

Joint Core Strategy for Broadland, Norwich and South Norfolk

Appendices January 2020



Jobs, homes, prosperity for local people

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

Summary

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

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

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

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

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

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

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

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

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

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

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

Introduction

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

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

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

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

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

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

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

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

The Starting Point for Calculating the 5 year land supply

7. As set out in the Planning Practice Guidance:

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

for the first 5 years of the plan, and

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

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

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 SHMA² had already indicated the need to update the housing requirement. Therefore the NPPF requires the starting point for the calculation of housing land supply in Greater Norwich to be local housing need (LHN) as calculated using the standard methodology.
9. As the base date of the 5 Year Housing Land Supply (5YR HLS) Statement is 1 April 2019, the calculation of annual average household growth has been based on the period 2019 to 2029. The affordability ratios used for the purposes of calculating LHN adjustment factor were the 2018 ratios published on 28th March 2019, which are the most recent ratios available. A summary of this calculation is set out in table 1 below:

Table 1 Summary of LHN Calculation

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

¹ Paragraph 030 Reference ID:3-030-20180913

² Central Norfolk Strategic Housing Market Assessment, Opinion research Services, June 2017

Past Under Delivery of New Homes

10. The Planning Practice Guidance explains that the affordability adjustment is applied to the calculation of Local Housing Need to *"to take account of past under-delivery"*. As such *"the standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately"*³.
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)⁴.

Sources of Supply

Sites of 10 or more

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

Sites of 9 or fewer

³ Paragraph: 011 Reference ID: 2a-11-20190220

⁴ Paragraph 64, page 12.

⁵ 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”⁶.

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

Older Peoples Housing and Residential Institutions

19. The Planning Practice Guidance states that:

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

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

Windfall

21. The National Planning Practice Guidance states that

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

⁶ Paragraph: 042 Reference ID: 3-042-20180913

authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework”⁷.

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.”⁸

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

⁷ Paragraph: 24 Reference ID: 3-24-20140306

⁸ Planning Practice Guidance, Paragraph 046 Reference ID: 3-046-20180913

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

Calculating Local Housing Need where plans cover more than one area

28. The Planning Practice Guidance States that:

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

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"*¹⁰.

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

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

⁹ Planning Practice Guidance, Paragraph: 013 Reference ID:2a-013-20190220

¹⁰ Revised National Planning Policy Framework, February 2019, Paragraph 73

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

Housing Land Supply in Greater Norwich

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

Table 1 Greater Norwich 5YR HLS, 1 April 2019

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

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.

31st January 2020

Appendix A1 – Broadland Area 5 Year Land Supply Assessment

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

Appendix A2 – Norwich Area 5 Year Land Supply Assessment

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

Appendix A3 – South Norfolk Area 5 Year Land Supply Assessment

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

APPENDIX B1 – BROADLAND SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2019	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 and Beyond
Acle	Land to North of, Springfield, Acle, Norwich, NR13 3JW	20140787	Full	6	6							
Acle	Land to North of, Springfield, Acle, Norwich, NR13 3JW	20152044	Reserved Matters	4	4							
Acle	Land north of Norwich Road, Acle, Norwich	20172189	Outline	140			24	36	36	36	5	
Acle	Land Adj. Hillside Farm,,,, Reedham Road, Acle, Norwich, NR13 3DF	20180941	Reserved Matters	30		15	15					
Aylsham	Land North of, Sir William's Lane,, Aylsham, Norwich	20140298	Reserved Matters	40	40							
Aylsham	Aegel House, Burgh Road, Aylsham, Norwich, NR11 6AS	20161711	Reserved Matters	22	5	17						
Blofield	Land Adj. 20, Yarmouth Road, Blofield, Norwich, NR13 4JS	20141710	Full	6	6							
Blofield	Former Piggeries, Manor Farm, Yarmouth Road, Blofield, Norwich, NR13 4JS	20150262	Full	13			3	5	5			
Blofield	Garden Farm, Land South of Yarmouth Road and North of Lingwood Road, Blofield, Norwich, NR13 4JG	20150700	Reserved Matters	21	21							
Blofield	Garden Farm,Phase 2, Land South of Yarmouth Road, Blofield, Norwich, NR13 4JG	20150794	Reserved Matters	20	20							
Blofield	Land off Blofield Corner Road, Blofield Heath, Norwich	20162199	Reserved Matters	36		18	18					
Blofield	Land to the north of Yarmouth Road, Blofield, Norwich	20172131	Reserved Matters	163	30	74	32	27				
Brundall	Land at Yarmouth Road, Postwick/Brundall, Norwich	20161483	Outline	155			10	26	26	26	26	41
Buxton with Lammas	Land North of Mead Close, Buxton With Lamas, Norwich, NR10 5EL	20150082	Outline	20						20		
Cawston	Land East of Gayford Road	CAW2	Allocation	20							20	
Coltishall	Land adj former Railway Line, Rectory Road, Coltishall, Norwich, NR12 7HR	20170075	Outline	30				30				
Coltishall	Land at Jordan's Scrapyard	COL2	Allocation	30					10	20		
Crostwick	Land adj St Marys Care Home, North Walsham Road, Spixworth, Norwich, NR12 7BZ	20150991	Full	18	9	9						
Drayton	Former David Rice Hospital Site, Drayton High Road, Drayton, Norwich	20170196	Outline	29						10	10	9
Drayton	Land off Drayton High Road, Drayton, Norwich	20170212	Full	71		5	25	25	16			
Drayton	Land Adj., Hall Lane, Drayton, Norwich	DRA1	Allocation	200						25	50	125
Drayton	Land East of School Road	DRA2	Allocation	20								

Freethorpe	Aitchison Brothers Garage, 75 The Green, Freethorpe, Norwich, NR13 3NY	20160632	Outline	19								
Freethorpe	Land north of Palmers Lane	FRE1	Allocation	10		5	4					
Great and Little Plumstead	Land at Former Little Plumstead Hospital, Hospital Road, Great Little Plumstead, Norwich, NR13 5EW	20130906	Outline	21								
Great and Little Plumstead	Little Plumstead Hospital West, Hospital Road, Little Plumstead, Norwich, NR13 5EW	20160808	Reserved Matters	35	35							
Great and Little Plumstead	Land to the North East Side of, Church Road, Great Plumstead, Norwich	20161151	Reserved Matters	11	11							
Great and Little Plumstead	Land off Rosebery Road, Great Plumstead, Norwich, NR13 5EA	20171999	Full	22	22							
Hellesdon	Phase 1, Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH	20171514	Full	95	31	51	13					
Hellesdon	Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH	20151770	Outline	892			57	70	70	70	70	555
Hellesdon	Land at Hospital Grounds, southwest of Drayton Road	HEL1	Allocation	300						25	50	225
Horsford	Land to the East of Holt Road, Horsford, Norwich	20161770	Full	254	34	73	62	54	31			
Horsford	Land West of Holt Road, Horsford, Norwich	20181136	Reserved Matters	84	25	35	24					
Horsham St. Faith and Newton St. Faith	Land East of Manor Road	HNF1	Allocation	69			30	39				
Morton on the Hill	Offices, Atlas Works, Norwich Road, Lenwade, Norwich, NR9 5SL	20160525	Full	22								
Postwick with Witton	Oaks Lane, Postwick, Norwich, NR13 5HD	20171116	Full	12		6	6					
Reedham	Land at Station Road, Reedham, Norwich	20151061	Full	19	11	8						
Reepham	New Road, Reepham	871709	Full	9								
Reepham	Land off Broomhill Lane	REP1	Allocation	120						20	40	60
South Walsham	Land West of Burlingham Road, South Walsham, Norwich, NR13 6DN	20161643	Outline	21			21					
Strumpshaw	Former Hamper People, 31, Norwich Road, Strumpshaw, Norwich, NR13 4AG	20150188	Full	10	10							
Strumpshaw	Land at Mill Road, Strumpshaw, Norwich	20171622	Reserved Matters	10	10							
Swannington	1-4 Station Road, Swannington, Norwich, NR9 5SY	20181400	Reserved Matters	6		6						
Taverham	Land off Beech Avenue, Taverham, Norwich	20172148	Outline	93		30	41	22				
Thorpe St.	Oasis Sport and Leisure Centre, 4	20151132	Outline	27								

Andrew	Pound Lane, Thorpe St Andrew, Norwich, NR7 OUB											
Thorpe St. Andrew	Land at Griffin Lane,, Thorpe St Andrew, Norwich	20160423	Reserved Matters	71							25	46
Thorpe St. Andrew	Pinebanks,9, Yarmouth Road, Thorpe St Andrew, Norwich, NR7 OEA	20160425	Reserved Matters	231							25	206
Thorpe St. Andrew	27 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 OEE	20170811	Full	25	25							
x. Growth Triangle	Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew, Norwich	20090886	Outline	600						22	45	533
x. Growth Triangle	Land to the North of Sprowston and Old Catton, Btn Wroxham Road & St Faiths Road, Sprowston, Norwich P1	20161058	Outline	733		25	125	150	150	150	133	
x. Growth Triangle	Land to the North of Sprowston and Old Catton, Btn Wroxham Road & St Faiths Road, Sprowston, Norwich P2&3	20161058	Outline	2,787						18	144	2,625
x. Growth Triangle	Phase 4, Blue Boar Lane, Sprowston, Norwich	20142051	Full	66	25	25	16					
x. Growth Triangle	Phase 5, Blue Boar Lane, Sprowston, Norwich	20131787	Full	1	1							
x. Growth Triangle	Phase 1a - Part 1, Land at Blue Boar Lane, Sprowston, Norwich	20130209	Reserved Matters									
x. Growth Triangle	Phase 1a - Part 2, Land at Blue Boar Lane, Sprowston, Norwich	20130224	Reserved Matters									
x. Growth Triangle	HH3 & HH4, Land at Blue Boar Lane, Sprowston, Norwich	20160751	Reserved Matters									
x. Growth Triangle	Parcel P3, Land at Blue Boar Lane, Sprowston, NR7 8RT	20160912	Reserved Matters	560	180	160	110	47	4			
x. Growth Triangle	Parcel P4, Land at Blue Boar Lane, Sprowston, Norwich, NR7 8RT	20160911	Reserved Matters									
x. Growth Triangle	Parcel TW2, Land at Blue Boar Lane, Sprowston, Norwich, NR7 8RN	20160928	Reserved Matters									
x. Growth Triangle	Parcels TW3 & TW4, Land at Blue Boar Lane, Sprowston, Norwich, NR7 8RN	20160930	Reserved Matters									
x. Growth Triangle	Land East of, Buxton Road, Spixworth, Norwich	20141725	Outline	225						20	40	165
x. Growth Triangle	Land off Salhouse Road,Rackheath	20151591	Reserved Matters	29	29							
x. Growth Triangle	Land off Salhouse Road, Rackheath, Norwich, NR13 6PE	20171906	Reserved Matters	10		10						
x. Growth Triangle	Land South of Moorsticks, Buxton Road, Spixworth, Norwich	20152035	Outline	19						19		
x. Growth Triangle	Land off Green Lane West, Rackheath, Norwich	20152081	Outline	50						25	25	
x. Growth Triangle	Land South of Green Lane East, Rackheath, Norwich	20160395	Outline	157			21	42	42	42	10	
x. Growth Triangle	Land South of Salhouse Road, Sprowston, Norwich P1	20160498	Outline	243		20	45	45	45	45	45	6
x. Growth Triangle	Land South of Salhouse Road, Sprowston, Norwich P2	20160498	Outline	560		10	100	100	100	100	60	50

x. Growth Triangle	Land South of Salhouse Road, Sprowston, Norwich	20170104	Outline	380		30	40	40	40	40	40	135
x. Growth Triangle	Racecourse Plantation, Plumstead Road East, Thorpe St Andrew, Norwich, NR7 9LW	20161896	Outline	300		15	50	75	75	75	10	
x. Growth Triangle	Land North of Smeeth Lane, Great Plumstead, Norwich	20180193	Outline	272						20	40	212
x. Growth Triangle	Land North of Smeeth Lane, Great Plumstead, Norwich	20180194	Outline	11						2	3	6
x. Growth Triangle	Land at St Faiths Road, Old Catton, Norwich	20180920	Reserved Matters	328	25	59	61	50	50	50	33	
x. Growth Triangle	Land East of Broadland Business Park	GT11	Allocation	315						20	65	230
x. Growth Triangle	Land East of Broadland Business Park	GT11	Allocation	235								235
x. Growth Triangle	Norwich RFU	GT13	Allocation	250						20	40	190
x. Growth Triangle	North Rackheath	GT16	Allocation	3,000						103	168	2,729
x. Growth Triangle	Land South of Green Lane West	GT18	Allocation	322				25	25	25	25	222
x. Growth Triangle	White House Farm (North East)	GT20	Allocation	516			70	122	146	120	58	
x. Growth Triangle	Land East of Broadland Business Park (North)	GT21	Allocation	350						20	45	285
x. Growth Triangle	Land North of Plumstead Road	GT8	Allocation	45						45		
			Sites of 9 or fewer	461	67	67	67	67	67			
			Discounted Windfall (Per Annum)	40		13	26	40	40	40	40	
			Total (Windfall included in yearly total only)	16,407	682	786	1,116	1,137	978	1,273	1,390	8,890

APPENDIX B2 – NORWICH SITES FORECAST

Parish	Address	Ref	App Type	Net Homes 1.4.19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
n/a	Anglia Square (extant permission not pursued, pre-app)	08/00974/F 18/00330/F	Full	198	0	0	0	0	0	0	0	0
n/a	Argyle Street (allocation)	14/01574/NF3 (demolition) CC11		12	0	0	9	0	0	0	0	0
n/a	Aylsham Road District Centre, 291-293 and land at Arminghall Close (allocation)	R21 16/00606/F	Full	100	0	0	0	0	0	0	0	0
n/a	Aylsham Road, 165-187 (allocation)	R22		20	0	0	0	0	0	0	0	0
n/a	Aylsham Road, 261-277 (allocation)	R12		50	0	0	0	0	0	0	0	0
n/a	Aylsham Road, Former Pupil Referral Unit (allocation)	R23		11	0	0	0	0	0	0	0	0
n/a	Barn Road Car Park (allocation)	C22 18/01315/F	Full	40	0	121	0	0	0	0	0	0
n/a	Barrack Street – CC17a (permission); CC17b and part CC17a (application) and Barrack Street / Whitefriars (application)	CC17a 15/01927/O	Outline Full	200	0	0	0	0	0	220	0	0
n/a	Barrack Street, 126-128 (allocation)	R16		15	0	0	0	0	0	0	0	0
n/a	Ber Street 147-153 (allocation)	CC2		20	0	0	0	0	0	0	0	0
n/a	Ber Street, 10-14 (allocation)	CC3		10	0	0	0	0	10	0	0	0
n/a	Ber Street, 60-70 (allocation)	CC1		20	0	0	0	0	0	0	0	0
n/a	Bethel Street, 59, Labour Club site (permission, unimplemented residue of consented 22)	08/00671/F	Full	14	0	0	0	0	0	0	0	0
n/a	Bethel Street, land to rear of City Hall (allocation)	CC24		20	0	0	0	0	0	0	0	0
n/a	Bishop Bridge Road, 29-31 (Box and Barrel Site) (extant permission, legal start)	R14 06/00166/F, 08/01316/D	Full	24	0	0	0	0	0	0	0	0
n/a	Bishop Bridge Road, Egyptian Road and Ketts Hill, land at (allocation)	R15 15/00756/F (Refused)		30	0	0	0	0	0	0	0	0
n/a	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)	Demolition	26	0	0	0	0	0	26	0	0
n/a	Bluebell Road, Bartram Mowers site (remainder of allocation)	R42 18/00265/F	Withdrawn	51	0	0	0	0	0	54	12	0

n/a	Bluebell Road, Blackdale Building (UEA residences) (6a) 915 beds, 401 in phase 2	R40 15/00121/F	Full	160	0	0	0	0	0	160	0	0
n/a	Bowthorpe Road, Norwich Community Hospital Site (allocation)	R37	Outline	80	0	0	0	0	0	0	0	0
n/a	Bracondale, Deal Ground (allocation) excludes May Gurney/Carrow Yacht Club site (SNDC) (permission)	R9 12/00875/O	Outline	580	0	0	0	0	0	0	0	0
n/a	Cattle Market Street, 23, St Peters House (prior approval/permission)	18/00830/PDD 17/01482/F	PDD/Full	61	20	20	21	0	0	0	0	0
n/a	City Road, 24, John Youngs Ltd (allocation)	R7		45	0	0	0	0	0	0	0	0
n/a	Colegate, 51, The Guildyard (prior approval)	15/01713/PDD	PDD	37	0	0	0	0	0	0	0	0
n/a	Constitution Hill, Constitution Motors	18/00917/O	Outline	12	6	6	0	0	0	0	0	0
n/a	Cremorne Lane, Utilities Site parts within Norwich (allocation)	R10 15/00997/F (withdrawn)	-	100	0	0	0	0	0	0	0	0
n/a	Dereham Road, land & buildings adjacent to & Including 349A & 349B	R34	-	24	0	0	0	0	0	0	0	0
n/a	Dereham Road, Site of former Earl of Leicester PH, 238a (allocation)	R33 10/00335/ET	-	12	0	0	0	0	0	0	0	0
n/a	Dibden Road, Van Dal Shoes and car park (allocation)	R17	-	25	0	0	0	0	0	20	20	0
n/a	Drayton Road, 81-93 (allocation)	R25	-	30	0	0	0	0	0	0	0	0
n/a	Drayton Road, adjoining Lime Kiln Mews (permission)	R24 15/00024/F & 18/00270/D (EXPIRED)	-	15	0	0	0	0	0	0	0	0
n/a	Duke Street, 36-42 (permission)	16/00699/F	Full	37	19	18	0	0	0	0	0	0
n/a	Duke Street, EEB site (prior approval, permission, part now expired)	CC21 14/01104/PDD (extant) 15/00916/F (EXPIRED)	-	30	0	0	0	0	0	0	0	0
n/a	Duke Street, Mary Chapman Court	18/01524/F	Full	40	0	0	40	0	0	0	0	0
n/a	Duke Street, St Crispins House (614 beds)	17/01391/F	Full	246	0	0	0	0	0	0	0	0
n/a	Duke Street, St Marys Works	16/01950/O (extant) 19/00430/F (withdrawn)	Outline	151	0	0	0	0	0	0	0	0
n/a	Garden Street, land at (allocation)	CC10	-	100	0	0	0	0	0	0	0	0
n/a	Gas Hill, Gas Holder (allocation)	R13	-	15	0	0	0	0	0	15	0	0
n/a	Goldsmith Street	R27 15/00272/F 17/00220/MA		56	44	0	0	0	0	12	0	0
n/a	Hall Road, Hewett Yard (allocation)	R4	-	20	0	0	0	0	0	0	0	0

n/a	Havers Road Industrial Sites (allocation)	R35	-	100	0	0	0	0	0	0	0	0
n/a	Heigham Street, 231-243 (allocation)	R28	-	25	0	0	0	0	0	0	0	0
n/a	Hurricane Way (allocation)	R29 - (A&B)	-	30	0	0	0	0	0	0	0	0
n/a	Ipswich Road, Norfolk Learning Difficulties Centre (allocation)	R2	-	30	0	0	0	0	10	0	0	0
n/a	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	-	323	149	73	101	0	0	0	0	0
n/a	Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott (allocation)	R11	-	400	0	0	0	0	0	0	0	0
n/a	King Street, 125-129, 131-133 and Hoborough Lane (allocation)	CC7 07/00412/F 12/00215/ET (EXPIRED)	-	20	0	0	0	0	0	0	0	0
n/a	King Street, 191 (permission)	15/01810/F (expired)	Full	41	0	0	0	0	0	0	0	0
n/a	King Street, King Street Stores (allocation)	CC8	-	20	0	0	0	0	0	0	0	0
n/a	King Street, St Annes Wharf (permission).	CC6 04/00605/F	Full	351	87	88	88	88	0	0	0	0
n/a	Little John Road, Parish Hall/Vicarage Garden (permission)	10/01926/F	Full	5	5	0	0	0	0	0	0	0
n/a	Lower Clarence Road, car park (allocation)	CC13	-	45	0	0	0	0	0	0	0	0
n/a	Magdalen Road, 118 (site of former Elm Tavern) (permission)	10/02009/F	Full	11	11	0	0	0	0	0	0	0
n/a	Mile Cross Depot (allocation)	R36 18/01290/DEM	-	75	0	0	30	90	30	0	0	0
n/a	Mousehold Lane, Start Rite Factory site (allocation)	R18	-	40	0	0	0	0	0	15	0	0
n/a	Muspole Street, Seymour House (prior approval)	15/01512/PDD	PDD	23	0	0	0	0	0	0	0	0
n/a	Northumberland Street, 120-130 (permission)	R32 16/00835/F	Full	36	0	18	18	0	0	0	0	0
n/a	Oak Street / Sussex Street commercial sites, 160-162 Oak Street (allocation)	CC20	-	15	0	0	0	0	0	0	0	0
n/a	Oak Street, 140-154 (allocation)	CC18	-	10	0	0	0	0	0	0	0	0
n/a	Oak Street, 161 (permission) application submitted	18/00004/F	Full	40	0	23	17	0	0	0	0	0
n/a	Pottergate car park (allocation)	CC23	-	20	0	0	0	0	0	0	0	0
n/a	Pottergate, Kiln House, 27-43	18/01271/PDD 18/01270/PDD	PDD	35	8	9	9	9	0	0	0	0

n/a	Queens Road and Surrey Street (allocation)	CC29	-	40	0	0	0	0	0	101	0	0
n/a	Raynham Street, north of (allocation)	R26	-	40	0	0	0	0	0	0	0	0
n/a	Rose Lane and Mountergate, land at (allocation)	CC4	-	300	0	0	0	0	0	0	0	0
n/a	Somerleyton Street, Somerley Care Home, conv to student accommodation, 66 bedrooms	17/01515/F	Full	26	26	0	0	0	0	0	0	0
n/a	St Faiths Lane, 60 (permission)	17/00361/U	Full	41	0	0	0	0	0	0	0	0
n/a	St Georges Street, Merchants Court (prior approval/permission)	17/01811/PDD 16/01268/F	PDD/Full	37	0	0	0	0	0	0	0	0
n/a	St Mildreds Road, 112, conv to student accommodation, 34 bedrooms	17/01762/F	Full	14	0	14	0	0	0	0	0	0
n/a	St Stephen Street (6a) 702 beds	17/00357/F 18/01112/NMA	Full	282	282	0	0	0	0	0	0	0
n/a	Starling Road, Industrial sites; remainder of allocation (allocation) Part 1&2	R20	Full & Outline	23	0	0	0	0	0	9	19	0
n/a	Sussex Street, 70-72 (permission, legal start only) (allocation)	09/00296/F CC19	Full	17	0	0	0	0	0	0	0	0
n/a	Thorpe Road/Lower Clarence Road, Busseys Garage (allocation)	CC14	-	25	0	0	0	0	0	0	0	0
n/a	Thorpe Road: 13-17 Norwich Mail Centre (allocation)	CC15	-	150	0	0	0	0	0	0	0	0
n/a	Three Score, Bowthorpe	18/01586/RM 15/00298/RM 14/00874/RM 13/02031/RM 12/00703/O R38	Outline/ Reserved matters	847	18	48	26	100	100	100	100	355
n/a	Waterworks Road, Heigham Water Treatment Works (allocation)	R31	-	150	0	0	0	0	0	0	0	0
n/a	Westlegate 1-17, Boars Head Yard & St Stephens Street 1-9.	18/00652/PDD 18/00651/PDD 18/00642/F	PDD/Full	69	0	0	0	0	0	23	23	23
n/a	Westwick Street Car Park (allocation)	CC30	-	30	0	0	0	0	0	0	0	0
n/a	Westwick Street, BT Exchange Site (permission)	16/00456/F	Full	42	0	0	42	0	0	0	0	0
n/a	Windmill Road, land north of (permission)	R19 14/00847/F (expired)	Full	10	0	0	0	0	0	17	0	0
			Sites of 9 or fewer	307	44	44	44	44	44			
			Discounted Windfall (Per Annum)	123		40	82	123	123			
			Total (Windfall included in yearly total only)	6,882	719	522	527	454	317	772	174	378

