protection plan to be agreed • Damaged or defective trees to be replaced within 5 years • Ecological Management plan agreed 	Development commenced and details submitted in accordance with condition requirements
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 	<p>Planning permission 13/0567/F & 16/0402/F:</p> <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • Green Infrastructure £24,750 	Development commenced and details submitted in accordance with condition requirements

		<p>transition to the rural landscape to the south</p> <ul style="list-style-type: none"> • Contributions to access improvements to the Yare Valley and Bawburgh/Colney Lakes 	<ul style="list-style-type: none"> • 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	
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 features including trees and hedgerows • 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 	<p>Planning permission 14/2611/O:</p> <ul style="list-style-type: none"> • An ecological management plan shall be submitted and approved by LPA prior to commencement of development • No development shall take place within any phase until a Green Infrastructure Management Plan has been submitted and approved by the LPA 	Development not started

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 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 	<p>Development commenced and details submitted in accordance with condition requirements</p>
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			<p>strategic gap or the Council agree in writing</p> <ul style="list-style-type: none"> • WSI (archaeology) to be submitted and agreed 	
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 • Landscape management plan to be put in place • No works until written scheme of investigation for a programme of archaeological works agreed 	Development commenced and details submitted in accordance with condition requirements
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 impact from the A146 and A47 	<p>Planning permission 13/0463/O (99 units) & 16/0803/D 16/0805/F:</p> <ul style="list-style-type: none"> • Before work starts full details of ecology mitigation, plus landscape management plan to be agreed • No works to take place until a written scheme of investigation for a programme of 	Development not started

			<p>archaeological works agreed</p> <ul style="list-style-type: none"> • 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 	Development not started
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 land currently used for informal access 	No planning permission as at 31/03/18	-
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 	No planning permission as at 31/03/18	-

		<p>for new residential allocations nearby</p> <ul style="list-style-type: none"> • 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) 		
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 	<p>Planning permission 2016/1566 (136 units)</p> <ul style="list-style-type: none"> • No trees or hedges to be cut down, destroyed etc • Details of hard and soft landscaping to be agreed 	Development not started
DIS5	Former Haulage Depot, Victoria Road	<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 	<p>Planning permission 17/0042/F & 15/1698/F:</p> <ul style="list-style-type: none"> • No relevant conditions 	Development not started
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 • Contributions made towards green infrastructure provision at DIS2 (including habitat creation along river) 	<p>Planning permission 12/1493 (pub/restaurant on part of the 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 	Pub/restaurant on part of site - complete

			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 as at 31/03/18	-
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 	Planning permission 2013/1748 (Care home on part of site): <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 	
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 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 as at 31/03/18	-
DIS10	Land at Diss Business Park	<ul style="list-style-type: none"> • Retain tree and deliver appropriate 	Site largely built out prior to adoption of Plan	Development complete

		<p>landscaping along site boundaries</p> <ul style="list-style-type: none"> • 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 		
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 	<p>Planning permission 12/0530/F (120 units):</p> <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 	Development commenced and submitted in accordance with condition requirements
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 	<p>Planning permission 14/0184/O (35 units):</p> <ul style="list-style-type: none"> • Hard and soft landscaping to be agreed • No works until a landscape management plan has been agreed 	Development not started

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 Waveney Valley corridor 	No planning permission as at 31/03/18	-
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 as at 31/03/18	-
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 as at 31/03/18	-
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 as at 31/03/18	-
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	<ul style="list-style-type: none"> • Sensitive treatment of the western boundary, with the design incorporating existing 	Details of planning conditions not available for this monitoring report	Development commenced

	east of Carr Lane	<p>hedgerows and blocks of mature trees</p> <ul style="list-style-type: none"> • Site design takes account of trees protected by TPOs at the boundary of the site 		
HIN1	Land south of Norwich Road	<ul style="list-style-type: none"> • Approximately 10 m 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 (88 units):</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 	Development commenced submitted in accordance with condition requirements
HIN2	Land adjacent 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 	Development not started
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 	<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 commenced submitted in accordance with condition requirements