APPENDIX B3 – SOUTH NORFOLK SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2019	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 and Beyond
Ashwellthorpe	r/o Wood Farm, The Street	2011/0506	Detailed	31	15	16						
Aslacion	Coopers Scrap Yard	2006/0171	Outline	15						15		
Barford	West of the Hall	BAR1	Allocation	10								10
Barnham Broom	Rush Green Road/Bell Road	2017/0100	Detailed	24	24							
Bawburgh	South of the Village Hall	2018/1550	Detailed	10			10					
Bracon Ash	Norwich Road	BRA1	Allocation	20								20
Bracon Ash	West of Long Lane	2017/2131	Detailed	15	4	8	3					
Brooke	High Green Farm	2014/2041	Detailed	11	5	6						
Caistor St Edmund	North of Heath Farm	2018/2232	Detailed	16						16		
Costessey	Queen's Hills/North of the River Tud	2007/1443	Detailed	37	37							
		2019/1683	Detailed	9			9					
Costessey	West of Lodge Farm	2013/0567 & 2016/0402	Detailed	279	49	54	60	60	39	17		
Costessey	Townhouse Road	2014/1440	Detailed	9	9							
Cringleford	Roundhouse Park	2018/0280 & 2018/0281	Outline	50		2	38	10				
Cringleford	Cringleford NP allocation - South of the A11	2018/2200	Detailed	650	5	111	100	100	100	100	100	34
		Various	Outline & part detailed	350		60	86	62	51	91		
		2018/2404	Detailed	7	7							
		2018/2835	Detailed	203	13	40	40	40	40	30		
		2018/2836	Detailed	90						10	40	40
Dickleburgh	Langmere Road	2016/0482	Detailed	14	14							
Dickleburgh	West of Norwich Road	2018/0980	Outline	22				11	11			
Diss	Frenze Hall Lane	2016/1566	Detailed	97	40	40	17					
Diss	Vinces Road	DIS1	Allocation	35				15	20			
Diss	Park Road	DIS2	Allocation	15								15
Diss	Former Hamlins Site	DIS6	Mixed-use allocation	13								13
Diss	Former Feather Factory	DIS7	Mixed-use allocation	17								17
Ditchingham	Tunney's Lane Field	2018/0121	Outline	24				12	12			
Earsham	Lodge Field, School Lane	2018/1317	Detailed	16	13	3						
Easton	South and east of the village	2014/2611	Outline	890		15	55	55	55	55	55	600
		EAS1	Allocation	64						30	34	
Gillingham	Norwich Road	2019/1013	Detailed	22		9	13					
Great Moulton	High Green	2015/2536	Detailed	7	2	2	2	1				

Hales	North of Yarmouth Road	HAL1	Allocation	10			20					
Hales	Former workshops, Yarmouth Road (The Old Forge)	2011/0026 & 2018/0092	Detailed	12	12							
Harleston	Spirkett's Lane/Limes Close	HAR4	Allocation	95						40	40	15
Harleston	Former Howard Rotavators	2017/0099	Detailed	35	20	15						
Harleston	Cranes Meadow	1998/1119	Detailed	9	4	4	1					
Hempnall	off Bungay Road	HEM1	Allocation	20			23					
Hethersett	North Village	2017/0151	Detailed	88	49	39						
		2018/2326	Detailed	181		17	57	55	49	3		
		2017/1104	Detailed	107	70	37						
		2018/2500	Detailed	191		23	80	80	8			
		2011/1804	Outline	405					73	130	99	103
Hethersett	North of Grove Raod	HET2	Allocation	40							40	
Little Melton	Gibbs Close	2015/1697	Detailed	23	12	9	2					
Little Melton	South of School Lane	2017/2843	Outline	30						15	15	
Loddon	Georges Lane	2016/0853	Detailed	126	38	38						50
Long Stratton	LNGS1 AAP Allocation	LNGS1 (part)	Allocation	600			15	20	20	35	35	475
		LNGS1 (part)	Allocation	1,200						75	100	1,025
Mulbarton	The Rosery/Long Lane	2014/0887	Detailed	12	12							
Newton Flotman	Flordon Road/Church Road	NEW1	Allocation									30
Poringland	The Street/South of Stoke Road	2010/1332	Detailed	45	26	19						
Poringland	West of The Street/North of Shotesham Road	2014/0319	Detailed	145		25	25	25	25	25	20	
Poringland	Heath Farm	2016/2388	Detailed	52	36	16						
Poringland	West of Octagon Barn	2015/2326	Detailed	60	19	32	9					
Pulham Market	Sycamore Farm	2018/0598	Detailed	10	5	5						
Rockland St Mary	off Bee Orchid Way	2017/1649	Detailed	21	21							
Roydon	Land of Denmark Lane	DIS3	Allocation	43			21	21				
Scole	West of Norwich Road	2019/0956	Detailed	18			18					
Scole	Old Norwich Road	SCO1	Allocation	15								15
Spooner Row	Chapel Lane/Bunwell Road	2014/2472 & 2016/2424	Detailed	16	8	8						
Stoke Holy Cross	South of Long Lane	2016/2153	Detailed	10	10							
Stoke Holy Cross	Chandler Road	2017/0616	Detailed	6	6							
Swardeston	Land off Bobbins Way	2017/2247	Detailed	38		6	24	8				
Swardeston	Main Road	SWA1	Allocation	30			15	15				

Stoke Holy Cross	South of Long Lane	2016/2153	Detailed	10	10							
Tacolneston	Land adj. The Fields	2017/0225	Outline	21		10	11					
Tasburgh	Church Road	TAS1	Allocation	20					10	10		
Tharston	Chequers Road	2014/0843	Detailed	18	18							
Thurlton	Beccles Road/Collage Raod	2017/2302	Detailed	25	25							
Trowse	White Horse Lane	2016/0803 & 2016/0805	Detailed	98	28	25	25	20				
Trowse	Devon Way/Hudson Avenue	2014/0981	Outline	75				15	30	30	8	
Trowse	May Gurney/Keir site & Carrow Yacht Club		Outline	90						20	50	20
Woodton	Rear of Georges House	WOO1	Allocation	22			22					
Wymondham	South Wymomdham	2015/1760	Detailed	14	14							
		2015/2380	Detailed	122	46	60	16					
		2015/1649	Detailed	31	31							
		2016/2586	Detailed	121	19	48	47	7				
		2015/2168	Detailed	103	54	36	13					
		2012/0371	Outline	577						50	50	477
Wymondham	London Road/Suton Lane	2014/2495 & 2018/2758	Outline & part detailed	335		50	50	50	50	50	50	35
Wymondham	Elm Farm, Norwich Common	2019/0536	Detailed	300		25	80	80	80	35		
Wymondham	Spinks Lane/Norwich Road	2014/2042	Detailed	85	85							
Wymondham	Carpenters Barn	2015/1405	Detailed	124	75	49						
Wymondham	Former WRFC	2014/0799	Outline	90						45	45	
Wymondham	Former Sale Gorund, Cemetery Lane	2016/2668	Outine	64			20	21	20	3		
Wymondham	Friarscroft Lane	WYM1	Allocation	14			14					
			Sites of 9 or fewer	857	125	125	125	125	125			
			Discounted Windfall (Per Annum)	65	0	21	43	65	65	65	65	65
			Total (Windfall included in yearly total only)	9,981	1,115	1,108	1,209	973	883	995	806	3,099



APPENDIX C1 – SITE FORMS

**Greater Norwich Area Housing Land Supply
Assessment at 1st April 2019**

Joint Delivery Statements Broadland

District

Site & Developer/Agent Details

Developer/Agent	Repton Homes
Reference	20172189
Location	Land North of Norwich Road, Acle, Norwich
Planning Status	Outline planning approval
Description of Development	Development of 137 residential units together with associated highway works

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0

Commentary on Site Progress

An outline application (District Reference: 20141108) was granted on 30/01/2015 but subsequently lapsed on 30/01/2018 as no reserve matters application had been submitted. A replacement outline application for 140 dwellings (District Reference: 20172189) was approved on 25/05/2018. A reserved matters application was submitted on 31/07/2019. It is expected that this will be approved before the end of 2019/20.

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.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
0	0	24	36	36

Commentary on Delivery Forecast

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.

The developer is planning to start on site in mid. 2020 and the delivery forecast was provided by Repton and it is consistent with their programme and sales expectations.

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.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 20/11/2019

Developer/Agent: Repton Homes

Name: Simon Hughes

Job Title: Head of Property

Date: 21/11/2019

Site & Developer/Agent Details

Developer/Agent	Norfolk Homes Ltd
Reference	20161483
Location	Land at Yarmouth Road, Postwick/Brundall
Planning Status	Outline planning approval
Description of Development	Development of 155 dwellings, open space and vehicular access.

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0

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 submitted a Reserved Matters application (ref.20190604) on 29/03/19 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

2019/20	2020/21	2021/22	2022/23	2023/24
0	0	10	26	26

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 submitted a revised delivery forecast in which expect to deliver 10 units in 2021/22 and approximately 26 units per year on the site 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.

Local Authority: Broadland District Council

Developer/Agent: Norfolk Homes Ltd

Name: Diane Barr

Name: Jack Pointer

Job Title: Spatial Planning Support Officer

Job Title: Land and Planning Coordinator

Date: 02 December 2019

Date: 04 Dec 2019

Site & Developer/Agent Details

Developer/Agent	Crocus Homes
Reference	20170075
Location	Land adj. former Railway Line, Rectory Road, Coltishall
Planning Status	Outline planning approval
Description of Development	Development of 30 Dwellings and New Vehicular Access

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0

Commentary on Site Progress

Outline application 20170075 was submitted on 16/01/2017 by Messrs Smith & Lappin, and granted approval on 06/11/2017. The site subsequently went on the market and was purchased by Crocus homes in May 2019. Presently, informal discussions are being carried out with BDC Development Management on the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	30	-

Commentary on Delivery Forecast

Crocus homes are looking to start on site by the end 2021. Completion 2023.

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.

<p>Local Authority: Broadland District Council</p> <p>Name: Diane Barr</p> <p>Job Title: Spatial Planning Support Officer</p> <p>Date: 02 December 2019</p>	<p>Developer/Agent: Crocus Homes</p> <p>Name: Christina Hack</p> <p>Job Title: Construction / Project Manager - Crocus</p> <p>Date: 09.12.2019</p>
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Site & Developer/Agent Details					
Developer/Agent	Strutt and Parker				
Reference	COL2				
Location	Land at Jordan's Scrapyard, Coltishall				
Planning Status	Allocation				
Description of Development	Allocated residential development of up to 30 dwellings				
Site Progress					
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
.					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	0	0
.					
Commentary on Site Progress					
Strutt & Parker have been discussing the best way forward with the landowners, who are still very keen to promote and develop this site.					
The agents report they will be shortly progressing with surveys, before they seek to engage with a developer to bring the site forward.					
Delivery Forecast					
.					
	2019/20	2020/21	2021/22	2022/23	2023/24
	0	0	10	20	0
.					
Commentary on Delivery Forecast					
Although a developer has yet to be identified, given the activity in the area and conversions they have had, the agents believe they will be able to agree a future scheme.					
On the assumption that a scheme can be achieved, the agent provided a delivery forecast of 10 dwellings in 2021/2022 and the remaining 20 houses in 2022/2023.					
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. 					
Local Authority: Broadland District Council		Developer/Agent: Strutt and Parker			
Name: Diane Barr		Name: Russell de Beer			
Job Title: Spatial Planning Support Officer		Job Title: Director			
Date: 26/11/2019		Date: 5th December 2019			

Site & Developer/Agent Details

Developer/Agent	Graham Craske
Reference	FRE1
Location	Land north of Palmer's Lane, Freethorpe
Planning Status	Allocation
Description of Development	Allocation for residential development of up to 10 dwellings

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
0	0	0	0	0

Commentary on Site Progress

A full planning application (ref.20172048) by Wright Properties Ltd for 10 dwellings, Parking Areas, Access Road and Associated Works was submitted by Wright Properties (East Anglia) Ltd on 22/11/2017. This application was withdrawn by the applicant on 14/02/2018.

A full application for a revised proposal (ref.20181845) for 9 dwellings with parking areas, access driveway & associated site works was submitted by Wright Properties (East Anglia) Ltd on 13/11/2018. Concerns were raised by NCC Highways regarding visibility at the junction of Palmers Lane with the Green. Consequently, an agreement has been reached between the applicants and the owners of property on the corner of Palmers Lane/The Green to acquire some land for junction improvements.

Consent has been granted subject to Sec 106 agreement (not yet completed) for open space contributions.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
0	5	4	0	0

Commentary on Delivery Forecast

The agent reports commencement of construction is imminent, as soon as the Section 106 document has been agreed. It is anticipated that completion of dwellings will be progressive from summer 2020. The marketing agent confirmed the above forecast is as anticipated but added they will be attempting to complete all 9 in 2020 if all goes well.

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.

Local Authority: Broadland District Council	Developer/Agent: Graham Craske
Name: Diane Barr	Name: Graham Craske
Job Title: Spatial Planning Support Officer	Job Title: Chartered Architectural Technologist
Date: 02 December 2019	Date: 03 December 2019

Site & Developer/Agent Details				
Developer/Agent	Persimmon Homes			
Reference	20151770			
Location	Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH			
Planning Status	Full Permission (Phase 1). Outline Planning Permission (remainder of site)			
Description of Development	Hybrid Application: 1. Outline proposals for the demolition of the existing club house and associated structures and development for up to 1,000 homes and 2. Detailed proposals for the first phase of 108 dwellings and associated infrastructure plus the off-site highway works to serve phase one and the overall scheme.			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	20	
Number of Homes Completed by Year				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
Commentary on Site Progress				
<p>A hybrid application (ref.20151770) was submitted for approval by Persimmon Homes Limited and Royal Norwich Golf Club on 30/10/2015. The application was for up to 1,000 dwellings and associated infrastructure including reserved matters for 108 dwellings being the first phase of the development. The application was approved on 06/12/2016 for the 108 dwellings with reserved matters and the remaining up to 892 being granted outline approval.</p> <p>Work commenced on the site, however, drainage issues led to a S73 application (ref. 20171514) being submitted on 01/09/2017 to split phase one into two parts. This application was approved on 28/06/2018. First completions have been delayed whilst the aforementioned drainage issues were resolved and compaction undertaken to address ground stability.</p> <p>1st phase of the site is now expected to yield circa. 95 dwellings as opposed to the 108 originally proposed. There are ongoing discussions about remainder of the site which may result in a reduction in the overall dwelling yield from the site and has led to a delay in the submission of the reserved matters for Phase 2.</p> <p>Persimmon Homes own the freehold of the land. The golf club have a lease on the land and relocated to their new site at Weston Park in September 2019 so the land needed for phases 2-3 is available. Wensum Valley Golf Club have taken a lease on the land on the west side of Drayton High Road which will end before the land is needed for commencement of Phases 4-6. 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 developers forecast.</p>				
Delivery Forecast				
2019/20	2020/21	2021/22	2022/23	2023/24
32	51	70	70	70

Commentary on Delivery Forecast

The site has commenced with constructed 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 32 completions in 2019/20. If reserved matters consent for Phase 2 is granted by October 2020, the forecast is for 51 completions in 2020/21 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.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 02/12/2019

Developer/Agent: Persimmon Homes

Name: Laura Townes

Job Title: Head of Land and Planning

Date: 17 December 2019

Site & Developer/Agent Details

Developer/Agent	Lovell Partnerships Ltd.
Reference	HNF1
Location	Land East of Manor Road, Horsham & Newton St Faiths
Planning Status	Allocation
Description of Development	Erection of 69 Dwellings and Associated Infrastructure and Landscaping

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

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. Full approval was granted on 19/12/2019.

Whilst there are a number of abnormal costs associated with the scheme, substantially related to drainage works, the site has been made viable through a reduction in affordable housing provision. Lovell Partnerships have confirmed that with the agreed level of affordable housing there are no ownership, infrastructure or viability constraints that will prevent the delivery of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
0	0	30	39	0

Commentary on Delivery Forecast

Lovell Partnerships have confirmed that the delivery forecast is reflective of their planned delivery of the site.

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.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 02 January 2020

Developer/Agent: Lovell Partnerships Ltd.

Name: Justin Coote

Job Title: Development Manager

Date: 02/01/2020

Site & Developer/Agent Details

Developer/Agent	Norfolk County Council
Reference	20161643
Location	Land West of Burlingham Road, South Walsham
Planning Status	Outline Planning Application
Description of Development	Residential Development of 21 Homes.

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

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 2019/20.

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.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	21	-	-

Commentary on Delivery Forecast

Should the sale be completed by the end of the financial year the preferred purchaser has 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 2020/21, it would be their intention to start on site in early 2022. First completions would be expected within 6 months of the start on site and the whole site would be built by March 2022.

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.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 20/11/2019

Developer/Agent: Repton Homes

Name: Simon Hughes

Job Title: Head of Property

Date: 21/11/2019

Site & Developer/Agent Details

Developer/Agent	Abel Homes
Reference	20172148
Location	Land off Beech Avenue, Taverham
Planning Status	Outline application
Description of Development	Development of up to 93 Dwellings With Associated Access

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

An outline application for this site (ref: 201721480 was granted on 28/09/2018. The site was recently purchased by Abel Homes who submitted a reserved matters application (ref: 20191065) on 03/07/2019. It is expected that this will be approved before the end of 2019/20.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	30	41	22	-

Commentary on Delivery Forecast

(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note 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.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Support Officer

Date: 02 December 2019

Developer/Agent: Abel Homes

Name: Dan Piper

Job Title: Technical Manager

Date: 09 December 2019

Site & Developer/Agent Details

Developer/Agent	Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes
Reference	20080367 (Outline), 20130209, 20130224, 20160751, 20160912, 20160911, 20160928, 20160928 (Reserved Matters)
Location	Land at Blue Boar Lane, Sprowston
Planning Status	Reserved Matters Approval (Under Construction)
Description of Development	Erection of up to 1233 Dwellings Including Link Road, Recreation Areas, Primary School, Open Space and other Associated Works

Site Progress

Total Homes Completed at 1st April 2019	678	Homes Under Construction at 1st April 2019	137
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	39	198	198	243

Commentary on Site Progress

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.

Following the grant of outline planning consent a first tranche of reserved matters applications 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 reserved matters consents across the whole of the development following the submission and determination of additional reserved matters applications (20160751, 20160928, 20160930, 20160912 & 20160911).

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.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
180	178	92	47	4

Commentary on Delivery Forecast

Development has now started across all but two of the reserved matters 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 have completed this phase of the White House Farm development and moved onto the next phase (allocated under Growth Triangle AAP Policy GT20) by Q2 2021. Hopkins Homes forecast that they will deliver at a rate of approximately 54pa and Taylor Wimpey at 56pa.

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 the 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.

Local Authority: Broadland District Council

Developer/Agent: Persimmon Homes

Name: Paul Harris

Name: Laura Townes

Job Title: Principal Planning Officer (Spatial Planning)

Job Title: Head of Land and Planning

Date: 02/12/2019

Date: 17 December 2019

Site & Developer/Agent Details

Developer/Agent	Lovell
Reference	20160395
Location	Land South of Green Land East, Rackheath
Planning Status	Outline Planning Permission
Description of Development	Development of up to 157 Dwellings together with Associated Access, Open Spaces & Infrastructure

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

The site was allocated in July 2016. An outline planning application was submitted on 09/03/2016. Outline planning permission was granted on 31/01/2019. The delay in granting permission resulted from complicated negotiations to resolve drainage and access issues.

Lovell submitted a Reserved Matters application on 01/07/2019. This is expected to be determined in 2020/21. Lovell have confirmed that there are no viability, ownership or infrastructure constraints that will prevent the development of the site.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	21	42	42

Commentary on Delivery Forecast

Subject to the grant of Reserve Matters permission, it can be expected that a start on site will be made during 2020/21 with the first completions achieved in 21/22. It would be reasonable to assume an average yearly rate of approximately 42 homes per annum. 50% of annual average rate is assumed in the first full year of construction.

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.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 02/12/2019

Developer/Agent: Lovell

Name: J Coote

Job Title: Development Manager

Date: 19/12/2019

Site & Developer/Agent Details

Developer/Agent	Barratt David Wilson Homes (Eastern Counties)
Reference	20160498
Location	Land South of Salhouse Road, Sprowston
Planning Status	Outline Planning Permission
Description of Development	Proposed residential development of a minimum of 803 dwellings with access road and associated infrastructure ...

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

The outline application for the site was submitted on 05/04/2016, slightly in advance of the confirmation of the site's allocations through the Growth Triangle Area Action plan in July 2016. A Council resolution to grant planning permission was given on 01/11/2017. Outline consent was granted on 07/03/19. The delay to the grant of planning permission was principally due to complicated negotiations that resulted from there being the two separate but inherently inter-related applications that were submitted on the GT7 allocation site.

The 1st phase of the site has been purchased by Kier Living. Barratt David Wilson Homes (BDWH) are in advanced negotiations to purchase the remainder of the site.

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

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	10	100	100	100

Commentary on Delivery Forecast

Barratt Home intend to submit a Reserve Matters application by January 2020, subject to a timely consent this will enable a start on site in October 2020.

BDWH anticipates the following delivery programme 20/21 = 10 completions, 21/22 = 100, 22/23 = 100, 23/24 = 100, 24/25 = 100, 2025/26 = 60, 2026/27 = 50. This rate is consistent with their 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.

Local Authority: Broadland District Council	Developer/Agent: Barratt David Wilson Homes (Eastern Counties)
Name: Paul Harris	Name: Ray Houghton
Job Title: Principal Planning Officer (Spatial Planning)	Job Title: Head of Planning
Date: 27/11/2019	Date: 28/11/2019

Site & Developer/Agent Details

Developer/Agent	Halsbury Homes
Reference	20107104 & 20190485
Location	Land South of Salhouse Road, Sprowston
Planning Status	Outline Planning Permission at 1 April 2019. Reserve Matters Permission granted on 18 July 2019.
Description of Development	Reserved Matters Application for Details of Appearance, Layout, Landscaping and Scale of 365 dwellings following Outline Planning Permission 20170104

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

The outline application for the site was submitted on 25/01/2017. Permission was granted on 06/12/18.

The site has now been purchased by Halsbury Homes. A Reserved Matters Application (20190485) was submitted on 22/03/2019. Reserved Matters Permission was issued on 18/07/2019.

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

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
0	30	40	40	40

Commentary on Delivery Forecast

Halsbury Homes expect to start on site in 2020.

Halsbury anticipates the following delivery programme 20/21 = 30 completions, 21/22 = 40, 22/23 = 40, 23/24 = 40, 24/25 = 40, 2025/26 = 40. This rate is consistent with their 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.

Local Authority: Broadland District Council	Developer/Agent: Halsbury Homes
Name: Paul Harris	Name: James Millard
Job Title: Principal Planning Officer (Spatial Planning)	Job Title: Land Manager
Date: 27/11/2019	Date: 19/12/2019

Site & Developer/Agent Details	
Developer/Agent	TOWN
Reference	20161058
Location	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road
Planning Status	Outline Planning Approval. Reserved matters for phase one infrastructure approval in principle
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

Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0

Number of Homes Completed by Year				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

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.

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.

Consequently, a S.73 application (reference 20161058) was submitted on in 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. The site wide design code has now been approved and the strategic infrastructure is subject to a Council Resolution to Grant Planning Permission.

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. The necessary enabling works for phase 1 can be viably delivered.

Delivery Forecast				
2019/20	2020/21	2021/22	2022/23	2023/24
0	25	125	150	150

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 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 has actively been marketed to developers, negotiations that took place during 2019/20 have now reached an advanced stage with multiple developers who will take on different elements of phase 1 of the development. Subject to finalising pre-sales commitment from the interested developer, TOWN intend to complete the purchase of phase 1 and procure contractors to deliver enabling infrastructure during 2020. Whilst the implementation of enabling infrastructure has been delayed from that which was expected in 2019 it will still enable development to commence on site in a timely manner in accordance with the above trajectory.

It is the intention is that land will be released for development across parcels A and B. This will enable simultaneously delivery by two or more development partners with the first homes being occupied during 2021. The development forecast reflects only the expected 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 final Business Case to the Housing Infrastructure Fund (HIF): Forward Fund for the Broadland Growth Triangle. If successful the HIF grant would fund roads, associated drainage and Strategic Public Open Space infrastructure across Phases 2 and 3 of the scheme. At the time of writing the outcome of the HIF bid is awaited.

Notwithstanding the above, 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 during 2020. Delivery of HIF infrastructure will enable further development sites to be opened up across the Beeston Park site, which will significantly accelerating the delivery of housing beyond the levels identified in the current 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.

Local Authority: Broadland

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 25/11/2019

Developer/Agent: TOWN

Name: Mike Bodkin

Job Title: Project Director

Date: 04/12/2019

Site & Developer/Agent Details

Developer/Agent	Norfolk Homes
Reference	GT18 (20171464)
Location	Land South of Green Lane West, Rackheath
Planning Status	Allocation (Application for Full Permission submitted)
Description of Development	Construction of 322 Dwellings & Associated Works

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

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

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	25	25

Commentary on Delivery Forecast

Subject to the timely grant of permission, 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 25 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.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 02/12/2019

Developer/Agent: Norfolk Homes

Name: Jack Pointer

Job Title: Land and Planning Coordinator

Date: 04/12/2019

Site & Developer/Agent Details

Developer/Agent	Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes
Reference	GT20
Location	White House Farm (North East)
Planning Status	Allocation (Hybrid Planning Application Submitted, 20191370).
Description of Development	Erection of 516 dwellings, including associated infrastructure.

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

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 an application (District Reference: 20191370) was submitted on 29/08/2019 that seeks outline permission for 516 dwellings (to be split equally amongst the three consortium members) and detailed consent for the highway access. The lead consortium member (Persimmon Homes) has confirmed that early work has already begun on a Reserved Matters submission.

Due to consultation responses received in the determination of the outline planning application the masterplan has been updated reducing the number of dwellings to 456 (152 per developer). The expectation is that the planning application will be determined at March 2020 planning committee with reserved matters applications submitted soon afterwards.

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

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	70	122	146

Commentary on Delivery Forecast

Persimmon Homes expect that they will have completed construction on their first White House Farm site (district reference 20080367) and moved onto GT20 by Q2 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 Q1 2023, building out at a rate of approximately 54-60dpa. Taylor Wimpey expect to have moved onto GT21 by Q3 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.

Local Authority: Broadland District Council

Developer/Agent: Persimmon Homes

Name: Paul Harris

Name: Laura Townes

Job Title: Principal Planning Officer (Spatial Planning)

Job Title: Head of Land and Planning

Date: 02/12/2019

Date: 17 December 2019

Site & Developer/Agent Details

Developer/Agent	Socially Conscious Capital Ltd (SCC) / Strutt & Parker
Reference	20161896
Location	Racecourse Plantation, Plumstead Road
Planning Status	Outline Planning Permission.
Description of Development	Erection of up to 300 New Homes and the Creation of a New Community Woodland Park (Outline)

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

An outline application for the development of the site was submitted on 01/11/2016. The application was refused on 14/06/2017. The decision to refuse the application was subsequently appealed. The appeal was allowed and outline planning permission was granted for the development on 30/01/2019.

Following the planning permission becoming immune from challenge, SCC has been preparing to market the development site for sale to a developer and consulting on the options for the new Community Woodland Park.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	15	50	75	75

Commentary on Delivery Forecast

The marketing campaign will be launched in February 2020 and we expect to have completed the sale to a developer by summer 2020. The developer will then prepare and submit an application for reserved matters and will discharge the pre-commencement conditions during the second half of 2020 and beginning of 2021. Therefore, we currently anticipate the development commencing in the year 2021. There are 201 new market homes and 99 new affordable homes; we expect the developer to build out at a rate of 35 - 50 market homes per annum, while the affordable homes will likely be built out more quickly than that, so it will take approximately 4 - 5 years for the development to be 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.

Local Authority: Broadland District Council	Developer/Agent: Socially Conscious Capital
Name: Paul Harris	Name: Rock Feilding-Mellen
Job Title: Principal Planning Officer (Spatial Planning)	Job Title: Director
Date: 13/12/2019	Date: 02/12/2019

Site & Developer/Agent Details				
Developer/Agent	Kier Living			
Reference	20160498 & 20190758			
Location	Land South of Salhouse Road, Sprowston			
Planning Status	Outline Planning Permission at 1 April 2019. Reserve Matters Permission granted on 25 October 2019.			
Description of Development	Reserved Matters following grant of Outline Planning Permission 20160498 for the Phase 1 Residential Development comprising 251 Houses			
Site Progress				
Total Homes Completed at 1 st April 2019	0		Homes Under Construction at 1 st April 2019	0
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
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>The 1st phase of the site has been purchased by Kier Living. A Reserve Matter Application (20190758) for phase 1 was submitted on 07/05/2019. Reserved Matters Permission was issued on 25/10/2019.</p> <p>There are no known viability, ownership or infrastructure constraints that will prevent the development of the site.</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	20	45	45
.				
Commentary on Delivery Forecast				
<p>Kier Living have met their programme expectations of achieving Reserve Matters consent by Autumn 2019, this will enable a start on site in early 2020.</p> <p>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, 2026/27 = 8. This rate is consistent with their experience of the local market.</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.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Principal Planning Officer (Spatial Planning)

Date: 27/11/2019

Developer/Agent: Kier Living

Name: James Griffiths

Job Title: Head of Planning

Date: 30/01/2020

**Greater Norwich Area Housing Land Supply
Assessment at 1st April 2019**

Joint Delivery Statements

Norwich City

Site & Developer/Agent Details					
Developer/Agent	Norwich City Council				
Reference	R38				
Location	Threescore				
Planning Status	Allocation / consent				
Description of Development	Urban extension				
Site Progress					
Total Homes Completed at 1st April 2019	54	Homes Under Construction at 1st April 2019	18		
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	2	59
Commentary on Site Progress					
<p>Outline consent 12/0703/O 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.</p> <p>Phase 1 – a care village comprising dementia care and housing with care units – is now complete (planning ref 13/02031/RM)</p> <p>Norwich Regeneration Limited (NRL), a private limited company wholly owned by Norwich City Council, is currently delivering phase 2.</p>					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	18 (now complete)	48	26	100	100
Commentary on Delivery Forecast					
<p>The site is owned by Norwich City Council.</p> <p>Phase 2 has planning consent (15/00298/RM) for erection of 172 dwellings and associated works in association with 13/02809/VC. This development began in May 2017 and is expected to be completed by 2021/22. The Rayne Park part of the development (section 1) is now complete (79 units). Future elements of phase 2 are expected to be completed within the next couple of years: 26 units on section 2 in 2021/22, and 48 units on sections 3 and 4 in 2020/21. It is anticipated that phase 2 will deliver approximately 153 units of housing overall, rather than the 172 envisaged by the consent.</p> <p>Remainder of the allocation: NRL's business plan envisages development of 100 units on Phase 3 in 2022/23 (no current consent). Beyond that, it is envisaged that the site will be developed out by 2 operators averaging approximately 100 units per annum going forward.</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.

<p>Local Authority: NORWICH CITY COUNCIL</p> <p>Name: C. HULLIBELL</p> <p>Job Title: PLANNER</p> <p>Date: 9/1/20</p>	<p>Developer/Agent:</p> <p>Name: Graham Nelson</p> <p>Job Title: Director of Regeneration and Development</p> <p>Date: 11 December 2019</p>
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Site & Developer/Agent Details			
Developer/Agent	CAM Architects		
Reference	18/00917/O		
Location	Constitution Motors, Constitution Hill		
Planning Status	Permission.		
Description of Development	Outline application with all matters reserved for the erection of up to 12 dwellings.		
Site Progress			
Total Homes Completed at 1st April 2019	zero	Homes Under Construction at 1st April 2019	zero
Number of Homes Completed by Year			
2014/15	2015/16	2016/17	2017/18
Commentary on Site Progress			
<i>Reserved matters application awaiting decision ref: 19/01031/RM</i>			
Delivery Forecast			
2019/20	2020/21	2021/22	2022/23
6	6		
Commentary on Delivery Forecast			
<i>Developer looking to start work on-site as soon as possible pending reserved matters application outcome and mostly, pending agreement on viability assessment submitted with the reserved matters application.</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. 			
Local Authority: NORWICH CITY COUNCIL		Developer/Agent:	
Name: C. HOLLISSE		Name: CAM Architects (Norwich) Ltd	
Job Title: PLANNER		Job Title: Agent	
Date: 17/12/19		Date: 18/11/19	

Site & Developer/Agent Details

Developer/Agent	Nigel Handley
Reference	16/00456/F
Location	BT Exchange Westwick Street
Planning Status	Permission
Description of Development	42 UNIT RESIDENTIAL FLAT SCHEME

Site Progress

Total Homes Completed at 1 st April 2019	NONE	Homes Under Construction at 1 st April 2019	NONE
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Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
—	—	—	—	—

Commentary on Site Progress

(Please see guidance in email) SITE HAS A DETAILED PLANNING PERMISSION. FINANCE IN PLACE.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
		42		

Commentary on Delivery Forecast

(Please see guidance in email) PROFESSIONALS ARE INSTRUCTED TO DISCHARGE ALL PLANNING CONDITIONS BY END OF MARCH 2020. WORK TO SITE WILL COMMENCE IN FEB 2021. BUILD PERIOD 50 WEEKS. FINANCE IN PLACE

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.

Local Authority: NORWICH CITY COUNCIL	Developer/Agent: OWNER WENSUM DEVELOPMENTS LTD
Name: C. HUNSELL	Name: NIGEL HANDLEY
Job Title: PLANNER	Job Title: DIRECTOR
Date: 17/12/19.	Date: 12/12/2019

* NOTE : WENSUM DEVELOPMENTS LTD IS A SPV COMPANY FOR THIS SITE ONLY. AS SUCH THIS DEVELOPER/OWNER IN THIS COMPANY HAS NO OTHER HOMES COMPLETED. ULTIMATE PARENT COMPANY IS R. G. CARTER GROUP LTD.



Site & Developer/Agent Details			
Developer/Agent	Developer - Boudica Developments		
Reference	R18 18/01772/F		
Location	Mousehold Lane Start Rite Factory site		
Planning Status	Allocation		
Description of Development	79 bed care home and 42 unit supported living comprising of 36 one bed units and 6 two bed units.		
Site Progress			
Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0
Number of Homes Completed by Year			
2014/15	2015/16	2016/17	2017/18
Commentary on Site Progress			
<p>The site has achieved the above planning consent. We are expecting to commence on site for the care home 2nd quarter 2020. The scheme for the supported living is being re designed currently- we would expect a revised application Q3 2020 and a most likely start on site (assuming planning permission being achieved) Q1 2021. Discharge of the planning conditions will commence Q1 2020 in parallel with the agreement to alter the phasing of the care home first rather than the supported living. Phase 1 would remain unaltered as it is required for both phase 2 or 3</p>			
Delivery Forecast			
2019/20	2020/21	2021/22	2022/23
	79 beds	42 units	
Commentary on Delivery Forecast			
<p>Care home 12 month build, 42 units also a 12 month build</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. 			
Local Authority: NORWICH CITY COUNCIL		Developer/Agent: Boudica Developments	
Name: ALAN C. HAINSWELL		Name: Marcus Allington	
Job Title: PLANNER		Job Title: Director	

Date: 17/12/19

Date: 27.11.19

Site & Developer/Agent Details					
Developer/Agent	Norwich City Council				
Reference	R36				
Location	Mile Cross depot				
Planning Status	Allocation				
Description of Development	Mixed use development including housing				
Site Progress					
Total Homes Completed at 1 st April 2019	0		Homes Under Construction at 1 st April 2019	0	
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	0	0
Commentary on Site Progress					
<p>The site was the former council depot comprising industrial units and open storage. Norwich City Council owns the site and it is anticipated that it will be developed for residential/housing. Demolition of structures on the site was undertaken from January to June 2019 and successful demolition and site clearance has been achieved.</p> <p>A range of studies have been completed including ground investigations, structural surveys, ecology and arboriculture surveys. A number of reports have been completed that aim to unlock this site and allow the council to mobilise the site and obtain a master planning application for a housing-led scheme that will highlight the potential for a small to medium size health and well-being hub to be located on the plan. Detailed planning for the residential element of the site as well as a comprehensive and best practice approach to remediation of the brownfield site is expected to be achieved in 2020.</p>					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
			30	90	30
Commentary on Delivery Forecast					
Start dates are to be finalised but it is hoped to seek planning approval during 2020 and start development in 2021-22.					
Developer's Declaration					
<p>I confirm that:</p> <ul style="list-style-type: none"> the site is available, viable and can be delivered as highlighted in the delivery forecast 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. 					
Local Authority: Norwich city council			Developer/Agent: Norwich city council		
Name: C. HOUNSELL			Name: Bob Cronk		

Job Title: PLANWER

Date: 17/12/19.

Job Title: Director of people and neighbourhoods

Date: 4 December 2019

Site & Developer/Agent Details					
Developer/Agent	Norwich City Council				
Reference	CC3				
Location	10-14 Ber Street				
Planning Status	Allocation				
Description of Development	Mixed use development				
Site Progress					
Total Homes Completed at 1 st April 2019	0		Homes Under Construction at 1 st April 2019	0	
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	0	0
Commentary on Site Progress					
Allocation CC3 expects a minimum of 10 dwellings to be constructed on the site along with retail use.					
Norwich City Council owns this site and is currently considering options for its development. The site is expected to be delivered within a 5 year period.					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	0	0	0	0	10
Commentary on Delivery Forecast					
A planning application is expected to be submitted by 2021 and delivery of 10 units is anticipated in 2023/24.					
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. 					
Local Authority: NORWICH CITY COUNCIL			Developer/Agent:		
Name: C. HOLLNSELL			Name: Graham Nelson		
Job Title: PLANNER			Job Title: Director of Regeneration and Development		
Date: 17/12/19.			Date: 11 December 2019		

Site & Developer/Agent Details					
Developer/Agent	Norwich City Council				
Reference	CC11				
Location	Argyle Street				
Planning Status	Allocation				
Description of Development	Residential				
Site Progress					
Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0		
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	0	0
Commentary on Site Progress					
<p>Norwich City Council owns this site. Significant work has been undertaken by the council to investigate feasibility and constraints.</p> <p>19 existing dwellings on this site were granted approval for demolition under application reference 14/01574/NF3. These buildings were subsequently demolished, and the site has been cleared and hoarding erected.</p> <p>Site investigations have shown that the site has difficult ground conditions, requiring future development to be constructed using lightweight superstructures.</p>					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	0	0	9	0	0
Commentary on Delivery Forecast					
<p>Planning application anticipated mid- late 2021</p> <p>Site commencement anticipated early 2022</p> <p>Estimated delivery: 9 units, anticipated by end of March 2023</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. 					
Local Authority: NORWICH CITY COUNCIL		Developer/Agent:			
Name: C. HOUNSELL		Name: Graham Nelson			
Job Title: PLANNER.					

Date: 17/12/19

Job Title: Director of Regeneration and Development

Date: 11 December 2019

Site & Developer/Agent Details					
Developer/Agent	Andy Scales , Norfolk Property Consultants Ltd				
Reference	R2				
Location	Norfolk Learning Difficulties Centre, Ispwich Road				
Planning Status	Allocation				
Description of Development	Housing with care and/or community facilities, or housing development (30 dwellings)				
Site Progress					
Total Homes Completed at 1 st April 2019	0		Homes Under Construction at 1 st April 2019	0	
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	0	0	0	0	0
Commentary on Site Progress					
<p><i>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</i></p>					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	0	0	0	0	10
Commentary on Delivery Forecast					
<p><i>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 / 23 or later.</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. 					
Local Authority: <i>NORWICH CITY COUNCIL</i>			Developer/Agent:		
Name: <i>C. HAINSELL</i>			Name: Andy Scales (Agent)		
Job Title: <i>PLANNER</i>			Job Title: Head of Planning Consultancy (NPS)		
Date: <i>17 / 12 / 19.</i>			Date: 20 November 2019		

**Greater Norwich Area Housing Land Supply
Assessment at 1st April 2019**

Joint Delivery Statements

South Norfolk Council

Site & Developer/Agent Details				
Developer/Agent	Clayland Architects (on behalf of Tas Valley Developments Ltd)			
Reference	2006/0171/O Allocation ASL1			
Location	Aslacton: Coopers Scrap Yard			
Planning Status	Outline Permission			
Description of Development	Proposed erection of 15 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	0			
Homes Under Construction at 1st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
2019/0460/D – Reserved Matters application submitted.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	-	-
.				
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. 				
Local Authority:		Developer/Agent: Clayland Architects		
Print Name: Daisy Sutcliffe		Print Name: Steven Swaby		
Job Title: Spatial Planning Monitoring Officer		Job Title: Principal Architect		
Date: 25th October 2019		Date:10/12/2019		

Site & Developer/Agent Details

Developer/Agent	Margaret Shelley at Lanpro (on behalf of Mr & Mrs Keable, site owners)
Reference	2017/2131
Location	Bracon Ash: West of Long Lane
Planning Status	Outline Permission plus Reserved matters for 7 plots
Description of Development	15 self/custom-build units

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	3
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

(Please give any reasons why delivery has exceeded expected rates, or otherwise. Where relevant, please include details on progress towards the submission of a planning application(s), progress with site assessment and details of any known viability, ownership or infrastructure constraints).

Progress is a little faster than anticipated – the plot sales went very well and owners are keen to move ahead quickly.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
4	8	3	-	-

Commentary on Delivery Forecast

(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).

Progress is a little faster than anticipated – the plot sales went very well and owners are keen to move ahead quickly.

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.

Local Authority:	Developer/Agent: LONG FOUR ACRES LTD
Print Name: Daisy Sutcliffe	Print Name: K. KEABLE
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR
Date: 25 th October 2019	Date: 5 th December 2019

Site & Developer/Agent Details				
Developer/Agent	Kerry Smith c/o Bennett Homes			
Reference	2014/1440			
Location	Costessey: Townhouse Road			
Planning Status	Detailed Permission			
Description of Development	62 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	48			
Homes Under Construction at 1st April 2019	14			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	17	31
.				
Commentary on Site Progress				
<i>5 units completed in 2019/2020 and site almost complete (as seen on site visit in October 2019).</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
14	-	-	-	-
.				
Commentary on Delivery Forecast				
<i>Site to completed by end of March 2020.</i>				
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. 				
<p>Local Authority:</p> <p>Print Name: Daisy Sutcliffe</p> <p>Job Title: Spatial Planning Monitoring Officer</p> <p>Date: 25th October 2019</p>	<p>Developer/Agent:</p> <p>Print Name: Kerry Smith</p> <p>Job Title: Development Surveyor</p> <p>Date: 21 November 2019</p>			

Site & Developer/Agent Details				
Developer/Agent	Jordan Last c/o Taylor Wimpey East Anglia			
Reference	2013/0567 & 2016/0402 COS1			
Location	Costessey: West of Lodge Farm			
Planning Status	Full Permission			
Description of Development	509 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	230	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	25	82	75	48
.				
Commentary on Site Progress				
<i>Site under construction. 34 of 279 remaining plots already completed in 2019/2020. Build rates in line with developers forecast.</i>				
.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
15	54	60	60	39
.				
Commentary on Delivery Forecast				
<i>Expected to continue at around past development rates until complete.</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. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: Jordan Last		
Job Title: Spatial Planning Monitoring Officer		Job Title: Senior Planner		
Date: 25th October 2019		Date: 21st November 2019		

Site & Developer/Agent Details				
Developer/Agent	John Dale c/o Bovis Homes			
Reference	2008/2347 (part)			
Location	Cringleford: North of the A11, Roundhouse Park (part)			
Planning Status	Full Application submitted			
Description of Development	50 dwellings as part of a Full application for residential development associated infrastructure			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<p>Following applications submitted:</p> <p>2018/0280/F – Full permission (refused) for construction of 35 dwellings (including 2 affordable dwellings)</p> <p>2018/0281/F – Full permission (pending decision) for 16 apartments & 2 houses</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	2	38	10	-
.				
Commentary on Delivery Forecast				
<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. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: John Dale		
Job Title: Spatial Planning Monitoring Officer		Job Title: Design & Planning Manager		
Date: 25th October 2019		Date: 29th November 2019		

Site & Developer/Agent Details					
Developer/Agent	Spencer Burrell (on behalf of Big Sky Developments)				
Reference	2013/1494/O (part) Cringleford NP HOU1 (part)				
Location	Cringleford: Land South of the A11 & East of the A47				
Planning Status	Outline & some detailed permissions				
Description of Development	350 dwellings & 2,500 sq.m of commercial floorspace within 650 dwelling scheme				
Site Progress					
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	-	-	-	-	-
.					
Commentary on Site Progress					
<p><i>Following applications approved/pending consideration:</i></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> <p>Site has central government Accelerated Construction funding and infrastructure construction is underway.</p>					
Delivery Forecast					
.					
	2019/20	2020/21	2021/22	2022/23	2023/24
	-	60	86	62	51
.					
Commentary on Delivery Forecast					
<p><i>Following the planning process, the site will be delivered in phases. The first reserved matters application has been approved. The site access off Roundhouse Roundabout has been constructed. Final 90 units by April 2025.</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. 					
Local Authority:			Developer/Agent:		

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019


Print Name: Spencer Burrell

Job Title: Development Director

Date: 02/12/19

Site & Developer/Agent Details					
Developer/Agent	Simon Bryan c/o Hopkins & Moore (Developments) Limited				
Reference	2016/0482/F Allocation DIC1				
Location	Dickleburgh: Langmere Road				
Planning Status	Full Permission				
Description of Development	Residential development of land to provide 22 dwellings				
Site Progress					
Total Homes Completed at 1st April 2019	8	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
.					
	2014/15	2015/16	2016/17	2017/18	2018/19
	-	-	-	-	8
.					
Commentary on Site Progress					
<i>Under construction.</i>					
Delivery Forecast					
.					
	2019/20	2020/21	2021/22	2022/23	2023/24
	14	-	-	-	-
.					
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. 					
Local Authority:	Developer/Agent: DEVELOPER				
Print Name: Daisy Sutcliffe	Print Name: SIMON BRYAN				
Job Title: Spatial Planning Monitoring Officer	Job Title: DEVELOPMENT DIRECTOR				
Date: 25th October 2019	Date: 25/11/19				

Site & Developer/Agent Details				
Developer/Agent	Nicole Wright c/o La Ronde Wright			
Reference	2018/0980/O			
Location	Dickleburgh: Land West of Norwich Rd			
Planning Status	Outline Permission			
Description of Development	22 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
	2014/15	2015/16	2016/17	2017/18
	-	-	-	-
.				
Commentary on Site Progress				
Delivery Forecast				
.				
	2019/20	2020/21	2021/22	2022/23
	-	-	-	-
.				
Commentary on Delivery Forecast				
All dwellings to be delivered by 1 July 2022				
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. 				
Local Authority:	Developer/Agent:			
Print Name: Daisy Sutcliffe	Print Name: Nicole Wright MRTPI			
Job Title: Spatial Planning Monitoring Officer	Job Title: Director			
Date: 25th October 2019	Date: 19th November 2019			

Site & Developer/Agent Details				
Developer/Agent	Bounty Holdings Ltd c/o Chapman Chartered Surveyors			
Reference	Part of Allocation DIS1			
Location	Diss: Land North of Vincas Road			
Planning Status	Land Allocation			
Description of Development	A residential development of 35 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<i>We are having discussions with the neighbouring landowner about bringing this site forward earlier within the current five-year window as part of the overall DIS1 allocation.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	15	20
.				
Commentary on Delivery Forecast				
<i>This will depend on the outcome of our discussions but our client remains committed to delivery by a housing developer as soon as possible.</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. <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. 				
Local Authority:	Developer/Agent: 			
Print Name: Daisy Sutcliffe	Print Name: Oliver Chapman MRICS			
Job Title: Spatial Planning Monitoring Officer	Job Title: Director			
Date: 25th October 2019	Date: 29.11.2019			

Site & Developer/Agent Details

Developer/Agent	Michael Goldney c/o Cripps Developments
Reference	2018/1317 Allocation EAR1
Location	Earsham: Lodge Field, School Lane
Planning Status	Full Permission
Description of Development	16 dwellings

Site Progress

Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
13	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.