		ponds, hedgerows and wooded patches should be maintained where possible	<ul style="list-style-type: none"> • Development in accordance with mitigation recommendations in Amphibian and Reptile Protected Species Report • No development until a Tree Protection plan has been agreed and tree protection measures installed 	
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 	<p>Planning permission 13/1647/O & 16/0853/D:</p> <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 	Development commenced submitted in accordance with condition requirements
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 as at 31/03/18	-
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 	<p>Planning permission 2016/0627/F (7 units)</p> <ul style="list-style-type: none"> • Development to be in accordance with the approved ecological mitigation and enhancement measures • Boundary planting to be agreed • No trees etc to be destroyed, removed etc 	Development not started
BUN2	Land at The Turnpike	<ul style="list-style-type: none"> • Development should not adversely affect the setting of nearby listed building 	<p>Planning permission 16/1855/O:</p> <ul style="list-style-type: none"> • Biodiversity Management Plan to be agreed 	Development not started

			<ul style="list-style-type: none"> • Design to incorporate retention of boundary trees and hedgerows due to potential for bats • No trees or hedgerows to be cut down, uprooted, destroyed, lopped or topped other than in accordance with approved plans without written consent 	
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 permissions as at 31/03/18	-
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 	<p>Planning permission 15/2491/F:</p> <ul style="list-style-type: none"> • No trees or hedges shall be cut down, uprooted or destroyed, lopped or topped, other than in accordance with approved plans with written approval of local authority. • Any trees or hedges removed without consent shall be replaced during the next planting season with trees of such size and species as agreed in writing 	Development not started

			<p>with the local authority</p> <ul style="list-style-type: none"> • No occupation of dwellings until 4 bat boxes have been erected at locations and specifications agreed by the local authority 	
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 	<p>Planning permissions 13/1274/O & 15/2320/D:</p> <ul style="list-style-type: none"> • Full details of ecology mitigation shall be submitted and approved 	Development complete
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 	<p>No planning permission as at 31/03/18</p>	-
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 	<p>Planning permissions 13/1070/O & 14/2337/D:</p> <ul style="list-style-type: none"> • Development in accordance with the Ecological Assessment • Hard and soft landscaping to be agreed 	Development commenced and details submitted in accordance with planning condition requirements
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 (10 units) :</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 not started

			<ul style="list-style-type: none"> • 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 	
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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

140. This Strategic Principle has been looked at by monitoring the following indicator:
- Access to service and facilities by public transport, with a target to increase at each survey.
141. See the GNDP AMR for monitoring relating to this indicator.

Conclusion

142. Generally it can be concluded that the requirements of the policies within the Site Specific Allocations and Policies document are being met through the grant of planning permission and the planning conditions being applied to those consents. It will be possible to monitor delivery of the policy requirements in more detail in future years as these sites are developed and completed.

Long Stratton Area Action Plan

143. This section monitors the policies from the Long Stratton Area Action plan for the period 01/04/17 to 31/03/18. These policies were monitored for the first time in the previous monitoring period and a baseline has therefore been established using the indicators previously reported. As the sites are developed it will be possible to assess the effectiveness of the policies against the agreed targets. At this time, it is possible to report that the policies in the AAP have been effective in securing appropriate conditions on those sites with the benefit of planning permission.
144. The monitoring criteria for each policy has been set out in full in the 2016/17 Annual Monitoring Report. For those policies that have not been implemented in the 2017/18 monitoring period it has not been considered necessary to repeat this information. Therefore, the detailed monitoring indicators have only been repeated below for those policies that have had applications coded against them in the 2017/18 monitoring period.

Policy LNGS1 – Allocation of land at east, south east and north west of Long Stratton for housing and bypass

145. This policy allocates 140.1 hectares of land for housing, employment, a bypass and associated infrastructure. The allocation will accommodate at least 1800 new homes and 9.5 hectares of employment opportunities.
146. Two applications have been submitted against this policy but as of the end of the current monitoring period remained undetermined (2018/0111 and 2018/112). It will be possible to monitor the effectiveness of this policy in future monitoring periods once these applications have been determined.

Policy LNGS2 – Allocation of land west of Tharston Industrial Estate

147. This policy allocates 2.5 hectares of land for employment use to support local employment opportunities and economic growth within use classes B1, B2 and B8.
148. During the current monitoring period there were no applications coded against this policy therefore the effectiveness of this policy will be assessed in future monitoring periods as applications are submitted.

Policy LNGS3 – Town Centre policy

149. This policy allows for development proposals for town centre uses such as shopping, food and drink and leisure uses to come forward within the defined town centre boundary.
150. This policy is monitored by assessing whether the following requirements have been fulfilled:
- Development proposals for shopping, food and drink, leisure and other main town centre uses will be encouraged within the defined town centre boundary
 - There should be no unacceptable concentration of non-A1 uses within the primary frontage of Long Stratton shopping area
151. A single application was coded against this policy in the Long Stratton AAP during the current monitoring period (2017/1329). Planning permission was granted for the change of use of a betting shop (originally A2 use) to a hot food takeaway (A5) within the defined town centre and primary shopping areas. The assessment concluded that there was a good mix of use classes, especially A1 uses, within this area and the change of use of this unit would not compromise the requirements of this policy.

152. The previous monitoring period (2016/17) also saw a single application approved against this policy. Based upon these assessments, it can be concluded that the policy is effective however it is recognised that this is a limited set of data and the policy will continue to be monitored for its effectiveness in future monitoring periods.

Policy LNGS5 – General Green Infrastructure requirements for new developments within Long Stratton AAP area

153. This policy requires new developments in Long Stratton to maintain, protect and enhance green infrastructure.
154. There were no applications assessed against this policy in the 2017/18 monitoring period.

Policy LNGS6 – Protecting existing recreation or amenity land in Long Stratton

155. This policy seeks to protect and enhance existing recreation and or amenity land within Long Stratton, only allowing for change of use or redevelopment in certain circumstances.
156. There were no applications assessed against this policy in the 2017/18 monitoring period.

Policy LNGS7 – New recreation provision in Long Stratton

157. This policy requires developments to provide new on-site public open space commensurate with the level of development proposed.
158. There were no applications assessed against this policy in the monitoring period.

Policy LNGS8 – Land for new burial ground in Long Stratton

159. This policy gives criteria under which planning permission may be granted for a new burial ground either inside or outside the Long Stratton development boundary. No applications were assessed against this policy in the current monitoring period.

Policy LNGS9 – Accessibility

160. This policy sets out how improved access should be achieved through new developments.
161. There were no applications assessed against this policy in the current monitoring period.

Conclusion

162. At this time there is a limited range of data available to assess effectively the implementation of the policy requirements contained in the Long Stratton Area Action Plan. In part this is due to the relatively recent adoption of the document but it is also reflective of the limited number of applications that were assessed against the policies within the AAP. Further monitoring in future years will continue to assess the effectiveness of these policies, in particular following the determination of applications 2018/0111 and 2018/0112.

Wymondham Area Action Plan

163. This section monitors the policies from the Wymondham Area Action Plan for the period 01/04/17 – 31/03/18. The policies were monitored in the 2016/17 AMR where it was concluded that at that time the policies appeared to be effective but many of the sites were in the early stages of development. It was therefore not possible to fully monitor the effectiveness of the policies. Similarly, the early stages of site development and a low number of applications coded against the AAP policies have made it difficult to provide a detailed analysis of the effectiveness of these policies. Further monitoring will continue to take place in future years.
164. The monitoring criteria for each policy has been set out in full in the 2016/17 Annual Monitoring Report. For those policies that have not been implemented in the 2017/18 monitoring period it has not been considered necessary to repeat this information. Therefore, the detailed monitoring indicators have only been repeated below for those policies that have had applications coded against them in the 2017/18 monitoring period.