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019

Developer/Agent: CRIPPS DEVELOPMENTS LTD

Print Name: MIKE GOLDNEY

Job Title: COMMERCIAL DIRECTOR.

Date: 19th NOVEMBER 2019

Site & Developer/Agent Details			
Developer/Agent	Laura Townes c/o Persimmon Homes		
Reference	2014/2611 Allocation EAS1		
Location	Easton: South and East of village		
Planning Status	Outline Permission		
Description of Development	890 dwellings and village centre, south and east of the village		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
<i>Indicated commencement of site planned for 2020.</i>			
<i>Design Code submitted.</i>			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
-	15	55	55
.			
Commentary on Delivery Forecast			
<i>Commence on site Q3 2020, first completions Q1 2021.</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. 			
Local Authority:	Developer/Agent:		
Print Name: Daisy Sutcliffe	Print Name: Laura Townes		
Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Land & Planning		
Date: 25th October 2019	Date: 4th December 2019		

Site & Developer/Agent Details				
Developer/Agent	Chris Smith c/o Hopkins & Moore Developments Ltd			
Reference	2019/1013/F Allocation GIL1			
Location	Gillingham: Norwich Road			
Planning Status	Full Permission			
Description of Development	Residential development of 22 dwellings, together with associated public open space, access roads, garaging and car parking.			
Site Progress				
Total Homes Completed at 1st April 2019	0			
Homes Under Construction at 1st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<p>Authorisation to Grant Planning permission was given by the LPA Planning Committee of 16th October 2019.</p> <p>The issue of Planning Permission is now awaiting the completion of the necessary S106 Agreement.</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	- 9	- 13	-	-
.				
Commentary on Delivery Forecast				
<p>The above delivery figures are based upon the issue of a Planning Permission by February 2020.</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. 				
Local Authority:	Developer/Agent:			
Print Name: Daisy Sutcliffe	Print Name: Chris Smith			
Job Title: Spatial Planning Monitoring Officer	Job Title: Development Planner			
Date: 25th October 2019	Date: 21st November 2019			

Site & Developer/Agent Details				
Developer/Agent	Edward Gilder c/o Badger Building			
Reference	2011/0026 & 2018/0079			
Location	Hales: Former Workshop, Yarmouth Road			
Planning Status	Full Permission			
Description of Development	10 dwellings under extant 2011 permission, plus 3 additional dwellings under 2018 permission			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	10	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
12		-	-	-
.				
Commentary on Delivery Forecast				
The above properties will all be complete by April 2010				
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. 				
Local Authority:	Developer/Agent: Badger Building			
Print Name: Daisy Sutcliffe	Print Name: Edward Gilder			
Job Title: Spatial Planning Monitoring Officer	Job Title: Land and Planning Manager			
Date: 25th October 2019	Date: 2 December 2019			

Site & Developer/Agent Details

Developer/Agent	Mark Nolan c/o Chaplin Farrant
Reference	2018/1934/O (PDE) Allocation HAL1
Location	Hales: North of Yarmouth Road
Planning Status	Land Allocation
Description of Development	10 dwellings

Site Progress

Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

Outline application 2018/1934/O pending decision

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	- 20	-	-	-

Commentary on Delivery Forecast

*Site to be sold with T.P. approval.
Development will be*

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.

Local Authority: Print Name: Daisy Sutcliffe Job Title: Spatial Planning Monitoring Officer Date: 25 th October 2019	Developer/Agent: <i>Chaplin Farrant Ltd</i> Print Name: <i>M.J. Nolan</i> Job Title: <i>Director</i> Date: <i>21 Nov 2019</i>
--	--

Site & Developer/Agent Details				
Developer/Agent	Mr & Mrs Gibbons, Wilderness Farmhouse			
Reference	1998/1119			
Location	Harleston: Land at Cranes Meadow			
Planning Status	Full Permission			
Description of Development	Erection of 27 dwellings and associated works			
Site Progress				
Total Homes Completed at 1st April 2019	18	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-		-
.				
Commentary on Site Progress				
<p><i>Initial 18 dwellings completed prior to 2013.</i></p> <p><i>2016/1161/DC – Discharge of conditions approved for plots 50-58 (remaining 9 plots)</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
4	4	1	-	-
.				
Commentary on Delivery Forecast				
<p><i>Build initially delayed due to expected delivery of approved brick types (between April – July 2019).</i></p> <p>Foundations and oversites completed to 4no dwellings, the remaining 5 number dwellings are now roofed in.</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. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: Stephen Gibbons		
Job Title: Spatial Planning Monitoring Officer		Job Title: Owner		
Date: 25th October 2019		Date: 29th November 2019		

Site & Developer/Agent Details

Developer/Agent	Julian Wells c/o FW Properties
Reference	HEM1
Location	Hempnall: off Bungay Road
Planning Status	Allocated Site
Description of Development	20 dwellings

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Commentary on Site Progress

2019/0864/F – Full permission (pending decision) for proposed erection of 23 dwellings with associated landscaping, drainage and highways works.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
-	-	23	-	-

Commentary on Delivery Forecast

We hope to be starting the construction of these new homes in Spring 2020 with practical completion in Autumn 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.

Local Authority:	Developer/Agent: FW Properties
Print Name: Daisy Sutcliffe	Print Name: JULIAN WELLS
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR
Date: 25 th October 2019	Date: 19/11/2019

Site & Developer/Agent Details				
Developer/Agent	Laura Townes c/o Persimmon Homes			
Reference	2011/1804 – Outline, 2015/1681 – RM (phase B1-A), 2017/1104 – RM (phase B1-B), 2018/2500 – RM (phase B2) Allocation HET1 (part)			
Location	Hethersett: North Village			
Planning Status	Outline permission for 405 dwellings & Detailed Permission for 791. Phase B1-A = 126 dwellings Phase B1-B = 107 dwellings Phase B2 = 191 dwellings			
Description of Development	1,196 dwellings with primary school and local services			
Site Progress				
Total Homes Completed at 1st April 2019	Phase B1-A = 126 dwellings Phase B1-B = 0 dwellings Phase B2 = 0 dwellings	Homes Under Construction at 1st April 2019	107	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	Phase B1-A = 26	Phase B1-A = 46	Phase B1-A = 54 (phase complete)
.				
Commentary on Site Progress				
<p>Phase B1-A = complete (126 dwellings) Phase B1-B = 18 units of 107 complete (as seen on site visit in October 2019). 6 further units under construction. 2018/2500/D - Detailed permission for Phase B2 (191 dwellings) now approved.</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
Phase B1-B = 70	Phase B1-B = 37 (phase complete)	-	-	-
-	Phase B2 = 23	Phase B2 = 80	Phase B2 = 80	Phase B2 = 8 (phase complete) Phase B3 = 73
.				
Commentary on Delivery Forecast				
<p>Phase B2 included in delivery forecast as reserved matters has now been approved. Delivery expected from 2020/21 as a continuation from Phase B1-B.</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.

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019

Developer/Agent:

Print Name: Laura Townes

Job Title: Head of Land & Planning

Date: 4th December 2019

Site & Developer/Agent Details				
Developer/Agent	Jordan Last c/o Taylor Wimpey			
Reference	2011/1804 – Outline, 2015/1594 – RM (phase A1-A), 2017/0151 – RM (phase A1-B), 2018/2326 – RM (phase A2) Allocation HET1 (part)			
Location	Hethersett: North Village			
Planning Status	Outline permission for 405 dwellings & Detailed Permission for 791. Phase A1-A = 95 dwellings Phase A1-B = 91 dwellings Phase A2 = 181 dwellings			
Description of Development	1,196 dwellings with primary school and local services			
Site Progress				
Total Homes Completed at 1st April 2019	Phase A1-A = 95 dwellings Phase A1-B = 0 dwellings Phase A2 = 0 dwellings	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	Phase A1-A – 7	Phase A1-A – 49	Phase A1-A – 39 Phase A1-B - 3
.				
Commentary on Site Progress				
<p>Phase A1-A = complete (95 dwellings)</p> <p>Phase A1-B = 40 units of remaining 88 complete (as seen on site visit in October 2019). 7 further units under construction.</p> <p>2018/2326/D - Detailed permission for Phase A2 (181 dwellings) approved.</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
Phase A1-B – 49	Phase A1-B – 39 Phase A2 - 17	Phase A2 - 57	Phase A2 - 55	Phase A2 - 49
.				
Commentary on Delivery Forecast				
<p></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. 				

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019

Developer/Agent:

Print Name: Jordan Last

Job Title: Senior Planner

Date: 21st November 2019

Site & Developer/Agent Details				
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd			
Reference	Allocation LNGS1 (part)			
Location	Long Stratton: North west of the village			
Planning Status	Allocated site with hybrid application under consideration			
Description of Development	600 dwellings, link road and employment land			
Site Progress				
Total Homes Completed at 1st April 2019	0			
Homes Under Construction at 1st April 2019	0			
Number of Homes Completed by Year				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
Commentary on Site Progress				
2018/0112/O – Outline permission (pending consideration)				
Recent DfT announcement of Major Roads Network funding to complete the bypass business case linked to this application.				
Delivery Forecast				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	15	20	20
Commentary on Delivery Forecast				
Completions based on documentation supporting the current hybrid planning application.				
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. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Norfolk Homes Ltd		
Job Title: Spatial Planning Monitoring Officer		Print Name:		
Date: 25th October 2019		James Nicholls		
		Job Title:		
		Development Manager		
		Date: 19.11.19		

Site & Developer/Agent Details				
Developer/Agent	Chris Webber c/o Barratt/David Wilson Homes			
Reference	Phase 1 - 2014/0732 & Phase 2 - 2016/2388 Allocation POR1			
Location	Poringland: Heath Farm			
Planning Status	Detailed Permission			
Description of Development	270 dwellings (150 under Phase 1 - 2014/0732 & 120 under Phase 2 - 2016/2388)			
Site Progress				
Total Homes Completed at 1st April 2019	Phase 1 = 150 (complete) Phase 2 = 68	Homes Under Construction at 1st April 2019	52	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	Phase 1 - 3	Phase 1 - 76	Phase 1 - 63 Phase 2 - 17	Phase 1 - 8 Phase 2 - 51
.				
Commentary on Site Progress				
<p><i>Phase 1 complete.</i></p> <p><i>Phase 2 under construction.</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
Phase 2 - 36	Phase 2 - 16	-	-	-
.				
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. 				
Local Authority:	Developer/Agent: David Wilson Homes			
Print Name: Daisy Sutcliffe	Print Name: Chris Webber			
Job Title: Spatial Planning Monitoring Officer	Job Title: Assistant Planner			
Date: 25th October 2019	Date: 28 November 2019			

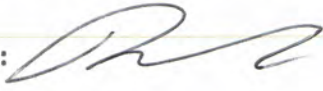
Site & Developer/Agent Details			
Developer/Agent	Kerry Smith c/o Bennett Homes		
Reference	2015/2326/D		
Location	Bixley: West of Octagon Barn, Bungay Road		
Planning Status	Detailed Permission		
Description of Development	60 dwellings and 2 commercial units		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	39
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
2 of 60 plots completed in September 2019.			
15 plots commenced between May – September 2019.			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
19	32	9	-
.			
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. 			
Local Authority:	Developer/Agent:		
Print Name: Daisy Sutcliffe	Print Name: Kerry Smith		
Job Title: Spatial Planning Monitoring Officer	Job Title: Development Surveyor		
Date: 25th October 2019	Date: 21 November 2019		

Site & Developer/Agent Details					
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd				
Reference	2014/0319 Allocation POR6 (part)				
Location	Poringland, West of The Street/ North of Shotesham Road				
Planning Status	Detailed Permission				
Description of Development	221 dwellings				
Site Progress					
Total Homes Completed at 1st April 2019	76	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
.					
	2014/15	2015/16	2016/17	2017/18	2018/19
	-	13	27	36	0
.					
Commentary on Site Progress					
<i>Badger Building element of the site complete (76 dwellings). Remainder of site (Norfolk Homes) due to commence 2019/20.</i>					
Delivery Forecast					
.					
	2019/20	2020/21	2021/22	2022/23	2023/24
	-	25	25	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. 					
Local Authority:	Developer/Agent:				
Print Name: Daisy Sutcliffe	Norfolk Homes Ltd				
Job Title: Spatial Planning Monitoring Officer	Print Name:				
Date: 25th October 2019	James Nicholls				
	Job Title:				
	Development Manager				
	Date: 19.11.19				

Site & Developer/Agent Details					
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd				
Reference	2010/1332 Allocation POR4 (part)				
Location	Poringland, West of The Street/South of Stoke Road				
Planning Status	Detailed Permission				
Description of Development	232 dwellings				
Site Progress					
Total Homes Completed at 1st April 2019	187	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
.					
	2014/15	2015/16	2016/17	2017/18	2018/19
	42	9	41	26	13
.					
Commentary on Site Progress					
56 completed prior to 1 April 2014					
Delivery Forecast					
.					
	2019/20	2020/21	2021/22	2022/23	2023/24
	30	19	-	-	-
.					
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. 					
Local Authority:		Developer/Agent: Norfolk Homes Ltd			
Print Name: Daisy Sutcliffe		Print Name: James Nicholls			
Job Title: Spatial Planning Monitoring Officer		Job Title: Development Manager			
Date: 25th October 2019		Date: 25/11/2019			

Site & Developer/Agent Details				
Developer/Agent	Neil Binks c/o Orchard Developments			
Reference	2015/2491 & 2018/0598 Allocation PUL1			
Location	Pulham Market: Sycamore Farm			
Planning Status	Full Permission			
Description of Development	Erection of 10 new dwellings and garages			
Site Progress				
Total Homes Completed at 1 st April 2019	0			
Homes Under Construction at 1 st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
Site under construction.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
10 S	- S	-	-	-
.				
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. 				
Local Authority:	Developer/Agent: ORCHARD HOMES			
Print Name: Daisy Sutcliffe	Print Name: C.T. BINKS			
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR			
Date: 25 th October 2019	Date: 19/11/19			

Site & Developer/Agent Details				
Developer/Agent	Julian Wells c/o FW Properties			
Reference	2017/1649 Allocation ROC1			
Location	Rockland St Mary: off Bee Orchid Way			
Planning Status	Full Permission			
Description of Development	Construction of 21 residential dwellings			
Site Progress				
Total Homes Completed at 1 st April 2019	0			
Homes Under Construction at 1 st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Under construction</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
11 (21)	10	-	-	-
.				
Commentary on Delivery Forecast				
<i>Development will be completed in February 2020.</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. 				
Local Authority:	Developer/Agent:	<i>FW PROPERTIES.</i>		
Print Name: Daisy Sutcliffe	Print Name:	<i>JULIAN WELLS</i>		
Job Title: Spatial Planning Monitoring Officer	Job Title:	<i>DIRECTOR</i>		
Date: 25 th October 2019	Date:	<i>21/11/2019.</i>		

Site & Developer/Agent Details					
Developer/Agent	Rachel Rackham c/o Rackhams Builders				
Reference	Allocation DIS3				
Location	Roydon: Land off Denmark Lane				
Planning Status	Allocated Site				
Description of Development	42 dwellings				
Site Progress					
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0		
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	-	-	-	-	-
Commentary on Site Progress					
<i>Commissioning various consultants for specific reports.</i>					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	-	21	21	-	-
Commentary on Delivery Forecast					
<i>Expected to apply for full planning permission in 2019 and to commence works on site thereafter.</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. 					
Local Authority:	Developer/Agent:				
Print Name: Daisy Sutcliffe	Print Name:		R S RACKHAM		
Job Title: Spatial Planning Monitoring Officer	Job Title:		DIRECTOR		
Date: 25th October 2019	Date:		19/11/19.		

Site & Developer/Agent Details				
Developer/Agent	Max Wiseman c/o Broadleaf Developments			
Reference	2016/0165/O & 2019/0956/D			
Location	Scole: West of Norwich Road			
Planning Status	Detailed Permission			
Description of Development	18 dwellings, access road and open space wildlife area.			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<i>Reserved matters application recently approved.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-18	-	-	
.				
Commentary on Delivery Forecast				
<p>We anticipate to start construction immediately after completion of the acquisition of the site. The build period is circa 14 months and sales is circa 10 months, thus 24 month project. Broadleaf is a new, SME developer, focusing on resi sites with planning of between 10 – 30 houses. The director Max Wiseman is Chartered Surveyor and business partner has developed sites over the past 10 years.</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. 				
Local Authority:		Developer/Agent: Broadleaf Homes		
Print Name: Daisy Sutcliffe		Print Name: Max Wiseman MRICS		
Job Title: Spatial Planning Monitoring Officer		Job Title: Director		
Date: 25th October 2019		Date: 29th Nov 2019		

Site & Developer/Agent Details				
Developer/Agent	Simon Bryan c/o Hopkins Homes			
Reference	2016/2153 Allocation STO1 (part)			
Location	Stoke Holy Cross: South of Long Lane			
Planning Status	Detailed permission			
Description of Development	Proposed erection of 53 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	43	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	9	34
.				
Commentary on Site Progress				
<i>Site under construction.</i>				
.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
10	-	-	-	-
.				
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. 				
Local Authority:	Developer/Agent: DEVELOPER			
Print Name: Daisy Sutcliffe	Print Name: SIMON BRYAN			
Job Title: Spatial Planning Monitoring Officer	Job Title: DEVELOPMENT DIRECTOR			
Date: 25th October 2019	Date: 25/11/19			

Site & Developer/Agent Details			
Developer/Agent	Kerry Smith c/o Bennett Homes		
Reference	2014/1642 & 2017/2247		
Location	Swardeston: land off Bobbins Way		
Planning Status	Detailed Permission		
Description of Development	38 dwellings		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
<i>2017/2247/D - Reserved matters application approved for 38 dwellings</i>			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
0	6	24	8
.			
Commentary on Delivery Forecast			
Due to commence on site March/April 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. 			
Local Authority:	Developer/Agent:		
Print Name: Daisy Sutcliffe	Print Name: Kerry Smith		
Job Title: Spatial Planning Monitoring Officer	Job Title: Development Surveyor		
Date: 25th October 2019	Date: 21 November 2019		

Site & Developer/Agent Details			
Developer/Agent	Nick Dawes c/o Brown & Co.		
Reference	SWA1		
Location	Swardeston: Main Road		
Planning Status	Allocated Site		
Description of Development	Allocated for approx. 30 dwellings		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
<p>No applications submitted to date. This site is currently available for sale. It is hoped that a preferred developer will be agreed in the early part of 2020 followed by a full planning application by the summer 2020 and the commencement development by the end of 2020 bleak the beginning of 2021</p>			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
-	-	15	15
.			
Commentary on Delivery Forecast			
<p>Swardeston popular location for development. With evidence from this rates of house sales from phase 1 Whitehouse farm Sprowston that subject to build rates sales rates could be between 30 to 35 dwellings per annum</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. 			
<p>Local Authority:</p> <p>Print Name: Daisy Sutcliffe</p> <p>Job Title: Spatial Planning Monitoring Officer</p> <p>Date: 25th October 2019</p>		<p>Agent: Nick Dawes for a number half of the land owners</p> <p>Print Name: NICK DAWES</p> <p>Job Title: Partner</p> <p>Date:28/11/2019</p>	



Site & Developer/Agent Details

Developer/Agent	William Easton c/o F.H. Easton Ltd
Reference	2017/0225 Allocation TAC1
Location	Tacolneston: Land adj The Fields
Planning Status	Outline Permission
Description of Development	21 dwellings

Site Progress

Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
---	---	--	---

Number of Homes Completed by Year

2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
10	11	-	-	-

Commentary on Delivery Forecast

Land is now being marketed for sale.

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.

Local Authority:

Developer/Agent: *F.H. Easton Ltd*

Print Name: Daisy Sutcliffe

Print Name: *William Easton*

Job Title: Spatial Planning Monitoring Officer

Job Title: *Director*

Date: 25th October 2019

Date: *06/12/19*

Site & Developer/Agent Details			
Developer/Agent	Andrew Lansdell c/o Aldridge Lansdell		
Reference	TAS1		
Location	Tasburgh: Church Road		
Planning Status	Allocated site		
Description of Development	Allocated for approx. 20 sites		
Site Progress			
Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
0	0	0	0
.			
Commentary on Site Progress			
<p><i>The site remains on the market for sale as an allocated site within the Local Plan. There has been good interest over the period the site has been available and a sale had been agreed to Bennett Homes, on a conditional contract, subject to planning, but fell through twelve months ago, due to the requirements of the Open Space SPD adopted in September 2018. Currently, one developer is working up a possible scheme in conjunction with a Housing Association, with a view to submitting a formal offer which it is hoped will be forthcoming early in 2020.</i></p>			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
0	0	12	12 - 15
.			
Commentary on Delivery Forecast			
<p>Once a sale has been agreed on the site, the legal process to exchange of conditional contracts is likely to take 3 – 6 months. A planning application will then be submitted by the developer purchaser within 3 months. Assuming it takes 6 months to gain an approval, it is likely to be mid 2021 before construction commences on site.</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. 			
Local Authority: South Norfolk Council		Agent: Aldridge Lansdell	
Print Name: Daisy Sutcliffe		Print Name: Andrew Lansdell	

Job Title: Spatial Planning Monitoring Officer

Date: 25th October 2019

Job Title: Principal

Date: 29th November 2019

Site & Developer/Agent Details			
Developer/Agent	Daniel Cripps c/o Cripps Developments		
Reference	2017/2302 Allocation THL1		
Location	Thurlton: Beccles Road, College Rd		
Planning Status	Full Permission		
Description of Development	30 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2019	5	Homes Under Construction at 1 st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
			2018/19
			5
.			
Commentary on Site Progress			
<i>Under construction.</i>			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
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. 			
Local Authority:	Developer/Agent: Cripps Developments LB		
Print Name: Daisy Sutcliffe	Print Name: Paul Lach		
Job Title: Spatial Planning Monitoring Officer	Job Title: Finance Director		
Date: 25 th October 2019	Date: 29/10/19		

Site & Developer/Agent Details				
Developer/Agent	Nicky Parsons c/o Pegasus Group & James Nicholls c/o Norfolk Homes			
Reference	2014/0981 Allocation TROW1 (part)			
Location	Trowse: Devon Way/Hudson Avenue			
Planning Status	Outline permission, reserved matters pending consideration			
Description of Development	75 dwellings and part of primary school site			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<p>Following applications submitted: 2017/2670/D – RM (pending consideration) Outline planning permission for residential development, associated external works and amenity areas (with an area of land set aside for future primary school use). <i>Detailed application submitted 21st November 2019 – Erection of 83 no. dwellings, vehicular access, landscaping, open space and associated infrastructure Phase 2 Land Off White Horse Lane Trowse Norfolk</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	-	15	30
.				
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. 				
Local Authority:		Developer/Agent: Norfolk Homes Ltd		
Print Name: Daisy Sutcliffe		Print Name: Jack Pointer		
Job Title: Spatial Planning Monitoring Officer		Job Title: Land and Planning		
Date: 25th October 2019		Date: 12/12/2019		
.				