General Monitoring Indicators and Targets

165. A number of Wymondham AAP policies share the same monitoring indicators which will be assessed against each individual policy as appropriate. The policies, and the indicators, are set out in the 2016/17 Annual Monitoring Report.

Policy WYM1 – Allocation of land at Friarscroft Lane

166. This policy allocates land amounting to 0.60ha for housing and associated infrastructure, landscaping and open space at Friarscroft Lane in Wymondham. The allocation could accommodate approximately 20 dwellings.
167. This allocation does not have planning permission as at 31/03/18.

Policy WYM2 – Land at Old Sales Yard, Cemetery Lane

168. This policy allocates land amounting to 1.88ha for mixed use development at the Old Sales Yard on Cemetery Lane to incorporate approximately 64 dwellings and an element of commercial use.
169. This policy is monitored by looking at whether the following policy requirements have been fulfilled:
- Provision of a natural grassland buffer to the River Tiffey and the creation of wildlife corridors to link Tolls Meadow to the Lizard
 - The design of development to reflect its location within the Conservation Area
 - Enhancement of the gateway to Wymondham and the setting of the railway station
 - Improvements to car and coach parking
 - Improved pedestrian and cycle links to the town centre
 - The application of safeguarding provisions in the Norfolk Minerals and Waste Core Strategy
 - Flooding issues address/ mitigated
170. A full detail of the planning history of the site was set out in the 2016/17 AMR. The most recent planning permission for the allocated site remains 2016/2668/O, a consent for 61 dwellings permitted within the current monitoring period in August 2017. A reserved matters application has not yet been submitted and development has not yet commenced on the site.
171. As set out below, some of the policy requirements/ scheme details are acceptable in principle but will require the submission of further information as part of the reserved matters application. Current evaluation of the policy indicates that the policy requirements have largely

been met and the policy is therefore working as intended however it will be possible to complete a more robust analysis of the policy on determination of the reserved matters application and following the subsequent development of the site in the future.

- Ecological enhancements: A Biodiversity Management Plan is required for submission and will include details of the 8metre buffer zone that has been secured alongside the River Tiffey. Additionally, CIL may be available to be spent on the local County Wildlife Sites, the Lizard and Toll's Meadow although a direct contribution for this mitigation would have been preferable.
- Heritage and setting impact: The submitted information was considered to be acceptable however further details will be required with the reserved matters application.
- Coach and car parking: The submitted Transport Statement demonstrated that there was no additional requirement for coach or car parking associated with this allocation and additional provision was therefore not required following the required investigation.
- Pedestrian and cycle linkages: The internal linkages will be assessed with the submission of the site layout at the reserved matters application stage however off-site highway works were secured as part of the outline application and these are considered to meet the policy requirements.
- Minerals and Waste: An assessment of the site concluded that an economically viable resource of a safeguarded mineral does not occur on the site. The proposal is therefore considered to be compatible with the objectives of the policy.
- Flood risk: At the time of the outline application the submitted details were found to be acceptable. Further details will be considered at the time of the reserved matters application.

172. Although the monitoring indicators do not include the quantum of commercial floorspace to be included in the scheme, it is of relevance to note that the permitted scheme did not include commercial floorspace. This followed the submission and analysis of additional information submitted by the developer to support this approach to the development of the site. The applicant successfully demonstrated that there are sufficient existing commercial premises within close proximity to the allocated site and furthermore that the WAAP allocated an employment land provision of 28.8ha compared with an allocation of 20ha within the Joint Core Strategy. For these reasons it was accepted that a departure from Policy WYM2 was acceptable.

Policy WYM3 – Land at South Wymondham

173. This policy allocates land amounting to 67 hectares for housing and associated infrastructure, landscaping and open space at South Wymondham. The allocation could accommodate approximately 1230 dwellings.
174. This policy will be monitored by assessing whether the following policy requirements have been fulfilled:
- Provision of a masterplan for the site
 - Provision of extensive areas of open space and landscaping
 - Effective ecological buffer to the A11, the Lizard and nearby residential properties
 - Provision of subway under the railway bridge and resolution of flooding issues
 - Provision of retail and community facilities as part of the development
 - Provision of new on-site primary school as part of the development
 - Provision of care home as part of the development
 - Improved pedestrian and cycle links
 - Highways improvements to Right Up Lane with no vehicular access allowed to Right Up Lane past the former BOCM Pauls factory site

- Access to smaller area to the west to be via Silfield Rd, via demolition of existing property, and no access onto Park Lane
 - The application of safeguarding provisions in the Norfolk Minerals and Waste Core Strategy
175. Development has commenced on site following the granting of outline planning permission in 2014 (2012/0371 and 2011/0505) and the granting of consent for several reserved matters and discharge of condition applications. In addition, planning permission was also granted in 2014 for the provision of a new pedestrian and cycle subway under the Norwich – Cambridge railway line located between the existing Station Road underpass and the Wymondham Railway Station (2014/1064). This latter application met the policy requirement of WYM3 for the agreement to provide a subway beneath the railbridge.
176. Fewer applications to discharge conditions were submitted during the current monitoring period than in previous years, possibly reflecting the commencement of works on the site. A number of conditions still remain to be discharged however, and information will continue to be received for consideration by the Council as the development progresses. At this time it is possible to report that parts of the policy requirements have been met at this stage (for example, the approval of a Green Infrastructure Plan with ecological links and buffer zones) however a more robust assessment of the effectiveness of the policy will need to be undertaken as further information is received and the site continues to be developed in the future.

Policy WYM4 – Retirement Care Community on Wymondham Rugby Club Site

177. This policy allocated land amounting to 3.88 ha for a retirement care community and associated infrastructure and landscaping on the Wymondham Rugby Club site off Tuttle Lane. The policy requirements and planning history of the site were reported in detail in the previous monitoring report. Following the allowing on appeal of planning application 2015/1482 a number of discharge of condition applications have been submitted and cleared for discharge. Development had not started on the site during the current monitoring period however as noted previously, the development of this planning permission means that it is unlikely that the objectives of Policy WYM4 will be met as originally intended.

Policy WYM5 – Land at Browick Road

178. This policy allocates land amounting to 22ha to support local employment opportunities and economic growth within use classes B1, B2 and B8 at Browick Road. Details of the policy requirements were set out in the 2016/17 monitoring report.
179. This allocation does not have planning permission as at 31/03/18.

Policy WYM6 – Land adjacent to Chestnut Drive Business Park, London Road

180. Policy WYM6 allocates land amounting to 5ha to support local employment opportunities and economic growth within use classes B1, B2 and B8 as an extension to the Chestnut Drive Business Park on London Road. Details of the policy requirements and the planning history of the site were set out in the 2016/17 monitoring report and records indicate that no further applications have been received for this site since the previous reporting period.
181. The site had a complex planning permission (2012/1201) comprising residential and employment development as well as a mix of outline and full planning permission. Some of the conditions have been discharged as the different elements of the site are brought forward for development however many of the conditions remain outstanding. Those details that have been submitted to date satisfy the requirements of the planning permission and address some

of the policy objectives. Further assessment will be possible as the development progresses on the site and subsequent applications are submitted for consideration.

Policy WYM7 – Land at Elm Farm Business Park, Norwich Road

182. This policy allocates land amounting to 1.8ha to support local employment opportunities and economic growth within use classes B1, B2 and B8 as an extension to the Elm Farm Business Park. The monitoring of this policy is via the enhancement and improvement of the gateway to Wymondham as approached on the B1172 from Hethersett.
183. Outline planning permission was granted for development on this site in 2015 (2014/1824) and a further application for reserved matters was approved in 2018 outside this monitoring period (2017/2924). An assessment of the effectiveness of these against the policy objectives will be possible in the relevant monitoring period and as the site develops.