Site & Developer/Agent Details			
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd		
Reference	2016/0803 & 2016/0805 Allocation TROW1 (part)		
Location	Trowse: White Horse Lane		
Planning Status	Detailed Permission		
Description of Development	98 dwellings and new primary school site (part)		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
<i>2 plots commenced in August 2019.</i>			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
28	25	25	20
.			
Commentary on Delivery Forecast			
<i>Delay originally due to gas main diversion but site now under construction.</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. 			
Local Authority:	Developer/Agent: Norfolk Homes		
Print Name: Daisy Sutcliffe	Print Name: Jack Pointer		
Job Title: Spatial Planning Monitoring Officer	Job Title: Land and Planning Coordinator		
Date: 25th October 2019	Date: 04/12/19		

Site & Developer/Agent Details					
Developer/Agent	Julian Wells c/o FW Properties				
Reference	W001				
Location	Woodton: Rear of Georges House				
Planning Status	Outline Permission				
Description of Development	23 dwellings				
Site Progress					
Total Homes Completed at 1 st April 2019	0	Homes Under Construction at 1 st April 2019	0		
Number of Homes Completed by Year					
	2014/15	2015/16	2016/17	2017/18	2018/19
	-	-	-	-	-
Commentary on Site Progress					
Previous outline permission (2016/0466/O) lapsed in August 2019.					
Delivery Forecast					
	2019/20	2020/21	2021/22	2022/23	2023/24
	-	-	- 22	-	-
Commentary on Delivery Forecast					
We are aiming to submit the detailed planning application for the scheme during the first quarter 2020. The construction work could then commence in the last quarter 2020 with practical completion during the second quarter 2022.					
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. 					
Local Authority:	Developer/Agent: FW Properties				
Print Name: Daisy Sutcliffe	Print Name: JULIAN WELLS				
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR				
Date: 25 th October 2019	Date: 19/11/2019				

Site & Developer/Agent Details				
Developer/Agent	Laura Townes c/o Persimmon Homes			
Reference	Phase 1 – 2014/1969 & Phase 2 - 2015/1405			
Location	Wymondham: Carpenters Barn			
Planning Status	Detailed permission			
Description of Development	Phase 1 = 217 dwellings Phase 2 - 133 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	Phase 1 = 217 dwellings (all complete) Phase 2 = 9	Homes Under Construction at 1st April 2019	124	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	Phase 1 = 86	Phase 1 = 82	Phase 1 = 49 Phase 2 = 9
.				
Commentary on Site Progress				
<p>Phase 1 complete. Phase 2 under construction. 22 units of remaining 124 completed (phase 2), as seen on site visit in October 2019.</p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
75	49	-	-	-
.				
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. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: Laura Townes		
Job Title: Spatial Planning Monitoring Officer		Job Title: Head of Land & Planning		
Date: 25th October 2019		Date: 4th December 2019		

Site & Developer/Agent Details				
Developer/Agent	Geoff Armstrong c/o Armstrong Rigg Planning			
Reference	2016/2668 Allocation WYM2			
Location	Wymondham: Former Sale Ground, Cemetery Lane			
Planning Status	Outline Permission			
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			
Site Progress				
Total Homes Completed at 1st April 2019	0			
Homes Under Construction at 1st April 2019	0			
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
<p><i>Allocated brownfield site, with a history of previous permissions. Reserved Matters application expect to be submitted sometime in 2019.</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	20	21	20	3
.				
Commentary on Delivery Forecast				
<p><i>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.</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. 				
Local Authority:	Developer/Agent: Armstrong Rigg Planning			
Print Name: Daisy Sutcliffe	Print Name: Geoff Armstrong			
Job Title: Spatial Planning Monitoring Officer	Job Title: Director			
Date: 25th October 2019	Date: 2nd December 2019			

Site & Developer/Agent Details				
Developer/Agent	Spencer Burrell c/o Big Sky Developments			
Reference	Allocation WYM1			
Location	Wymondham: Friarscroft Lane			
Planning Status	Allocated site			
Description of Development	14 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
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				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	-	14	-	-
.				
Commentary on Delivery Forecast				
<i>If the further investigations come back favourable in February, works have the potential (subject to planning process) to commence late 2020.</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. <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. 				
Local Authority:	Developer/Agent:			
Print Name: Daisy Sutcliffe	Print Name: Spencer Burrell			
Job Title: Spatial Planning Monitoring Officer	Job Title: Development Director			
Date: 25th October 2019	Date: 02/12/19			

Site & Developer/Agent Details				
Developer/Agent	Sam Sinclair c/o Lovell Construction			
Reference	2014/2495/O, 2018/2758/D & 2019/1804/D (PCO)			
Location	Wymondham: London Road/Suton Lane			
Planning Status	Outline Permission & some detailed permission			
Description of Development	335 dwellings, neighbourhood centre and cemetery			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	-	-
.				
Commentary on Site Progress				
2018/2758/D – Reserved matters approval for 89 dwellings				
2019/1804/D – Reserved matters (pending consideration) for 246 dwellings				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
-	50	50	50	50
.				
Commentary on Delivery Forecast				
Works started on site - 2018/2758/D				
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. 				
Local Authority:	Developer/Agent:			
Print Name: Daisy Sutcliffe	Print Name: Sam Sinclair			
Job Title: Spatial Planning Monitoring Officer	Job Title: Regional Technical Manager			
Date: 25th October 2019	Date: 02/12/2019			

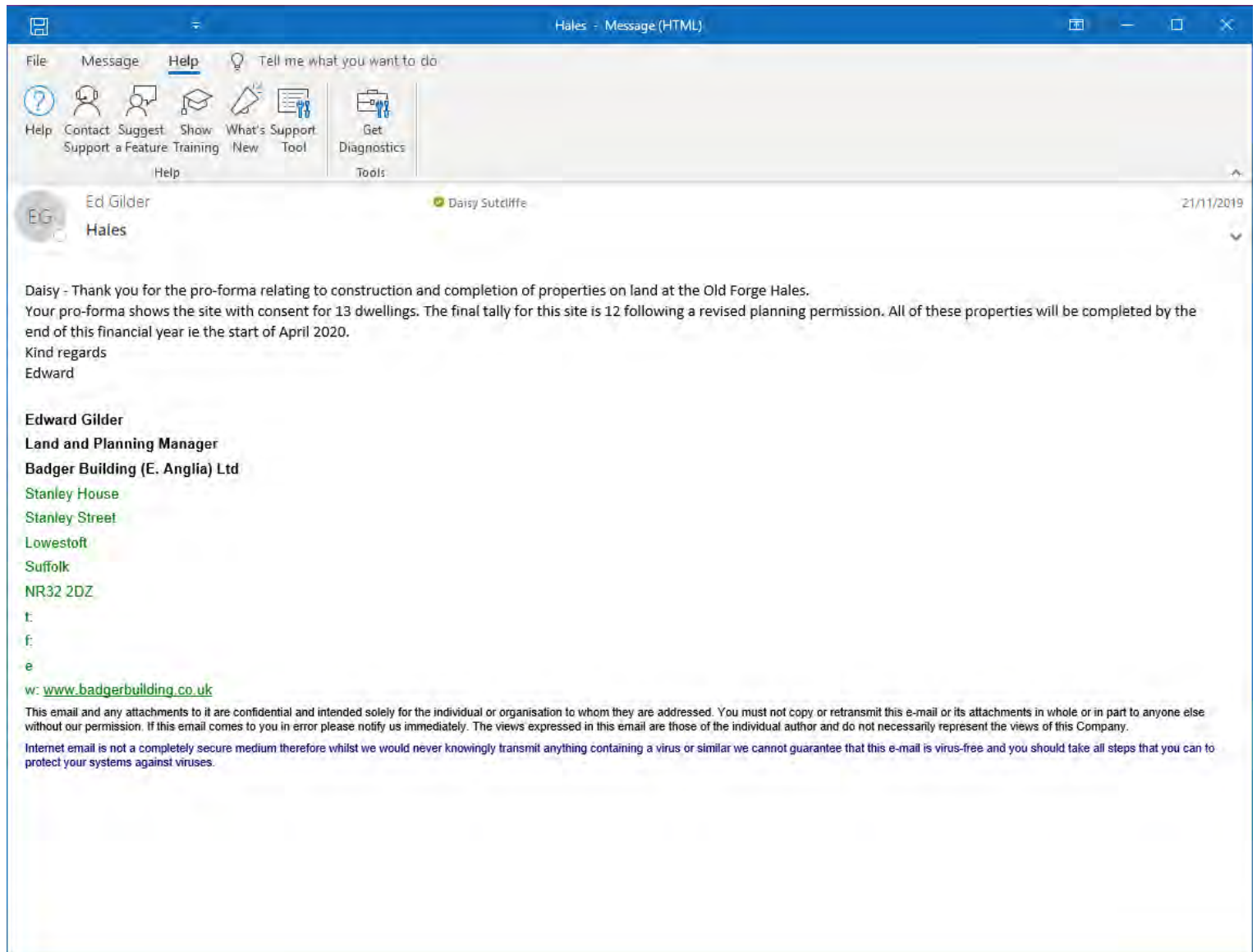
Site & Developer/Agent Details				
Developer/Agent	Simon Bryan c/o Hopkins Homes			
Reference	2015/2168 WYM3 (part)			
Location	Wymondham: South, Rightup Lane			
Planning Status	Detailed permission			
Description of Development	153 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	50 dwellings	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	-	4	46
.				
Commentary on Site Progress				
<p><i>Site under construction.</i> <i>19 units out of remaining 103 complete, as seen on site visit in October 2019.</i></p>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
54	36	13	-	-
.				
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. 				
Local Authority:		Developer/Agent: DEVELOPER		
Print Name: Daisy Sutcliffe		Print Name: SIMON BRYAN		
Job Title: Spatial Planning Monitoring Officer		Job Title: DEVELOPMENT DIRECTOR		
Date: 25th October 2019		Date: 25/11/19		

Site & Developer/Agent Details				
Developer/Agent	Jordan Last c/o Taylor Wimpey			
Reference	Phase 1 - 2015/1649, Phase 2 - 2016/2586 WYM3 (part)			
Location	Wymondham: South, Silfield Road			
Planning Status	Detailed permission			
Description of Development	Phase 1 - 129 dwellings Phase 2 - 121 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	Phase 1 = 98 dwellings	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	Phase 1 - 8	Phase 1 – 32	Phase 1 – 58
.				
Commentary on Site Progress				
Phase 1 under construction – 12 units of remaining 31 completed, as seen on site visit in October 2019. Phase 2 not yet started.				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
Phase 1 – 31 (complete) Phase 2 - 19	Phase 2 - 48	Phase 2 - 47	7	-
.				
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. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: Jordan Last		
Job Title: Spatial Planning Monitoring Officer		Job Title: Senior Planner		
Date: 25th October 2019		Date: 21st November 2019		

Site & Developer/Agent Details				
Developer/Agent	Laura Townes c/o Persimmon Homes			
Reference	2014/2042			
Location	Wymondham: Spinks Lane/Norwich Road			
Planning Status	Detailed permission			
Description of Development	259 dwellings			
Site Progress				
Total Homes Completed at 1st April 2019	167	Homes Under Construction at 1st April 2019	92	
Number of Homes Completed by Year				
.				
2014/15	2015/16	2016/17	2017/18	2018/19
-	-	53	39	75
.				
Commentary on Site Progress				
<i>37 units out of remaining 85, seen as complete on site visit in October 2019.</i>				
Delivery Forecast				
.				
2019/20	2020/21	2021/22	2022/23	2023/24
92	-	-	-	-
.				
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. 				
Local Authority:		Developer/Agent:		
Print Name: Daisy Sutcliffe		Print Name: Laura Townes		
Job Title: Spatial Planning Monitoring Officer		Job Title: Head of Land & Planning		
Date: 25th October 2019		Date: 4th December 2019		

Site & Developer/Agent Details			
Developer/Agent	Laura Townes c/o Persimmon Homes		
Reference	2019/0536		
Location	Wymondham: Elm Farm, Norwich Common		
Planning Status	Detailed Permission		
Description of Development	300 dwellings at Norwich Common		
Site Progress			
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0
Number of Homes Completed by Year			
.			
2014/15	2015/16	2016/17	2017/18
-	-	-	-
.			
Commentary on Site Progress			
Commencement of development early 2020. Delayed commencement from 2018 estimate due to longer than anticipated reserved matters determination period.			
Delivery Forecast			
.			
2019/20	2020/21	2021/22	2022/23
	35	80	80
.			
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. 			
Local Authority:	Developer/Agent:		
Print Name: Daisy Sutcliffe	Print Name: Laura Townes		
Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Land & Planning		
Date: 25th October 2019	Date: 4th December 2019		

Hales: Former Workshop, Yarmouth Road
Reference: 2011/0026 & 2018/0079



Tharston: Chequers Road
Reference: 2014/0843

The screenshot shows an Outlook window titled "RE: SYLS Statements of Common Ground - Message (HTML)". The ribbon includes "File", "Message", and "Help". The "Message" ribbon has groups for "Delete" (Ignore, Delete, Archive, Junk), "Respond" (Reply, Reply All, Forward, Meeting, IM, More), "Move" (Move, OneNote, Actions), "Tags" (Mark Unread, Categorize, Follow Up), "Editing" (Translate, Related, Select), "Speech" (Read Aloud), and "Zoom" (Zoom). The email header shows the sender as "Jordan Last - TW East Anglia" and the recipient as "Daisy Sutcliffe" on "21/11/2019". The subject is "RE: SYLS Statements of Common Ground". A blue notification bar states "You replied to this message on 21/11/2019 11:13." The email body contains the following text: "Hi Daisy,", "This site is now complete", "Kind Regards,", "Jordan", "Jordan Last", "Senior Planning Co-ordinator", "Taylor Wimpey East Anglia", "T:", "Think before you print!". At the bottom, there are four logos: Taylor Wimpey, HBF 2019 (5 Star Home Builder Customer Satisfaction), Glassdoor 2019 Best Places to Work, and Housing Design Awards Shortlist 2019.

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 occupy restrictions, sub-division 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 plots	255	151	105	220	217	103	95	109	383	214	1,852	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 2018-19

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 2018 to 2019, 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 district and 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 owed to the Infrastructure Investment Fund to 31 March 2019: **£15,654,753.07**. CIL receipts received by 31 March 2019: **£12,936,359.10** (Q3-4 receipts arrive in Q1-2 of the following year).

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

	2017/18	2018/19
Broadland	£1,345,002.25	£1,910,239.90
Norwich	£635,043.65	£713,093.25
South Norfolk	£1,353,525.23	£3,086,343.31
TOTAL	£3,333,571.13	£5,709,676.46
Cumulative Total	£9,945,076.61	£15,654,753.07

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 **£9,353,902** as shown in the table below:

Project	Total Drawdown to 018/19
GP1 Harrisons' Wood	£39,156
GP2 Danby Wood *	£25,862
GP3 Marston Marsh *	£24,445
GP4 Earlham Millennium Green - Phase 1 *	£3,160
GP5 Riverside Walk *	£48,361
GP6 Marriott's Way - Phase 1 *	£60,000
GP7 Norwich Health Walks *	£37,852
GP8 Earlham Millennium Green - Phase 2 *	£52,121
GP9 Marriott's Way - Phase 2 *	£245,406
GP10-GP19 NATS Programme *	£1,256,000
GP22 Pink Pedalway - Heathgate *	£150,000
GP23 Carrow Bridge to Deal Ground riverside path	£29,424
GP24 Colney River Crossing (NRP to Threescore)	£78,006
GP29 Barn Road Gateway	£3,640

GP30 Sloughbottom Park - Andersons Meadow	£3,828
GP31 Riverside Walk accessibility improvements	£4,592
GP39 Hales cricket and bowls clubhouse improvements	£4,500
GP40 Wymondham: new sports improvements*	£250,000
GP44 Education 17-18	£2,000,000
GP51 GI Access for All	£27,445
GP52 Thorpe Marriott Greenway	£5,038
GP53 Marriotts Way Surfacing Drayton	£5,366
GP55 Community Sports Hub- The Nest Horsford	£327,101.58
GP25 NDR Loan Repayments	£4,672,598.42

* Projects completed as at end 2018/19

CIL to end of March 2019

Total income to date	£12,936,359.10
Total spend to date	£9,353,902
Compound Interest**	£58,353.95
Balance of CIL receipts to date	£3,640,811.05

**Interest earned on unspent cash reserves till end March 2019



Broadland District Council

CIL Annual Report for 1 April 2018 to 31 March 2019

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**

Regulation	Description	Amount
62		
4(a)	Total CIL receipts	£2,559,752.98
(b)	Total CIL expenditure	£2,535,945.95 * See Tables below
(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	£126,797.36 (5%)
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 18 & Apr 19)	£498,908.69
(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	£498,908.69
(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	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	£23,807.03
(ii)	CIL receipts from previous years retained at the end of 2016/17 other than those to which regulation 59E or 59F applied	£51,652.75
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	None
(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 2018 to 31 March 2019

Parish	Development	Planning No	date received	Gross amount	Admin 5%	Parish / Town		Retain surcharge	GNGB	Total to Parishes
						15%	25%		balance	
Aylsham	Aylsham Watermill	20150899	10.04.18	365.66	18.28	54.85			292.53	
Aylsham	Starbucks, Burgh Road	20170493	17.05.18	7,499.37	312.73	938.18		1,244.86	5,003.60	
Aylsham	Plot 1, Hungate Lodge, Hungate Street	20170952	29.11.10	10,000.00	500.00	1,500.00			8,000.00	
Aylsham	Plot 1, Hungate Lodge, Hungate Street	20170952	30.11.18	476.72	23.84	71.51			381.37	
Aylsham										2,564.54
Beighton	The Old Post Office, Moulton St Mary	20180117	18.04.18	5,659.15	282.96	848.87			4,527.32	848.87
Blofield	Land North of Bullacebush Lane	20171716	05.05.18	9,805.41	490.27		2,451.35		6,863.79	
Blofield	Garden Farm (plots 17A-17E to 20)	20171053	09.07.18	22,604.64	1,130.23		5,651.16		15,823.25	
Blofield	Land North of Bullacebush Lane	20171716	17.08.18	29,416.24	1,470.81		7,354.06		20,591.37	
Blofield	Plot 2, Land off Woodbastwick Road	20170207	28.08.18	3,792.05	189.60		948.01		2,654.44	
Blofield	Land adj. The Manse, Globe Lane	20171081	31.12.18	17,369.71	868.49		4,342.43		12,158.79	
Blofield	Plot 4, Land of Woodbastwick Road	20170207	09.01.19	11,376.16	568.81		2,844.04		7,963.31	
Blofield	Land North Yarmouth Road	20172131	18.01.19	321,974.72	16,098.74		80,493.68		225,382.30	
Blofield										104,084.73
Cawston	Valley Farm, Booton Road	20180283	23.10.18	3,143.97	157.20	471.60			2,515.17	
Cawston	Perrys Lane Farm	20130598	26.02.19	750.00	37.50	112.50			600.00	
Cawston	Wood Farm, Brandiston Road	20151358	28.02.19	13,147.33	657.37	1,972.10			10,517.86	
Cawston										2,556.20
Coltishall	Westbourne House, 6 Westbourne Road	20181120	29.12.18	7,364.58	368.23	1,104.69			5,891.66	
Coltishall	Westbourne House, 6 Westbourne Road	20181120	29.03.19	22,093.75	1,104.69	3,314.06			17,675.00	
Coltishall										4,418.75
Drayton	Plot 5, 35 School Road	20180448	20.07.18	23,894.20	1,194.71		5,973.55		16,725.94	
Drayton	Plot 6, 35 School Road	20161832	20.07.18	20,683.93	1,034.20		5,170.98		14,478.75	
Drayton	16 Station Road	20170889	28.11.18	1,567.57	78.38		391.89		1,097.30	
Drayton	16 Station Road	20181693	04.01.19	207.50	10.38		51.88		145.24	
Drayton										11,588.30

Felthorpe	Valley Farm, Holt Road	20141319	07.12.18	21,830.75	1,091.54	3,274.61			17,464.60	3,274.61
Foulsham	Bates Moor Farm	20180951	06.08.18	1,537.05	76.85	230.56			1,229.64	
Foulsham	18 High Street	20160336	28.08.18	3,607.26	180.36	541.09			2,885.81	
Foulsham	Wakefield Farm, Guestwick Road	20170882	06.12.18	52,494.15	2,624.71	7,874.12			41,995.32	
Foulsham										8,645.77
Frettenham	Land Rear 17/19 Mayton Avenue	20142022	23.10.18	7,802.56	390.13	1,170.38			6,242.05	1,170.38
Great Plumstead	Plots 2, 3, 4, 8, 9, 10 & 11 Land NE Church Road	20161151	28.09.18	22,363.72	1,118.19				5,590.93	15,654.60
Great Plumstead	Plot 1, Land NE of Church Road	20180309	28.09.18	5,905.96	295.30				1,476.49	4,134.17
Great Plumstead	Land off Rosebery Road	20171999	11.01.19	48,298.50	2,414.93				12,074.63	33,808.94
Great Plumstead										19,142.05
Guestwick	The White House, Old School Road	20171483	23.08.18	2,351.20	117.56	352.68			1,880.96	352.68
Hellesdon	Royal Norwich Golf Club, Drayton High Road	20171514	03.09.18	108,857.45	5,442.87				27,214.36	76,200.22
Hellesdon	63 Woodland Road	20180483	27.12.18	17,865.10	893.26				4,466.28	12,505.56
Hellesdon										31,680.64
Heydon	Dairy Farm Barns, Heydon Lane	20151208	05.10.18	18,675.80	933.79	2,801.37			14,940.64	
Heydon	Church Farm Barns	20180892	07.03.19	5,868.75	293.44	880.31			4,695.00	
Heydon										3,681.68
Horsford	Land East of Holt Road	20161770	17.07.18	391,528.10	19,576.41	58,729.22			313,222.47	
Horsford	181 Holt Road	20172140	06.08.18	17,920.65	896.03	2,688.10			14,336.52	
Horsford	246 Holt Road	20161957	15.08.18	9,574.71	478.74	1,436.21			7,659.76	
Horsford	Plot 1, Land East of Holt Road	20181061	24.09.18	1,423.17	71.16				355.80	996.21
Horsford	The Nest, Manor Park, Holt Road	20171154	24.10.18	3,681.29	184.06	552.19			2,945.04	
Horsford	Glebe Farm, Holt Road	20180414	10.01.19	3,109.04	155.45	466.36			2,487.23	
Horsford	181 Holt Road	20172140	29.01.19	53,761.94	2,688.10	8,064.29			43,009.55	
Horsford	Land East of Holt Road	20161770	11.02.19	391,528.10	19,576.41	58,729.22			313,222.47	
Horsford										131,021.39
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.04.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.05.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.06.18	250.00	12.50	37.50			200.00	

Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.07.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.08.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.09.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.10.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.11.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.12.18	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.01.19	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.02.19	250.00	12.50	37.50			200.00	
Horsham St Faith	Black Swann, 25 Norwich Road	20180082	28.03.19	250.00	12.50	37.50			200.00	
Horsham St Faith										450.00
Horstead with Stanninghall	Cedars, 16 Green Lane	20181635	01.02.19	5,729.02	286.45	859.35			4,583.22	859.35
Marsham	26 Old Norwich Road	20180442	30.07.18	6,383.66	319.18	957.55			5,106.93	
Marsham	Field Opp 19 Allison Street	20172051	24.08.18	1,851.45	92.57	277.72			1,481.16	
Marsham										1,235.27
Postwick	10 Oaks Lane	20170134	29.06.18	19,019.58	825.98	2,477.94		2,500.00	13,215.66	2,477.94
Rackheath	Land off Salhouse Road (off Sam Smith Way)	20180707	24.10.18	10,437.99	434.92		2,174.58	1,739.66	6,088.83	
Rackheath	Sports Pavilion, Green Lane West	20162059	20.02.19	4,671.76	233.59	700.76			3,737.41	
Rackheath										2,875.34
Reedham	Land at Station Road, Plots 1, 22 - 24	20171054	04.05.18	39,739.96	1,987.00	5,961.00			31,791.96	5,961.00
Reepham	Rays Hall	20131806	15.04.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.05.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.06.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.07.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.08.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.09.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.10.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.11.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.12.18	100.00	5.00	15.00			80.00	