Policy WYM8 – General green infrastructure requirements for new developments within the Wymondham AAP area

184. This policy intends to ensure that new development in Wymondham provides appropriate green infrastructure. The detailed monitoring indicators for this policy were set out in the 2016/17 monitoring report. Since that time no further applications have been coded against this policy reflecting the low number of applications determined within these areas during the current monitoring period. As such it is not possible to comment at this time on whether the policy objectives are being met however as further applications for reserved matters and the discharge of conditions are submitted, and as sites continue to progress, it will be possible to assess the effectiveness of this policy.

Policy WYM9 – General green infrastructure requirements for new developments in the North of Wymondham

Policy WYM10 – General green infrastructure requirements for new developments in the South of Wymondham

Policy WYM11 – General green infrastructure requirements for new developments in the West of Wymondham

185. Building upon policy WYM8 these policies seek to ensure that new development in the north, south and west of Wymondham are required to maintain, protect and enhance green infrastructure as appropriate. As with policy WYM8 however, there were no new applications coded against policies WYM9 and WYM10 during the monitoring period and detailed analysis of the effectiveness of these policy objectives will need to be undertaken as applications are determined and sites develop.
186. A single application was coded against policy WYM11 during the monitoring period (2017/1265) however a review of this proposal confirms that the application related to a variation of the details previously agreed off-site highway works. As such the application does not directly or specifically relate to this policy and it may be assumed that there were no applications determined against this policy during the current monitoring period.

Policy WYM12 – Protecting existing recreation or amenity land in Wymondham

187. This policy seeks to ensure the protection and enhancement of existing recreation or amenity land in Wymondham.
188. This policy is monitored by looking at whether the following policy requirements have been fulfilled:

- The protection and enhancement of existing 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.

189. One application was assessed against this policy during the current monitoring period (2017/1876). Planning consent was granted for the installation of a new artificial grass pitch with associated facilities at the Ketts Park Community Centre. An assessment of the proposal reported that the development would result in a qualitative improvement in the facilities on the site and therefore it may be concluded that the policy is working as intended.

Policy WYM13 – New recreation provision in Wymondham

190. Policy WYM13 guides developers regarding the provision of recreational space in Wymondham as part of new developments. Full details of the policy monitoring indicators were provided in the 2016/17 monitoring report and further monitoring shows that there were no applications assessed against this policy in the current period. Further assessment will be made in future years as the policy is referenced.

Policy WYM14 – Relocation of Wymondham Rugby Club

191. This policy allocates 12.30 hectares of land at Norwich Common for the relocation of Wymondham Rugby Club. The policy is monitored by determining whether the following indicators have been met:

- Land allocated at Norwich Common for the relocation of Wymondham Rugby Club only. The new facility must be provided prior to the loss of the existing rugby ground to ensure continuity of provision.
- Alternative sites to be considered if evidence demonstrates increased benefits of location

192. Outline consent for this development was granted on Appeal in 2016 (2014/0799). Planning permission was subsequently granted for reserved matters relating to the replacement clubhouse and associated facilities during the current monitoring period (2016/2946). In addition, a number of applications have also been submitted to discharge conditions against these planning permissions.

193. The granting of application 2014/0799 means that the policy objective for the allocation of this particular site can not be met. The appeal was allowed, in part, due to the Council not being in a position to demonstrate a five year land supply therefore it could be argued that there were benefits to the overall development. The rugby club was granted consent on an alternative site and opened in advance of the demolition of the original facility.

Policy WYM15 – Land for a new burial ground in Wymondham

194. This policy states that proposals for a new burial ground in Wymondham will be permitted either inside or outside the development boundary if certain criteria are met. The policy objectives and monitoring indicators were set out in full in the previous monitoring report.

195. As reported previously, planning permission was allowed on appeal in 2016 for development which included a burial ground (2014/2495). In the Appeal decision the Appeal Inspector clearly stated that the proposal for a new burial ground in this location accorded with the principles of Policy WYM15 (paras 19 and 42). At this stage no further details have been submitted relating to the burial ground and therefore a detailed assessment of the effectiveness of this policy can not be undertaken here. Broadly speaking however, the overriding objective of the policy has been met at this time.

Policy WYM16 – Changes of use in Wymondham Town Centre

197. This policy encourages development proposals for shopping, food and drink and leisure based uses within the defined town centre boundary for Wymondham.
198. This policy is monitored by looking at whether the following policy requirements have been fulfilled:
- The development of new shopping, food and drink, leisure and other main town centre uses encouraged within the defined town centre boundary
 - 50% or more of ground floor shop units in the Primary Shopping Area will be available for A1 use
 - 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 A1 use. There should be no unacceptable concentration of non-A1 uses.
199. Monitoring that took place in August 2017 showed that 58% of the ground floor shop units were in A1 use, a figure in excess of the 50% base target. Similarly, 47% of ground floor units within the defined Town Centre Boundary (but outside the Primary Shopping Area) were available for A1 use, a figure that is in excess of the 45% base target figure. These details suggest that the objectives of Policy WYM16 are currently being met.
200. As proposed in the 2016/17 a quarterly monitoring system has now been established and it will therefore be possible to monitor the effectiveness of this policy with greater precision in the future.

Policy WYM17 – Sequential approach and impact assessment for retail provision in Wymondham

201. This policy seeks to ensure that new retail, service, office and other main town centre uses will be encouraged to locate within the defined town centre boundary of Wymondham with sequential assessments and impact assessments required for applications for town centre uses outside the town centre boundary. The policy states that applications which fail the sequential test, or are likely to have a significant adverse impact, should be refused.
202. Full details of the monitoring indicators were set out in the 2016/17 AMR and as a review of the 2017/18 period indicates that no applications were assessed against this policy during this time period these details have not been repeated here.

Policy WYM18 – Land at Norwich Road/ Postmill Close

203. This policy allocated 1.2ha of land for a new supermarket at Norwich Road/ Postmill Close. This development was complete prior to the adoption of the Wymondham Area Action Plan and therefore the requirements of this policy have been met.

Policy WYM19 – Provision of a new station for the Mid-Norfolk Railway

204. Policy WYM19 protects a site for a new station for the Mid-Norfolk Railway and states that any proposals that would prejudice the achievement of this scheme will be resisted.
205. No planning applications have been received for a new station at this site as at 31/03/18.

Conclusions

206. Generally, it may be concluded that the policy objectives of the Wymondham Area Action Plan continue to have been met during the current monitoring period. The early -stage development of many of the sites referred to above continues to mean that a more robust assessment of the effectiveness of the individual policies will need to be undertaken in future monitoring periods because, as noted in previous years, it remains a challenge to complete detailed monitoring until such time as sites progress.

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

Policy Number	Policy Title
DM1.1	Ensuring development management contributes to achieving sustainable development in South Norfolk
DM2.3	Working at home
DM2.6	Food, drink and takeaways
DM2.7	Agricultural and forestry development
DM2.10	Conversion and re-use of buildings in the Countryside for non-agricultural use
DM2.11	Agricultural and other occupational dwellings in the Countryside
DM2.12	Tourist Accommodation
DM3.4	Residential extension, conversions within settlements
DM3.5	Replacement dwellings and additional dwellings on sub-divided plots within development boundaries
DM3.6	House extensions and replacement dwellings in the Countryside
DM3.7	Residential Annexes
DM3.8	Design Principles applying to all development
DM3.9	Advertisements and signs
DM3.11	Road safety and the free flow of traffic
DM3.13	Amenity
DM4.5	Landscape character and River Valleys
DM4.9	Incorporating landscape into design

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Annual Monitoring Report
2017-2018