Reepham	Rays Hall	20131806	15.01.18	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.02.19	100.00	5.00	15.00			80.00	
Reepham	Rays Hall	20131806	15.03.19	100.00	5.00	15.00			80.00	
Reepham	32 School Road	20161817	18.03.19	7,580.92	379.05	1,137.14			6,064.73	
Reepham										1,317.14
Salhouse	Salhouse Hall	20172210	04.10.18	9,112.28	455.61		2,278.07		6,378.60	
Salhouse	Salhouse Hall	20172210	24.10.18	6,639.02	331.95		1,659.76		4,647.31	
Salhouse										3,937.83
Sprowston	51 Cozens Hardy Road	20152062	01.05.18	509.89	25.49		127.47		356.93	
Sprowston	51 Cozens Hardy Road	20152062	01.06.18	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.07.18	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.08.18	500.00	25.00		125.00		350.00	
Sprowston	Lidl North Blue Boar Lane	20161382	22.08.18	366,450.27	18,322.51		91,612.57		256,515.19	
Sprowston	51 Cozens Hardy Road	20152062	01.09.18	500.00	25.00		125.00		350.00	
Sprowston	Lidl North Blue Boar Lane	20161382	21.09.18	19,469.55	57.35		286.76	18,322.51	802.93	
Sprowston	51 Cozens Hardy Road	20152062	01.10.18	500.00	25.00		125.00		350.00	
Sprowston	45 Tills Road	20180789	18.10.18	4,768.36	238.42		1192.09		3,337.85	
Sprowston	51 Cozens Hardy Road	20152062	01.11.18	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.12.18	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.01.19	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.02.19	500.00	25.00		125.00		350.00	
Sprowston	51 Cozens Hardy Road	20152062	01.03.19	500.00	25.00		125.00		350.00	
Sprowston										94,468.89
Strumpshaw	31 Norwich Road (Former Hamper People)	20140426	21.11.18	1,493.75	74.69	224.06			1,195.00	
Strumpshaw	Land at Mill Road (10 Units)	20171622	21.02.19	90,000.00	4,500.00		22,500.00		63,000.00	
Strumpshaw	Land at Mill Road (10 Units)	20171622	22.02.19	25,436.22	1,271.81		6,359.06		17,805.35	
Strumpshaw										29,083.12
Swannington	Swannington Manor	20181131	07.09.18	1,124.77	56.24	168.72			899.81	168.72
Taverham	Wensum Valley Golf Course	20171676	02.05.18	20,806.94	1,040.35	3,121.04			16,645.55	
Taverham	Wensum Valley Golf Course	20171676	03.05.18	22,000.00	1,100.00	3,300.00			17,600.00	
Taverham	248 Fakenham Road	20180388	10.08.18	1,067.90	53.40	160.19			854.31	
Taverham	52 Laburnum Avenue	20181204	09.11.18	6,843.38	342.17	1,026.51			5,474.70	
Taverham	248B Fakenham Road	20171958	23.11.18	2,922.56	146.13	438.38			2,338.05	
Taverham										8,046.12

Thorpe St Andrew	27 Yarmouth Road	20170811	11.07.18	30,051.15	1,502.56	4,507.67			24,040.92	
Thorpe St Andrew	Plot 14, Peachman Way	20181376	22.03.19	26,164.84	1,308.24	3,924.73			20,931.87	
Thorpe St Andrew										8,432.40
Weston Longville	Weston Park Golf Club	20151771	13.04.18	19,242.69	962.13	2,886.40			15,394.16	
Weston Longville	Norfolk Dinosaur Park	20180160	15.06.18	14,855.27	742.76	2,228.29			11,884.22	
Weston Longville	Clubhouse, Weston Park Golf Club	20171962	22.08.18	17,428.12	871.41	2,614.22			13,942.49	
Weston Longville	Norfolk Dinosaur Park	20180160	19.12.18	44,565.82	2,228.29	6,684.87			35,652.66	
Weston Longville										14,413.78
Woodbastwick	Pedham Lodge	20182058	26.03.19	1,007.95	50.40	151.20			806.35	151.20

Totals				2,559,752.98	126,797.36	202,616.81	296,291.88	23,807.03	1,910,239.90	498,908.69
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Total CIL receipts received by Broadland District Council	£2,559,752.98
Total amount distributed to Parish/Town Councils	£498,908.69
Total passed to Greater Norwich Investment Fund	£1,910,239.90
Total kept by BDC for administration	£126,797.36
Total retained by Broadland District Council	£23,807.03

Funds were distributed to parishes in October 2018 and April 2019

Funds were passed to the Greater Norwich Infrastructure Investment Fund in April 2019

Broadland District Council Parish CIL Expenditure 1 April 2018 to 31 March 2019

Parish/Town	Project	Date Paid	Expenditure
Acle	New Litter Bin and Bin Collection	18/19	178.30
Aylsham	World War One Seat	18/10/18	829.50
Great & Little	Andrew Golland – Feasibility Report	12/04/18	4,620.00
Great & Little	Defibrillators and Cabinets	13/05/18	2,500.00
Great & Little	Gt Plumstead Carpark	29/11/18	8,520.00
Gt & Lt Plumstead			15,640.00
Haveringland	Haveringland road signs (NCC Parish Partnership)	08/05/18	490.00
Haveringland	Purchase of road salt bins x2	15/10/18	209.04
Haveringland	Purchase and siting of new parish/church	31/03/19	200.00
Haveringland Total			899.04
Horsford	High-Viz vests for primary school children	06/09/18	1,080.00
Horsford	Mill Lane lighting upgrade to LED	01/10/18	1,303.20
Horsford	CCTV to cover play equipment and hall	07/12/18	9,811.60
Horsford	Fencing for Pre-school outdoor play	04/03/19	1,300.00
Horsford Total			13,494.80
Horsham & Newton St Faith	Replace and upgrade to LED two street lighting columns	16/07/18	2,300.00
Reepham	Picnic Table at Play Area	02/07/18	595.00
Reepham	Town Noticeboard	26/10/18	1,353.43
Reepham	Three Picnic Tables at Recreation Ground	30/11/18	630.00
Reepham Total			2,578.43
South Walsham	Wicksteed leisure - play equipment (part)	14/05/18	1,264.01
Sprowston	Sprowston Diamond Centre redevelopment costs	Jan 19	92,526.80
Strumpshaw	Contribution to road improvements on Mill Road	18/19	9,619.69
Swannington with Alderford & Lt Witchingham	Donation to Swannington Play Area Ltd	21/11/18	168.72
Taverham	CCTV Upgrade - Hinks Meadow	18/19	3,428.00
Taverham	Felling of trees in relation to CCTV upgrade	18/19	420.00
Taverham	Replacement Noticeboards - Hinks Meadow and Fakenham Road	18/19	1,550.45
Taverham Total			5,398.45
Thorpe St Andrew	Materials for pathways - Fitzmaurice Park	30/04/18	1,575.00
	Total reported parish/town council CIL		146,472.74

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



NORWICH
City Council

**Norwich City Council Community Infrastructure
Levy (CIL)**

Regulation 62
Monitoring Report 2018/2019

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 Growth 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 2018/19

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 2018/19	£788,244
	Total CIL receipts for 2018/19	£891,367
	Total CIL payable in 2019/20 from Demand Notices issued in 2018/19.	£362,382
4.(b)	Total CIL expenditure in 2018/19 (From CIL receipts retained for neighbourhood funding)	£6,684
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	£515
	2. Transportation	£138
	3. Green Infrastructure	£6,031
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.	£39,412 (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)	£713,093
4.(d) (i)	Total amount of CIL receipts retained at the end of the reported year.	£401,947

Note 1-: Details of the Greater Norwich Growth Programme approved for 2018/19 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-:

Project	CIL Funded Expenditure 2016/17	CIL Funded Expenditure 2017/18	CIL Funded Expenditure 2018/19
Earlham Millennium Green – Access Improvements.	£38,876	£939	£3,750
Marriott's Way – Path resurfacing, lighting, landscaping works.	£828	£0	£0
Riverside Walk – Extension of riverside walk by NCFC.	£29,424	£0	£0
Golden Ball Street/Westlegate - Public Realm Improvements	£0	£724,000	£0
Finkelgate Junction Improvements	£0	£299,000	£0
Bowthorpe Crossing – Construction of new footbridge over River Yare.	£47,593	£30,414	£89,771
Marriott's Way –Barn Road Gateway	£0	£4,680	£35,320
Riverside Walk Accessibility & Signage	£0	£4,592	£1,976
Marriott's Way – Andersons Meadow to Sloughbottom Park	£0	£5,970	£44,591
Norwich Push The Pedalways – Eaton Project	£0	£0	£100,000
Norwich Push The Pedalways – Chartwell Road Project	£0	£0	£113,000
Total	£116,721	£1,069,595	£388,408

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/info/20017/planning_applications/1142/community_infrastructure_levy_cil

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 2018 to 31st March 2019

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 2018 to 2019 for South Norfolk Council

Regulation 62	Description	Amount
4(a)	Total CIL receipts	£3,857,929.23
(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	£192,896.46
4(ca) (i)	Amount of CIL passed to any Local Council (reg 59A or 59B) (payments made Oct 18 & Apr 19)	£574,781.33
(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 59E or 59F applied.	See Parish Table
(i)	The total CIL receipts that regulations 59E or 59F applied to	£26,053.29
(ii)	The items to which the CIL receipts to which regulations 59E and 59F have been applied to	NONE
(iii)	The amount of expenditure on each item	NONE
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	£3908.00
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	£2492.55
4(e)	Infrastructure payments	None

CIL Payments made to Parishes for Financial Year 2018/2019

Parish	Gross Amount received	15% to Parish	25% to Parish	Retained by SNC
Aldeby	£765.33	£114.80		
Alpington	£2,410.23	£361.53		

Ashby St Mary	£8,166.45	£1224.97		
Ashwellthorpe	£24,255.70	£3638.36		
Aslacton	£3,172.73	£475.82		
Barford	£12,860.76	£1929.11		
Bawburgh	£9,970.68	1495.60		
Bergh Apton	£63,470.89	£9520.63		
Bracon Ash & Hethel	£17,265.12	£2589.76		
Bressingham	£40,351.26	£6052.70		
Brockdish	£3,169.62	£475.44		
Brooke	£81,186.61	£12,178.00		
Broome	£36,744.64	£5,511.70		
Bunwell	£11,455.24	£1718.29		
Burston & Shimpling	£22,925.02	£3438.75		
Carleton Rode	£5,705.32	£855.80		
Colney	£22,036.37			£3305.46
Costessey	£114,420.57	£17,163.09		
Dickleburgh	£122,477.79	£18,371.68		
Diss	£484,797.37	£72,719.62		
Earsham	£633.92	£95.09		
Framingham Pigot	£3000			£450.00
Geldeston	£122,210.25	£18,331.54		
Gissing	£12938.52	£1,940.78		
Great Moulton	£23,871.52	£3,580.72		
Hales	£15,583.97	£2,337.60		
Hempnall	£4,053.60	£608.04		
Hingham	£8057.44	£1,208.62		
Ketteringham	£4,355.59	£653.33		
Kirby Cane	£6347.09	£952.06		
Little Melton	£137,602.62	£20,640.40		
Loddon	£2,938.44	£440.77		
Marlingford & Colton	£33,450.03	£5,017.50		
Morningthorpe & Fritton	£2,637.39	£395.61		
Poringland	£1,063,739.85	£159,560.98		
Pulham Market	£1,426.33	£213.95		
Pulham St Mary	£91,818.22	£13,772.73		
Redenhall with Harleston	£45,680.56	£6,852.09		
Rockland St Mary	£61,832.36	£9,274.85		
Runhall	£1,347.09	£202.06		
Seething	£15,006.17	£2,250.93		
Spooner Row	£175,989.55	£26,398.43		
Starston	£2132.89	£319.93		
Stockton	£1016.92			£152.54
Stoke Holy	£553,131.25	£82,969.68		

Cross				
Surlingham	£75,628.52	£11,344.28		
Swainsthorpe	£24,365.02	£3,654.76		
Thurlton	£32,736.24	£4,910.44		
Thurton	£686.75	£103.01		
Tibenham	£508.46	£76.27		
Tivetshall St Margaret	£9,108.02	£1366.20		
Wortwell	£3,895.99	£584.40		
Wreningham	£2,377.22	£356.58		
Wymondham	£230,213.74	£34,532.05		
Total	£3,857,929.23	£574,781.33		£3908.00

Total receipts received by SNC	£3,857,929.23
Total amount to parish/town Councils	£574,781.33
Total for administration	£192,896.59
Total passed to GNIIF	£3,086,343.31
Total retained by SNC	£3,908.00

South Norfolk Council Parish CIL Expenditure 1 April 2018 to 31 March 2019

Parish	Project	Expenditure
Aldeby	Grounds maintenance	£114.80
Bressingham	Speed signs	£853.60
	Litter bins	£670.00
	3 new notice boards	£565.00
	No litter signs	£1,066.20
	Village hall lighting	£1,063.05
Bunwell	Playground equipment repair and renew	£1,260.00
	New parish noticeboard	£495.00
	Commemorative bench	£722.00
	Cabinet for defibrillator	£720.00
Caistor St Edmund		£850.00
	SAM2 machine	£1,060.83
	Grounds care equipment	£149.75
	Personal protective equipment	£266.24
	Bulbs for raking pit	
Cringleford	Street light replacement	£24,044.00
Dickleburgh & Rushall	Refurbishment of VC Ladies toilets	£9,633.98
Gillingham	Enhancement of outside seating area of village hall	£450.00
Hales	Provision of play equipment	£3,466.21
Heckingham	Provision of play equipment	£2,896.84
Hellington	Purchase of bench	£227.44
Hethersett	Refurbishment & installation of seating for bus shelter	£1,629.42
Loddon	Skate park	£5,405.51
Long Stratton	Pavillion project	£5,101.09
Norton Subcourse	Parish Council notice board	£409.00
Pulham St Mary	Contribution towards playground	£1,567.08

	equipment	
Rockland St Mary	Fencing to develop area at Black Horse dyke car park	£323.46
Saxlingham Nethergate	Maintenance of railings around war memorial	£439.61
Surlingham	Repairs to Parish hall	£13,869.97
Swardeston	50% cost of speed awareness machine	£1,672.50
	Additional waste bin on Swardeston Common	£246.00
Tasburgh	Grit bin for top of Church Hill	£99.45
Tharston & Hapton	Bus shelter	£736.16
	Waste bins	£152.96
Tibenham	Boardwalk installed on footpath	£132.56
Tivetshall St Margaret	CCTV over playing field and play equipment	£1,500.00
	Speed awareness monitoring equipment	£859.75
Wreningham	New windows at village hall	£3,480.00
	Contribution to SAM2 machine	£1,675.00
	Contributions to community projects	£1,507.50
Wymondham	Becketswell -footpath construction	£11,899.00
	Ketts Park – new office build	£48,053.13

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 2018 to 31 March 2019

No Expenditure in this period

Appendix C – Duty to Cooperate

2018/19 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 organisations to oversee county wide delivery and planning related concerns; the preparation of the 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 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 Greater 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 Greater Norwich Growth Programme for 18/19 was endorsed 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 for the Greater Norwich Local Plan (GNLP), scheduled for adoption in 2022. 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)** which meets on a quarterly basis to progress work under the duty. Its terms of reference were reviewed in January 2015.

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

The Forum has agreed to meet for the purposes set out in the terms of reference to provide a vehicle for cooperation and joint working between local authorities and other parties within Norfolk and across any other area over which the duty may be applied. They will act together in accordance with their powers under sections 13,14 and 33A of the Planning and Compulsory Purchase Act and Section 1 of the Localism Act 2011 for this purpose. The Forum is not a decision-making body and will recommend actions to partner authorities. It will aim to reach a consensus where possible. Its recommendations are not binding on the actions of any of the partners.

The Forum is currently overseeing the preparation of the Norfolk Strategic Planning Framework (NSPF) which considers and seek 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 the Norfolk County Council website in 2018. The framework contains 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), the second iteration of the framework has been produced reflecting the impacts of the new housing methodology and the ability of each authority to meet its own housing needs as well as meeting the requirement having a Statement of Common Ground. This revised second iteration was formally endorsed by all stakeholder authorities in October 2019.

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 sit 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).

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. Revisions to the NPPF in 2019 now mean that the quantity of homes needed are calculated in accordance with the standard methodology 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 standard methodology is scheduled to be revised in 2020.

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 2020.

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 (HELAAAs) are key evidence documents which support the preparation of local plans. Their purpose is to establish how much suitable development land there is in an area and to test if this land could be developed. They help local planning authorities to understand the level of growth they can plan for and the areas where growth can be accommodated. These assessments are not policy documents and they do not determine if land should be allocated for development or if planning permission should be granted. As part of the Duty to Co-operate a consistent methodology for producing HELAAAs 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 of HELAAAs 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 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.

East of England Forecasting Model (EEFM)

The county, 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 and 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.

Sustainability Appraisal

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, 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 and a further iteration supports the consultation from January to March 2020.

Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy

Consultants have been commissioned to produce a county wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS). The expected output will include a review of strategically significant opportunities for the provision of new and enhanced Green Infrastructure; understand the current management measures for visitors to the European sites and evidence for recreational disturbance “hotspots” or particular concerns with locations proposed for housing growth; develop the mitigation necessary to avoid the significant adverse effects from “in-combination” impacts from residential development and identify a detailed programme of strategic mitigation measures which will be recommended to be funded by developer contributions from residential development schemes.

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, commissioned a Level 1 SFRA to inform strategic planning decisions, the preparation of local plans and to inform development management decisions. Strategic Flood Risk Assessments (SFRAs) form part of the evidence base of the local plan and can be used to inform the Sustainability Appraisal. This report, 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 was 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 firstly 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. 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. An interim report was 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 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 GNLP. A screening report focussing on the assessment of twenty two strategic growth locations for the emerging plan, was completed in July 2017. Subsequently an Interim HRA was completed which assessed the emerging policy alternatives within the GNLP: Growth Options consultation document.. Further updates support the consultation from January to March 2020.

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, each respective authority supports parish and town councils as well as neighbourhood forums in the case of Norwich which are in the process of developing a Neighbourhood Plan.

To date a number of Neighbourhood Plans have been ‘made’ by Broadland District Council and 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, a Neighbourhood Plan becomes part of the **Development Plan**.

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		14/15	15/16	16/17	17/18	18/19	
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	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%	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	0	0	0	0	0	
			Broadland	0	0	0	0	0	
			Norwich	0	0	0	0	0	
			South Norfolk	0	0	0	0	0	
Number of designated Air Quality Management Areas (AQMAs)	Decrease	LPA	Greater Norwich area	1	1	1	1	1	
			Broadland	0	0	0	0	0	
			Norwich	1	1	1	1	1	
			South Norfolk	0	0	0	0	0	
Concentrations of selected air pollutants (micrograms per litre) a) annual average concentrations of Nitrogen Dioxide b) annual average Particulate Matter	Decrease	LPA	Broadland	a) No data b) No data	a) below 40µg/m3 b) below 40µg/m3	a) below 40µg/m3 b) below 40µg/m3	a) below 40µg/m3 b) below 40µg/m3	a) below 40µg/m3 a) below 40µg/m3	
			Norwich	a)15 b)15	a) 14 (LF); 66 (CM) b) 16 (LF); 21 (CM)		a) 13 (LF); 51 (CM) b) 16 (LF); 23 (CM)	a) 12 (LF); 54 (CM) b) 16 (LF); 27 (CM)	
			South Norfolk	a) 29 b) No data	a)18.6µg/m3 b) No data	a) 25.9 ug/m3 b) No data	a) 25 ug/m3 b) No data	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	94%	94.00%	94.00%	94.00%		
			Norwich	100%	100%	100%	100%	No data	
			South Norfolk	93%	93%	93%	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	14/15	15/16	16/17	17/18	18/19
Net change in Local Sites in "Positive Conservation Management" – percentage of sites	To increase	Norfolk Biodiversity Information Service	Greater Norwich area	73%	No data	73%	73%	74%
			Broadland	75%	No data	75%	77%	76%
			Norwich	93%	No data	90%	90%	87%
			South Norfolk	70%	No data	71%	69%	71%
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register	To decrease	LPA	Greater Norwich area		a)99 b)24			
			Broadland	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%)	a) 28(2%) b)23(17%)
			Norwich	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%)	a) 25 (1.7%) b) 2 (8%)
			South Norfolk	a) 41 b) 0	a) 24 b) 0	a) 24 b) 0	a) 19 b) 0	a) 20 b) 5
Net change in number of Tree Preservation Orders (TPOs)	None to be lost as a result of development	LPA	Broadland	No data	No data	No data	No data	No data
			Norwich	5	9		No data	No data
			South Norfolk	No data	No data	No data	No data	No data
Total CO2 emissions per capita (million tonnes carbon equivalent)	To decrease	DECC	Broadland	6.6	6.2	6	5.5	No data
			Norwich	4.5	4.3	3.8	3.8	No data
			South Norfolk	7.2	6.6	6.3	6.2	No data
Renewable energy generating capacity permitted by type	Increase	LPA	Greater Norwich area	See table 3.9				
			Broadland					
			Norwich					
			South Norfolk					
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	Zero	LPA	Greater Norwich area		0	0	0	0
			Broadland	Data not yet released	0	0	0	0
			Norwich	0	0	0	0	0
			South Norfolk	0	0	1	0	0
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)	None	LPA	Broadland	Data not yet released	0	0	0	0
			Norwich	No data	414	300	128	315
			South Norfolk	0	0	2	0	0
Daily domestic water use – per capita consumption	Decrease	LPA	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	54%	44%	46%	33%	36%
			Norwich	88%	68%	93%	81%	86%
			South Norfolk	28%	27%	9%	7%	9%

Environment

Indicator	Target	Source	Districts	14/15	15/16	16/17	17/18	18/19
Percentage of new dwellings completed at: a) less than 30 per hectare b) 30-50 per hectare c) More than 50 per hectare	100% above 30 dwellings per hectare	LPA	Broadland	a)100% b)0% C)0%	a) 91% b) 9% c) 0%	a) 86% b)14% c) 0%	a) 66% b) 34% c) 0%	a) 54% b) 33% c) 13%
			Norwich	a)4% b)15% c)81%	a) 2% b) 15% c) 83%	a) 3% b) 18% c) 79%	a) 10% b) 24% c) 66%	a)10% b) 11% c) 79%
			South Norfolk	a) 53% b)45% C)2%	a)58% b)26% c)16%	a)74% b)17% c)8%	78% 13% 9%	a) 78% b) 15% c) 7%
Waste arising: a) kilograms of waste produced per head of population b) percentage change on previous year	Decrease	LPA	Broadland	a) 390 b) +4%	a) 383 b) - 0.99%	a)399.01 b)4.5%	a)378.84 b)4.64%	a)383.02 b)4.18%
			Norwich	a)326 b)0%	a) 308 b) -5.8%	a) 325.8 b) +5.5%	a) 322.43 b) -1%	a)386.5 b)-8.2%
			South Norfolk	a)364 b)4.6%	a)369 b)1.4%	a)378 b)2.4%	A)383 B)1.3	a) 374.71kg b) -2.2%
Recycling – percentage of household waste: a) recycled b) composted	Increase	LPA	Broadland	a) 25% b) 22%	a) 26% b) 25%	a) 24.88% b) 26.02%	a) 23.60% b) 26.34%	a) 21.45% b) 26.79
			Norwich	a) 29% b) 9%	a) 32% b) 9%	a) 27.3% b) 12.8%	a) 24.86% b) 12.7%	a) 22.9% b) 16.1%
			South Norfolk	a) 42% b) 18%	a) 44% b) 18%	a) 44% b) 19%	a) 42.34 b)18.4%	a) 22.15% b) 19.20%

Social

Indicator	Source	Target		14/15	15/16	16/17	17/18	18/19
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score	DCLG	Decrease	Greater Norwich area	No data	No data	No data	No data	0.133
			Broadland					0.084
			Norwich					0.218
			South Norfolk					0.098
	DCLG	Decrease	Greater Norwich area	0.12	No data	No data	No data	0.105
			Broadland	0.08			0.071	
			Norwich	0.19			0.165	
			South Norfolk	0.09			0.079	
Index of Multiple Deprivation – average LSOA score	DCLG	Decrease	Greater Norwich area	17.8	No data	No data	No data	17.8
			Broadland	11.04				11.77
			Norwich	29.07				28.08
			South Norfolk	13.24				13.64
Total benefit claimants - percentage of working age population claiming benefits	Working age client group Key benefit claimant	Decrease	Broadland	8.4	8.10%	Data discontinued	Data discontinued	Data discontinued
			Norwich	14.4	13.20%			
			South Norfolk	8.4	7.80%			
Percentage of working age population receiving ESA and incapacity benefit	Working age client group Key benefit claimant	Decrease	Broadland	4.5	4.60%	Data discontinued	Data discontinued	Data discontinued
			Norwich	7.7	7.80%			
			South Norfolk	4.3	4.20%			
Life expectancy of residents (at birth) a) males b) females	ONS	Increase	Broadland	Data not yet released	Data not yet released	a)81.1	Data not yet released	Data not yet released
			Norwich			b)84.5		
			South Norfolk			a)78.3 b)82.8		
						a)81.3 b)84.8		
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Annual Population Survey	Increase	Greater Norwich area	33.80%	34.00%	36.80%	37.10%	38.40%
			Broadland	29.30%	31.40%	28.60%	30.50%	39.70%
			Norwich	35.90%	39.30%	38.80%	36.80%	38.50%
			South Norfolk	35.70%	30.80%	42.00%	43.70%	36.90%

Indicator	Source	Target		14/15	15/16	16/17	17/18	18/19
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) 9.9% 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%	a)10.7% b)195 c)30.4%
			Norwich	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)23.6%	a) data not available b) 137 c) 14.8
			South Norfolk	a)13% b)95% C)9%	a) 13% b) 93 c) 12.2%	a) 13% b) 175 c) 15.1%	a) 13% b) 298 c) 26.6%	a) 13.14% b) 392 c) 32.34%
Total dwellings with Category 1 hazards	LPA	Decrease	Broadland	No data	No data	No data	No data	No data
			Norwich	No data	10246	10246	10246	No data
			South Norfolk	16737	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 area	A-595 B- 5457 C-964	A-666 B- 6554 C-1137	A-667 B-7373 C-1126	A-1243 B-7135 C-1299	A-1112 B-8211 C-1347
			Broadland	A - 112 B- 1218 C - 185	A - 104 B- 1425 C - 216	A-95 B-1631 C-168	A-232 B-1514 C-230	A-219 B-1652 C-266
			Norwich	A-322 B- 3188 C-538	A-410 B- 3803 C-670	A-408 B-4328 C-675	A-686 B-4340 C-757	A-629 B-5063 C-785
			South Norfolk	A-161 B-1051 c-241	A-152 B-1326 c-251	A-144 B-1414 C-283	A-325 B-1281 C-312	A-264 B-1496 C-296
Percentage of the economically active population who are unemployed	Annual Population Survey	Decrease	Greater Norwich area	4.70%	3.00%	3.50%	4.40%	4.40%
			Broadland	3.70%	2.30%	2.80%	2.40%	5.30%
			Norwich	4.10%	4.00%	5.00%	7.80%	4.60%
			South Norfolk	6.40%	2.50%	2.40%	2.50%	3.50%
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 area	a) 0.3% b) 0.2%	a)0.3% b)0.2%	a)0.2% b)0.1%	a)0.2% b)0.1%	a)0.2% b)0.1%
			Broadland	a) 0.2% b) 0.1%	a)0.1% b)0.1%	a) 0.1% b) 0.1%	a)0.1% b)0.1%	a)0.1% b)0.1%
			Norwich	a) 0.6% b) 0.4%	a)0.4% b)0.3%	a)0.3% b)0.2%	a)0.3% b)0.2%	a)0.4% b)0.2%
			South Norfolk	a) 0.2% b) 0.1%	a)0.2% b)0.1%	a)0.1% b)0.1%	a)0.1% b)0.1%	a)0.1% b)0.1%
Unfit housing – percentage of overall housing stock not meeting 'Decent Homes Standard'	LPA	Decrease	Broadland	No data	No data	No data	No data	No data
			Norwich	No data	No data	No data	No data	No data
			South Norfolk	No data	No data	No data	No data	No data

Indicator	Source	Target		14/15	15/16	16/17	17/18	18/19
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
			Norwich	76% - 3 24% -4	76% - 3 24% -4	92% - 3 24% -4	No data No data	No data No data
			South Norfolk	No data	No data	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	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) 73% b) 6% c) 10% d) 7%				

Economy

Indicator	Source	Target		14/15	15/16	16/17	17/18	18/19
Percentage change in total number of active enterprises	Business Demography	Increase	Greater Norwich area	3.40%	6.70%	5.80%	Data not yet released	Data not yet released
			Broadland	1.40%	11.60%	4.00%		
			Norwich	5.50%	3.40%	9.90%		
			South Norfolk	3.00%	5.60%	3.40%		
Median a) hourly; b) weekly; c) annual pay for full-time employees	ASHE	Increase	Broadland	a) £12.37	a) £12.42	a) £13.03	a)12.81	a)14.49
				b) £512	b) £491.00	b)496	b)481.70	b)527.6
				c) £ 25,697	c)26,531	c)27,190	c)27,418	c)30,396
			Norwich	a) £ 10.95	a) £11.41	a)11.77	a)12.41	a)12.83
				b) £ 432	b) £447.50	b)433.60	b)463.60	b)481.50
				c) £ 22,377	c)23,817	c)26,107	c)no data	c)26,813
South Norfolk	a) £ 13.09	a) £12.99	a)13.94	a)13.17	a)15.59			
	b) £ 525	b)499.6	b)520.60	b)499.10	b)574.00			
	c) £ 26,817	c)29,386	c)30,135	c)27, 292	c)30,396			
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	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) 73% b) 6% c) 10% d) 7%				
Percentage of people employed who travel: c) 5 to 10km d) 10 to 20km e) More than 20km	Census	Decrease in distance travelled	Greater Norwich area	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	70%	75.30%	70.80%	61.00%	60.78%
			Norwich	100%	100%	77%	100%	100%
			South Norfolk	No data	51%	12%	88%	78%
Unemployment benefit receipt: percentage of population in receipt of Job Seekers Allowance (JSA); claimants of JSA by age range: a) 16-24 years old b) 25-49 years old c) 50+ years old	Claimant Count	Decrease	Greater Norwich area	a)1.9%	a)0.9%	a)0.7%	No data	No data
				b)1.5%	b)1.1%	b)0.9%		
				c)1.0%	c)0.9%	c)0.8%		
			Broadland	a) 1.4%	a)0.8%	a)0.6%		
				b) 0.8%	b)0.6%	b)0.6%		
				c) 0.5%	c)0.5%	c)0.5%		
			Norwich	a)2.3%	a)1.1%	a)0.7%		
				b)2.4%	b)1.7%	b)1.3%		
				c)2.1%	c)1.9%	c)1.6%		
South Norfolk	a)1.6%	a)0.7%	a)0.5%					
	b)1.0%	b)0.7%	b)0.5%					
	c)0.7%	c)0.6%	c)0.6%					

Appendix E - Broadland District Council Annual Monitoring Report 2018-19

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 2018/19 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.

This report should be read in conjunction with the

- GNDP AMR 2018/19;
- 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 2018 to 31 March 2019; 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 2018 estimates the population to be 129,464. This equates to a 3.82% increase in population in the period between 2011 and 2018.

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 48.5% of the population living in 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 proposed timetable is for a draft plan to be consulted on in January – March 2020, with a view to the publication of the proposed submission version in January – February 2021 followed by submission to the Secretary of State in June 2021, a public examination in late 2021 and adoption of the local plan around August / September 2022.
- 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, and at Long Stratton and Wymondham in South Norfolk. 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 in the coming year.
- 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 2018/19, there were nine Neighbourhood Plans being developed in Broadland. The nine communities developing Plans were Aylsham, Buxton with Lamas, Guestwick, Horsford, Horstead with Stanninghall, 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. Two of the nine communities (Buxton w. Lamas; Guestwick) designated Neighbourhood Areas within this period, for the purpose of their Neighbourhood Plan. In each case, the Neighbourhood Area proposed or designated has followed the parish boundary.
- 4.4. Within this period, two of the nine Neighbourhood Plans (Wroxham and Aylsham) were submitted to the local planning authority, following the Reg. 14 pre-submission consultation
- 4.5. During 2018/2019, there were two further Neighbourhood Plans 'made' (or adopted) in the District (Horsford; Wroxham), taking the total number to fourteen. These Plans all form part of the statutory Development Plan and they were made on the following dates:

Acle	- 17th February 2015
Blofield	- 26th July 2016
Brundall	- 22nd March 2016
Drayton	- 26th July 2016
Great & Little Plumstead	- 16th July 2015
Hellesdon	- 19th December 2017
Horsford	- 12 th July 2018
Old Catton	- 26th July 2016
Rackheath	- 20th July 2017

Salhouse	- 20th July 2017
Sprowston	- 8th May 2014
Strumpshaw	- 10th July 2014
Wroxham	- 28 th March 2019

- 4.6. The Acle, Brundall, Strumpshaw and Wroxham Neighbourhood Plans have also been made 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	<p>Seven new residential developments have been granted contrary to policy GC2. Five sites are within the NPA and applications refer to the acknowledged shortfall in 5 year housing land supply within this policy area. Therefore, they contribute to increasing the NPA land supply.</p> <p>Two of the sites have been identified within a Neighbourhood Plan as a possible housing site.</p> <p>All of the sites are adjacent to existing residential developments.</p>
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.
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.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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 one site outside of settlement limits was granted planning permission for a replacement dwelling. The unit was considered acceptable as the use as a dwelling has not been abandoned 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 C2 was considered acceptable as it would provide residential care for eight residents Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.
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

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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	One unit comprising of 1500sqm of floor space in total was granted permission for non-employment use. The unit was small and changed to D2 use. The decision notice included a condition for the premises to return to employment use upon cessation of the business.
E2: Retention of employment sites	3	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E2	None	Nine permissions were granted contrary to policy E2. All the sites were supported by the Economic Development department as they will increase the provision of local services and support small business. Two sites included a condition for the premises to return to employment use upon cessation of the businesses.
E3: Tourist accommodation	3, 8	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E3	None	Three permissions were granted contrary to policy E3. All applications presented a viable proposal and were associated with an established enterprise.
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, two permissions were granted which resulted in the loss of A1 use. In both these approvals the Economic Development department has stated that the proposed uses would support the viability of the town centre and increase the footfall to nearby businesses, which could be beneficial to the local economy.

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	None within the monitoring year.
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 no net increase or decrease in formal recreational space within the monitoring year.
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.
TS6: Public safety zones	7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS6	None	None within monitoring year.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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, five were for new community facilities. A further five were for increasing the floorspace of existing facilities. Overall, these approvals 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).
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	Outline application 20172189 for 140 dwellings was granted 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 was granted in October 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 activity 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 expected to be completed by Oct 2019
			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. Site was completed Mar 2019.
			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, SOC7, SOC8, EC1	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. 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.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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 activity 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 activity during this monitoring year. The north-west corner of the site has been developed under reserved matters application 20111439 for B8 storage warehouse.
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 and restaurant was granted July 2014. This permission lapsed July 2017. Outline planning application 20160488 for 175 dwellings granted June 2017. Reserved matters 20172131 for a reduction in dwellings to 163 was approved in October 2018. Works have commenced on the 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.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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. 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.
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. Site was completed in Mar 2019.
			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. 75% of Phase I has been completed. Reserved matters 20150794 granted Oct 2015 to expand site by 30 dwellings. 33% of Phase II 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.

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 2017.
			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 was completed in 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.
BUX 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4,	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.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC5, 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.
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 Greater Norwich Local Plan.
			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, SOC7, SOC8, EC1	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 was granted Nov 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.
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	

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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.
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 activity 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 was completed in 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
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	The western end of the site has been developed. No activity on rest of site during this monitoring year.
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	Full planning application 20181845 for 9 dwellings was submitted Nov 2018.
			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 was completed in 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 was completed in 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 had reserved matters granted. Full planning 20171514 granted Jun 2018 reduces the 108 dwellings to 95. Work has commenced on the 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 Greater Norwich Local Plan.
HEL 5	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4,	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. The site was completed Mar 2019.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC5, SOC7, SOC8, EC1	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 was completed in 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	Site was completed Mar in 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy
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	Full application 20182043 for 69 dwellings was submitted Dec 2018.
			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
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	Application 20190681 requesting an EIA Screening Opinion was submitted shortly after the 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 activity during this monitoring year.
LIN 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	Site was completed in March 2016
			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. 5 dwellings were completed in the monitoring year.
			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
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	
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	Full planning 20180963 for a food store, offices, a 60 bedroom care home, 20 assisted flats, 15 assisted bungalows and a club house was granted in March 2019.
			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	Site was completed in 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,	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. No works have commenced on site.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
		SOC5, 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 was completed in 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	Hybrid permission 20171782 for A1, A3 and A5 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. Full planning 20181376 for an office and workshop on Plot 14 was granted Dec 2018. Works have commenced on the site.
TSA 2	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4,	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
		SOC5, 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	Site was completed in 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	<p>Planning permission 20161058 for North Sprowston & Old Catton (GT12) includes a 1:20 ratio of employment floorspace to residential floorspace.</p> <p>Planning Permissions 20160498 and 20170104 for South of Salhouse Road (GT7) does not meet the target</p> <p>Planning Permission 20180193 for land east of Broadland Business Park (GT11) is likely to meet the target.</p>	Whilst permissions 20160498 and 20170104 (GT7) do not meet the standard provision is made for an onsite primary school and an offsite contribution to a community facility.
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.	

Policy	Target	Milestone	Progress	Comments
		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.
	4ha of informal open space per 1,000 population	N/A	Target achieved.	As of 1 April 2019 all planning approvals (or Council resolutions 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 expected to commence 2020/21.

Policy	Target	Milestone	Progress	Comments
		Plumstead Road to Salhouse Road Cycle and Pedestrian Links 2019/2020	Planning Permission for majority of link granted through application 20170104 on 06/12/2018. Council resolution to grant permission for Plumstead Road junction and remaining link road through application 20161873 made on 12/07/17.	
		Wroxham Road to Salhouse Road 2019/20	Completed. Milestone achieved.	
		Wroxham Road to North Walsham Road 2019/20	Planning Permission Granted 17/02/2016. Milestone not achieved.	Delivery of link is currently subject to the successful outcome to Norfolk's Housing Infrastructure Fund: Forward Fund application.
		North Walsham Road to Spixworth/Buxton Road 2022/23	Outline Planning Permission Granted 17/02/2016. Reserved Matters application (20180708) for Strategic Infrastructure, including Link Road submitted 30/04/18.	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	Outline Planning Permission Granted 17/02/2016. Reserved Matters application (20180708) for Strategic Infrastructure, including Link Road submitted 30/04/18.	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. Under Construction.	Initial Feasibility Assessment for connection to Hurricane Way completed. Land dedicated as part of permission 20180920 to enable upgrade of link road commensurate with full link road Airport. Pooled CIL funding for Repton Avenue to Hurricane Way Link rescinded due to delays in scheme delivery.
		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	Milestone will not be achieved.	<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>Land dedicated to enable road widening and improvements through permission on GT7 (20160498 & 20170104)</p> <p>Norwich Transforming Cities Bid seeking funding to deliver substantial transport improvements along Salhouse Road Corridor</p>
	Delivery of Broadland Way Cycle and Pedestrian Links between Dussindale and Rackheath /Stonehouse Road	BBP to Rackheath 2019/20	Milestone will not be achieved.	<p>Walking / Cycle Link Plumstead Road to Green Lane East delivered.</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>

Policy	Target	Milestone	Progress	Comments
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 95% 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.
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 673 dwellings 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. Milestone not achieved.	Norfolk County Council now expects the school to open in September 2020.

Policy	Target	Milestone	Progress	Comments
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.
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	Outline Planning Permission 20160498 for 803 dwellings and 20170104 for 380 dwellings granted 11/01/2017 & 06/12/2018 respectively. Reserved Matters consent for 243 of the 803 dwellings granted on 25/09/19. Reserve matters consent for 365 dwellings on the outline for 380 granted on 18/07/2019. Milestone not achieved.	Allocation site is now expected to delivery 1,168 homes. This is less than the target of 1,400 homes. Commencement is now forecast behind milestone in 2019/20.
GT8: Land north of Plumstead Road	45 Homes, vehicular connection to Salhouse Road, formal recreation, and landscaping	Commencement 2016/17	Committee Resolution to Grant Planning Permission Granted for Roundabout and Access Road to site (20161873) 12/07/2017. Milestone not achieved.	Commencement is now forecast behind milestone.

Policy	Target	Milestone	Progress	Comments
GT9: Broadland Business Park (North Site)	7,800 sqm B1 Office 49,700 sqm B2 / B8	Commencement 2017/18	Outline Planning Permission granted 28/06/2013. Milestone not achieved.	
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	Outline permission for 283 homes across part of the allocation (20180193 & 20180194) granted. Milestone not achieved.	Hybrid allocation (20181601) for 550 homes submitted 02/10/18. This application has not year been determined. Commencement is now forecast behind milestone in 2020/21

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 2020/21.
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 2020/21.

Policy	Target	Milestone	Progress	Comments
GT15: Land North of Repton Avenue	300 Homes and land for employment	Commencement 2016/17	<p>Outline Planning Permission (20141955) granted 18/05/2016.</p> <p>Self-Build element of the site, 12 homes, commenced in 17/18.</p> <p>RM application (20180920) for 328 homes approved on 18/01/19. Now under construction.</p> <p>Milestone not achieved.</p>	Allocation site is now expected to delivery 340 homes. This is more than the target of 300 homes.
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.	<p>Site expected to be completed by then end of 2019/20.</p> <p>Total housing is expected to exceed target by 10 homes as a result of additional permission (20171906) granted 10/09/2018.</p>

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 2020/21.
GT19: Land South of Green Lane East	150 Homes, cycle links, landscaping	Commencement 2022/23	Outline planning application (20160395) approved 31/01/2019. RM application (20191032) submitted 01/07/19.	Total housing is expected to exceed target by 7 homes. Commencement is now forecast in 2020/21.
GT20: White House Farm (North-East)	460 Homes, formal recreation, landscaping	Commencement 2020/21	Outline Planning Application (20191370) for 516 homes submitted 29/08/2019.	Total housing expected to exceed target by 56 homes. 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	Development Plan Documents: These are planning documents forming part of the local

Document (DPD)	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	Local Development Document: Planning documents which collectively make up the Local Plan

Document (LDD)	(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 - Norwich City Council Report against policies in the adopted Norwich Development Management Policies Local Plan 2014

Introduction

1. The development plan for Norwich comprises the following documents:
 - Joint Core Strategy for Broadland, Norwich and South Norfolk (the JCS) adopted in March 2011, amendments adopted January 2014;
 - Norwich Site Allocations and Site Specific Policies Local Plan (the Site allocations plan) adopted December 2014; and
 - Norwich Development Management Policies Local Plan (the DM policies plan) adopted December 2014.
2. This appendix monitors the policies in the Norwich Development Management Policies Local Plan 2014 (the DM policies plan). Monitoring of delivery of sites in the Site Allocations and Site Specific Policies Plan 2014 (Site Allocations plan) is incorporated in Appendix A of the AMR as part of the assessment of the five-year housing land supply.
3. As part of the last Annual Monitoring Report (AMR), it was not possible to include the results of monitoring of the DM policies plan for the 2017/18 period. Therefore, this report covers the periods 1st April 2017-31st March 2018 and 1st April 2018-31st March 2019. The results of both monitoring periods are displayed in the table below.
4. Norwich City Council, Broadland District Council and South Norfolk District Council are working together with Norfolk County Council, to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current JCS for the area. The JCS plans for the housing and jobs needs of the area to 2026. The GNLP will ensure that these needs continue to be met to 2038. The GNLP will include strategic planning policies and will also allocate individual sites for development. It will aim to ensure that new homes and jobs are delivered and the environment is protected and enhanced, promoting sustainability and the effective functioning of the area.
5. It is anticipated that the draft (Regulation 18) GNLP will be published for consultation between January and March 2020. Publication of the Pre-Submission (Regulation 19) Draft plan is likely in early 2021 with formal submission to the Secretary of State in summer 2021, followed by public examination later in 2021 and adoption by September 2022.

6. In accordance with paragraph 33 of the National Planning Policy Framework (NPPF) and S10A of the Town and Country Planning (Local Planning) (England) Regulations 2017, Norwich City Council undertook a review of the DM policies plan and the Site Allocations plan, to review whether the plans are up to date and respond to changing local needs and circumstances. The review was carried out in October-November 2019 and endorsed by cabinet on 13 November 2019. It concludes that, in general, the local plan policies are fit for purpose at the current time, however it recommends that a full review of the Development Management Policies Local Plan should commence following the Regulation 19 consultation of the GNLP. The full conclusions of the Regulation 10A review can be found at the following link: https://www.norwich.gov.uk/info/20199/adopted_local_plan/2494/regulation_10a_review_of_the_local_plan
7. Previous AMRs set out progress on other local development documents being produced for the Local Plan for Norwich in the Local Development Scheme (LDS). The LDS was updated in October 2018 and provides a timetable for the completion of local development documents. As a result, of the conclusions of the Regulation 10A review of the local plan, the LDS will require updating to provide information on the timescales for the preparation of a new local plan, and to reflect changes to the timetable for the GNLP. The LDS can be found at the following link: https://www.norwich.gov.uk/downloads/file/1671/local_development_scheme
8. In November 2019, cabinet adopted the 'Purpose Built Student Accommodation in Norwich: evidence and best practice advice notice' (the advice note). Norwich has seen a significant rise in numbers of proposals for new purpose built student accommodation (PBSA) over the past few years. The advice note includes an assessment of the need for purpose-built accommodation and guidance on a range of issues, including the location, scale, external and internal design, and management of PBSA, and how to encourage an accommodation mix for a wide range of students. By encouraging good quality and appropriate student accommodation in Norwich, the advice note helps to support the success of the city's higher educational institutions and the city's economic prospects.
9. The Affordable Housing Supplementary Planning Document (SPD) was adopted by cabinet in July 2019. This SPD replaces the previous 2015 SPD and supplements JCS policy 4 and local plan policy DM33. Key aspects of the SPD include the extent to which proposed affordable housing meets identified needs in Norwich, the requirement to include affordable housing on sites of 10 dwellings or more and encouraging affordable housing on development proposals for care homes and purpose built student accommodation on residential land allocations via commuted sums. This document also provides best practice guidance in relation to what should be contained in viability assessment in order to better inform developers of the Council's expectations and to ease the process at the planning application stage.

10. The River Wensum Strategy has been developed by the River Wensum Strategy Partnership and was adopted by partners in summer 2018. The partnership is led by Norwich City Council, working with the Broads Authority, Norfolk County Council, the Environment Agency, and the Norwich Society. The strategy aims to manage the River Wensum and surrounding area for the benefit of the city and its residents. Its objectives include increasing access to the river for walking/cycling and for water-based leisure, enhancing the natural and historic environment, maximising the efficiency of public expenditure in the river corridor, and accessing external funding opportunities and investment to facilitate change and regeneration in the river corridor.

Summary of Main Findings

11. The AMR gives an overview of progress against the adopted policies of the DM policies plan with reference to the Monitoring Framework contained in Appendix 9 of that plan and also reproduced as Appendix 3 of the Site Allocations plan.
12. Due to time and resource constraints, the local plan monitoring for the 2017/18 and 2018/19 periods has been streamlined. As a result, information is not available for some indicators. However, where possible, general commentary on progress and notable trends or applications has been included where specific data is not provided.
13. A number of the monitoring indicators specified within Appendix 9 of the DM policies plan do not necessarily yield information that provides a full understanding of the effectiveness of the policy application and implementation. As concluded by the Regulation 10A review of the local plan, it is proposed that the monitoring indicators will also be revised as part of the full local plan review.
14. The following is a summary of the main findings of the AMR for 2017/18 and 2018/19:
- Several applications were approved across both monitoring periods resulting the loss of/reduction of the Yare Valley Character Area (YVCA). These applications were largely residential developments, and the benefits of the proposals were considered to outweigh the harm to the YVCA.
 - The number of buildings on the Heritage at Risk Register increased in 2017/18 but reduced to the lowest number in 2018/19 since the adoption of the DM policies plan.
 - The air quality indicators Nitrogen Dioxide (NO₂) and airborne particulates (PM¹⁰) remained relatively stable at the Lakenfields monitoring location. At the Castle Meadow monitoring location both NO₂ and PM¹⁰ increased across both the 2017/18 and 2018/19 periods. In particular, the PM¹⁰ figures for the 2018/19 period were at the highest level recorded since the adoption of the DM policies plan. The measured NO₂ at Castle Meadow has exceeded the Air Quality Objectives for England (DEFRA) target of 40µg/m³ (annual mean) for the past

few years and this remains the situation in the 2018/19 monitoring period. However, PM¹⁰ figures for Castle Meadow and both air quality indicators at Lakenfields remain well below this threshold.

- In 2017/18, 640 new homes were granted consent, compared with 473 new homes in 2018/19. The 2018/19 figure represents the lowest number of homes permitted in a monitoring period since the adoption of the DM policies plan and continues the year on year decrease since the 2015/16 peak of 1,018 homes. These reduced figures are as a result of the reduced number of PBSA applications and Prior Approval office to residential applications in that year.
- However, the housing commitment figures at 1st April 2019 were at their greatest since the adoption of the DM policies plan. At 7,289 dwellings, this represents a significant increase on the 4,199 dwellings from the 2017/18 monitoring period. This is attributed to the ability to include both student accommodation and communal institutional accommodation within housing delivery figures following changes to the NPPF in 2018.
- Housing completions in 2017/18 (at 235 dwellings) were at their lowest since the adoption of the DM policies plan. However, the 2018/19 figure of 1,035 completed dwellings represents a significant increase and the highest annual housing completion figure since the adoption of the DM policies plan. This is the first time housing completions have exceeded the average annual target for Norwich set by the JCS of 477 dwellings per annum. This is partly attributed to the ability to include both student accommodation and communal institutional accommodation within housing completions calculations, as well as the delivery of several large Prior Approval office to residential schemes.
- The loss of office space across the city has continued across both the 2017/18 and 2018/19 monitoring periods. The 2017/18 period saw a significant loss at -40,205m². This is the greatest amount of floorspace lost since the adoption of the DM policies plan and is attributed to several significant Prior Approval office to residential schemes. However, 2018/19 saw -11,695m², which may suggest a slowing of this trend. It will be important to continue to monitor the loss of office floorspace.
- Both 2017/18 and 2018/19 monitoring periods saw significant losses of employment floorspace outside of defined employment areas at -47,990m² and -14143m² respectively.
- Norwich is performing well overall in terms of retailing. Where defined centres are operating below recommended thresholds, an appropriate amount and variety of other supporting services is ensuring their vitality and viability. More detailed information of the latest retail survey and trends can be found in the

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

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

Policy	Indicator	2017/18	2018/19	Commentary
DM1	Achieving and delivering sustainable development	n/a	n/a	Policy DM1 is an overarching policy to ensure that sustainable development is delivered in Norwich through development management decisions. Because of its generic nature it does not lend itself to detailed monitoring although it is referred to in the great majority of decisions for significant development.
DM2	Refusals on the grounds of loss of light/outlook	24	24	In both monitoring periods, 24 applications were refused on the grounds of loss of light or outlook. This number has been relatively constant since the 2016/17 monitoring period.
	Refusals on the grounds of schemes falling below minimum space standards	1	6	<p>The target for this indicator is no refusals on the grounds of falling below minimum space standards. This is a particularly challenging target, which has not been achieved in any reporting period since the adoption of the local plan. There has been a continuation of this trend across both the monitoring periods. Several of the applications recorded for the 2018/19 period involve the change of use to large HMOs and construction of student accommodation.</p> <p>It is important to note that the data recorded cannot include developments for the change of use from offices to residential under prior approval, as the General Permitted Development Order does not allow for the consideration of space standards as part of that process.</p>

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

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

Policy	Indicator	2017/18	2018/19	Commentary
				<p>Cock Public House, Long John Hill into a dwelling and for the construction of two new dwellings resulted in the reduction of 560m² of the YVCA. In this instance, the proposal was considered to result in harm to the YVCA due to impacts on its openness and undeveloped character. However, these impacts were considered to be confined to a small area and not to damage the character of the YVCA overall.</p> <p>In addition, 254m² of YVCA was lost at The Alders Cooper Lane for a new dwelling (18/01026/F). In this case, the benefits of the proposal were considered to outweigh the harm to the YVCA given that the council could not demonstrate a 5-year land supply at the time, and given the environmental characteristics of this particular site.</p>
DM7	Number of protected trees/hedgerows lost as a result of development	No data	No data	There is no target for this indicator. It has not been practicable to explicitly monitor the number of trees and hedges lost as a direct result of development.
	No of new street trees delivered through development	0	0	There is no target for this indicator. No new planning obligations were raised in either 2017/18 or 2018/19 relating to the provision of street trees, neither was there any spend of commuted sums collected in previous years for the planting of new trees. This was also the situation represented in the 2016/17 monitoring period. The development management team have secured new street planting through the imposition of planning conditions, however these are not directly monitored.

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

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

Policy	Indicator	2017/18	2018/19	Commentary
	1) NO ₂ 2) PM ₁₀			<p>NO₂ - 13 µg/m³ (slight decrease from 2016/17) PM¹⁰ - 16 µg/m³ (no change from 2016/17)</p> <p>Castle Meadow NO₂ - 51 µg/m³ (reduced from 2016/17) PM¹⁰ - 23 µg/m³ (increased from 2016/17)</p> <p><u>2018/19</u> Lakenfields NO₂ - 12 µg/m³ (slight decrease from 2017/18) PM¹⁰ - 16 µg/m³ (no change from 2017/18)</p> <p>Castle Meadow NO₂ - 54 µg/m³ (increased from 2017/18) PM¹⁰ - 27 µg/m³ (increased from 2017/18)</p> <p>Measurements for both nitrogen dioxide and airborne particulates are taken at Lakenfields and Castle Meadow AURN stations, respectively monitoring urban background and city centre pollutant levels. Levels have been relatively stable at Lakenfields for the past few years however, there has been a decrease in NO₂ levels in the 2018/19 period. In contrast, Castle Meadow measured an increase in both NO₂ and PM¹⁰ compared with the previous monitoring period. It is worth noting, however, that the 2018/19 figure of 54 µg/m³ for NO₂ is still well below the peak figure of 66 µg/m³ measured in 2014/15. The PM¹⁰ figure of 27µg/m³ at Castle Meadow is the highest particulates measurement since the adoption of the local plan.</p>

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

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

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

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

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

Policy	Indicator	2017/18	2018/19	Commentary
				<p>the city as well as addressing the need for student accommodation in the city.</p> <p>Since the above decisions, the Council has adopted the Purpose Built Student Accommodation in Norwich: Evidence and Best Practice Advice Note, which outlines the need for student accommodation within the city and setting out best practice principles as a guide to development proposals.</p>
DM16	<p>Use Class B development permitted (m²):</p> <p>Class B1 (a) offices, Class B1 (b) R&D Class B1 (c) industrial uses suitable in residential areas</p>	-	-	<p>The target for this indicator is to contribute to the JCS target of 100,000m² increase by 2026.</p> <p><u>2017/18</u> B1a (Offices): minus 40,205m² B1b (Research and Development): 113m² B1c (Industrial uses suitable in residential areas): minus 217m²</p> <p><u>2018/19</u> B1a: minus 11,695m² B1b: 0m² B1c: 145.4m²</p> <p>The data for both monitoring periods shows that the trend of the loss of office space within the city is continuing. The 2017/18 period saw significant losses; the greatest loss of any previous monitoring period since the local plan was adopted. However, although there was still</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>a loss of office space in 2018/19 this was at significantly reduced scale and could suggest a slowing of this trend. The significant loss of office space within the city is attributed to the change of use of office to residential dwellings under the prior approval process. Applications of particular note include 17/00304/PDD for 199 residential units at Sentinel House and 17/00357/F for the provision of 702 student bedrooms at St Stephens Towers. The Council is considering its options for responding to this loss, including the potential introduction of an Article 4 Direction.</p> <p>R&D floorspace has remained relatively stable over the last few monitoring periods with little or no change reported.</p> <p>2018/19 was the first time positive floorspace was reported for light industrial uses. Over previous monitoring periods, continual losses of light industrial floorspace was as a result of a proliferation of changes of use to leisure uses. The positive figure for 2018/19 is attributed to the construction of new floorspace at Old Hall Road 18/00471/F and change of use at 41 Barker Street 18/00609/U.</p>
	<p>Employment uses permitted(net change): a) within employment areas b) elsewhere</p>	<p>a)-7952 b) -47990</p>	<p>a)182 b)-14143</p>	<p>The target for this indicator is to contribute to the JCS target of 100,000m² increase by 2026.</p> <p><u>2017/18</u></p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>Employment Area – Gains: 3126m² Losses: minus 11,295 m² Net change: minus 7952 m²</p> <p>Elsewhere - Gains: 711 m² Losses: minus 49,249 m² Net change: minus 47,990 m²</p> <p><u>2018/19</u> Employment Area – Gains: 462 m² Losses: minus 280 m² Net change: 182 m²</p> <p>Elsewhere – Gains: 1663 m² Losses: minus 15,806 m² Net change: minus 14,143 m²</p> <p>The overall trend across both the 2017/18 and 2018/19 monitoring periods was the loss of employment floorspace across the city as a whole. Encouragingly, 2018/19 saw a net increase in the amount of employment floorspace within designated employment areas.</p>
DM17	Loss of B1a use class office space under 1,500m ² (m ²)	-5902	-2063	The target for this indicator is no loss of small office space (under 1,500 m ²).

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

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

Policy	Indicator	2017/18	2018/19	Commentary
	b) elsewhere			
	Number of C1 hotel: a) floorspace (m ²) b) bedrooms permitted	a) 3381 b) 168	a)3565 b) 92	There is no target for this indicator. No new hotel bedrooms were permitted in 2016/17. Both the 2017/18 and 2018/19 monitoring periods saw relatively high permitted hotel floorspace and bedrooms compared with previous monitoring periods . Notable permissions in 2017/18 include 17/0016/F Land and Buildings North East of Spitfire Road for 125 beds. Applications 16/01950/O St Marys Works for 85 beds, 18/01140/MA at The Quebec for 2 beds and 18/01453/U 547 Earlham Road for 5 beds were approved in 2018/19.
	Improvements to public realm as a result of development	-	-	There is no target for this indicator. Due to time and resource constraints, it has not been possible to monitor this indicator for the 2017/18 and 2018/19 monitoring periods.
DM19	Use Class B1a office floorspace permitted (m ²): a) within the office development priority area (ODPA) b) elsewhere in city centre c) in employment areas d) elsewhere	a) 0 b) 639 c) 114 d) 72	a) 544 b) 776 c) 209 d) 343	The target for this indicator is to contribute to the JCS target of 100,000m ² increase by 2026. The 2016/17 monitoring period saw a significant upturn in the number of consents for new office floorspace. For the 2017/18 period, the number of consents were reduced on the previous year's figures across all areas of the city, although the ODPA appears to have been particularly affected with no change in permitted floorspace. The 2018/19 period is more encouraging with increased permitted office floorspace in all areas of the city

Policy	Indicator	2017/18		2018/19	Commentary
					compared with the 2017/18 figures. A notable permission from this year includes 18/01505/F Lloyds TSB 2 Surrey Street for the change of use of the first and second floors to offices which contributed 544m ² within the ODP. It is important to note these trends in the context of overall net loss of floorspace across the city.
	Loss of office floorspace (m ²)		-40205	-11695	<p>The target for this indicator is to contribute to the JCS target of 100,000m² increase by 2026.</p> <p>The data for both monitoring periods shows that the trend of the loss of office space within the city is continuing. The 2017/18 period saw significant losses; the greatest loss of any previous monitoring period since the local plan was adopted. However, although there was still a loss of office space in 2018/19 this was at significantly reduced scale and could suggest a slowing of this trend. The significant loss of office space within the city is attributed to the change of use of office to residential dwellings under the prior approval process. Applications of particular note include 17/00304/PDD for 199 residential units at Sentinel House and 17/00357/F for the provision of 702 student bedrooms at St Stephens Towers. The Council continues to look into what would be an appropriate response to this loss, including the potential introduction of an Article 4 Direction.</p>
	Percentage of measured ground floor frontage in A1 retail use in each	PC01	87.3%	88.8%	There is no target for this indicator.
		PC02	95.6%	85.2%	

Policy	Indicator	2017/18		2018/19	Commentary
DM20 ¹¹	defined retail frontage zone in the centre (primary/secondary/large district centres)	PC03	97.1%	97.1%	<p>The aim of the policy is to ensure that none of the specified frontage zones drop below the thresholds indicated in the Main Town Centre and Retail Frontages SPD. There are specific thresholds for each of the retail centres.</p> <p>In 2017/18, none of the frontages dropped below their minimum thresholds. The most significant decrease was PR02 The Lanes East (Bedford Street/Bridewell Alley), which still had low vacancy levels but many units have changed use to bars, cafes and other leisure uses.</p> <p>In 2018/19, only one retail frontage area SR03 St Benedicts Street dropped below the minimum threshold. This frontage area had a relatively high proportion of A2, A3 and A4 uses. The most significant decrease in retail frontage was at PC02 Castle Mall. This is associated with the reduction in vacancy rates within the Mall, through the introduction of non-retail leisure uses.</p> <p>It is worth noting that there still exists permitted development rights, which results in a degree of flexibility of the uses across the city such as the ability to change between shops and financial and professional services etc.</p>
		PR01	69.0%	69.7%	
		PR02	72.2%	71.4%	
		PR03	83.7%	84.1%	
		PR04	N/a	N/A	
		PR05	N/a	N/A	
		PR06	67.7%	66.0%	
		SR01	76.2%	74.1%	
		SR02	61.1%	65.4%	
		SR03	60.5%	59.2%	
		SR04	N/a	N/A	
		SR05	N/a	N/A	
		LD01	62.4%	61.0%	
		LD02	N/a	N/A	
		PC01	87.3%	88.8%	There is no target for this indicator.

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

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

Policy	Indicator	2017/18	2018/19	Commentary
Proportion of A1 uses within district and local centres	DC02	73.3%	73.3%	The target for this indicator is that the proportion of retail uses within district centres should not fall below 60%, and in local centres, 40%.
	DC03	47.4%	47.4%	
	DC04	53.3%	54.8%	
	DC05	59.1%	57.1%	Overall, vacancy rates have increased to 11.7% from 9.6% in 2016. In 2018, the number of units has decreased from 198 to 197; however, this is through the merging of 2 units in Plumstead Road (DC04). The vacancy figures show a gradual decline over recent years with 88% of retail units now occupied. The percentage of non-retail units is 41%, which is a gradual decrease from recent monitoring years.
	DC06	82.4%	80.0%	
	DC07	53.8%	53.8%	
	DC08	64.9%	64.9%	
	DC09	57.1%	50.0%	
	DC10	55.0%	55.0%	
	LC01	85.7%	85.7%	
	LC02	53.6%	50.0%	
	LC03	57.1%	57.1%	
	LC04	64.3%	64.3%	
	LC05	55.6%	55.6%	7 out of 10 district centres have exceeded the 40% non-retail threshold and 7 out of 30 local centres have exceeded the 60% non-retail threshold. Earham House (DC06), which was previously the poorest performing district centre, has now been refurbished and enjoys occupation of 15 of 17 units and is one of the best performing retail centres. Bowthorpe (DC01) is the poorest performing with a vacancy rate increase from 17.6% in 2016 to 35.3% in 2018. Hall Road (DC09) was regarded as poorly performing in 2016; the situation remains unchanged with 2 out of 7 long-term vacant units & 3 of the occupied units being non-A1 retail use. Two of the district centres (DC03: Eaton Centre & DC07: The Larkman) continue to have all of their units occupied.
	LC06	47.6%	47.6%	
	LC07	25.0%	25.0%	
	LC08	87.5%	87.5%	
	LC09	50.0%	53.8%	
	LC10	50.0%	50.0%	
	LC11	42.9%	42.9%	
LC12	66.7%	66.7%		
LC13	50.0%	50.0%		
LC14	28.6%	28.6%		
LC15	50.0%	50.0%		
LC16	65.0%	55.0%		
LC17	81.2%	81.2%		
LC18	54.5%	54.5%		
LC19	66.7%	66.7%		

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

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

Policy	Indicator	2017/18	2018/19	Commentary
				a further pub, The York Tavern, was registered as well as Train Wood, which was registered for its benefits and contribution to social wellbeing or social interests of the local community.
DM23	Development of new evening economy and leisure uses	No data	No data	<p>The target for this indicator is to contribute to the JCS target for the provision of 3000(m²) of leisure and tourism floorspace by 2016.</p> <p>Due to time and resource constraints, it has not been possible to monitor this indicator for either the 2017/18 or the 2018/19 monitoring periods.</p>
	Development of late night uses in the a) late night activity zone and b) elsewhere (m ²)	<p>a) 0</p> <p>b) 46</p>	<p>a) 0</p> <p>b) 46</p>	<p>The target for this indicator is no late night activity uses outside of the late night activity zone (LNAZ).</p> <p>In 2017/19, one application for a late night use was permitted outside of the LNAZ. This comprised 46m² at Gonzos on London Street for the creation of a roof top bar for a temporary period. Whilst, strictly, the target has not been met, it should be noted that the creation of the rooftop bar forms part of an existing late night premises and is very close to the boundary of the late night activity zone, as well a number of other late night uses located along Queen Street.</p> <p>This permission was renewed for a further temporary period within 2018/19.</p>

Policy	Indicator	2017/18	2018/19	Commentary
DM24	Floor space (m ²) for A5 uses within: a) district centres b) local centres c) elsewhere	a) 125 b) 96 c) 0	a) 0 b) 0 c) 0	<p>There is no target for this indicator.</p> <p>The purpose of this indicator is to monitor whether A5 hot food takeaway floorspace is being directed to defined centres to minimise their impacts on residential amenity and on highway and pedestrian safety.</p> <p>The 2017/18 monitoring period saw more A5 floorspace approved overall than the 2018/19 period. This consisted of two permissions within district centres at Aylsham Road (85m²) and Plumstead Road 40m²). Interestingly, no new A5 floorspace was recorded in the 2018/19 period.</p>
	No refusals on grounds of amenity	0	0	<p>There is no target for this indicator.</p> <p>There were no refusals on ground of amenity for A5 uses within either of the monitoring periods.</p>
DM25	Number of approvals and refusals to vary conditions on retail warehousing and other retail premises	0	0	<p>There is no target for this indicator.</p> <p>There were no applications to vary conditions on retail warehousing and other retail premises within either the 2017/18 or 2018/19 monitoring periods.</p>
DM26	Progress on the implementation of the UEA Masterplan	-	-	<p>The strategic masterplan for the UEA is embodied in the UEA Development Framework Strategy, November 2010 (the DFS) which identified three areas for development; Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road. Each of these has been</p>

Policy	Indicator	2017/18	2018/19	Commentary
				<p>allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41.</p> <p>The UEA current projections are for an incremental increase in overall student numbers of 22% from 2016/17 (17,195 total full and part-time students) to 2035/36 (22,000 total students). Progress has been made on a new DFS, which has been reported to Cabinet in summer 2019, and will be subject to public consultation in early 2020 as part of the evidence base for the Greater Norwich Local Plan.</p> <p>Notable permissions at the University across the last two monitoring periods include 17/01296/F for 7150m² of new academic floorspace on Chancellors Drive, which was complete and occupied at the start of the academic year 2019/20. An application has been submitted for Sky House 19/01427/F 15,757m² of academic floor space, which is currently pending determination.</p>
DM27	Progress on the implementation of the Airport masterplan	-	-	<p>Work continued on the production of a masterplan for the Airport, being led by the Airport itself in discussion with Norwich City and Broadland District councils. The draft masterplan was published for consultation in July 2017. The masterplan was endorsed by Norwich City Council cabinet and scrutiny committee on 17th October 2019. This was endorsed with the provision that a Sustainable Access Strategy (SAS) is provided within 12 months of the endorsement date, which will help to</p>

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

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

Policy	Indicator	2017/18	2018/19	Commentary
				www.norfolk.gov.uk/transformingcities
DM29	Number of car parking spaces lost/gain (estimated)	9793	9944	The target for this indicator is no increase in parking spaces above 10,000 spaces. The number of parking spaces has increased steadily since the adoption of the local plan but the ceiling of 10,000 spaces has not been breached. In the 2017/18 and 2018/19 monitoring periods, several permissions to use car parks for further temporary periods were given permission, including 17/01643/F – Mountergate car park and 18/01117/F – and former Eastern Electricity Board Site Duke Street.
DM30	Expansion of 20mph zones	-	-	<p>Policy DM30 sets local planning criteria for the consideration of proposals involving the creation of new vehicular accesses. It requires measures to be included in new developments, which improve highway safety by: removing unnecessary access points onto main traffic routes, designing to limit traffic speeds to 20mph, ensuring pedestrian safety and adequate circulation within the site and allowing for any alterations to on-street parking arrangements necessary as a result of the new development.</p> <p>Development proposals continue to be designed to achieve 20mph traffic zones. Some recent improvements include the Earlham Road upgrades.</p> <p>The Norwich Northern Distributor Road, now formally known as Broadland North Way, was completed in 2018.</p>

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

Policy	Indicator	2017/18	2018/19	Commentary
				accommodation (car free), 4 new dwellings at Lincoln Street (car free), as well as the majority of residential schemes approved within the city centre.
DM33	N/A	N/A	N/A	<p>This indicator has not been monitored in previous years.</p> <p>Although outside of the 2018/19 monitoring period, the Affordable Housing SPD was produced and adopted in July 2019. Key aspects of the SPD include the extent to which proposed affordable housing meets identified needs in Norwich, the requirement to include affordable housing on sites of 10 dwellings or more and encouraging affordable housing on development proposals for care homes and purpose built student accommodation on residential land allocations via commuted sums. This document also provides best practice guidance in relation to what should be contained in viability assessment in order to better inform developers of the Council's expectations and to ease the process at the planning application stage.</p>

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

<u>DM20 list of defined centres</u>	<u>DM21 list of defined district and local centres</u>
PC01 – Gentleman’s Walk	DC01 – Bowthorpe
PC02 – Castle Mall (levels 1 and 2)	DC02 – Drayton Road
PC03 – Chapelfield (main retail levels)	DC03 - Eaton centre
PR01 – Back of the Inns/Castle Street	DC04 - Plumstead Road
PR02 – The Lanes East	DC05 - Aylsham Road/Mile Cross
PR03 – St Stephen’s Street/Westlegate	DC06 - Earlham House
PR04 – Castle Meadow North	DC07 - The Larkman
PR05 – Chapelfield Plain	DC08 - Dereham Road/Distillery Square
PR06 – Timberhill/Red Lion Street	DC09 - Hall Road
SR01 – The Lanes West	DC10 - Sprowston Road/Shipfield
SR02 – Upper St Giles Street	LC01 - Hall Road/Trafalgar Street
SR03 – St Benedict’s Street	LC02 - Hall Road/Queens Road
SR04 – Elm Hill/Wensum Street	LC03 - Hall Road/Southwell Road
SR05 – London Street East	LC04 - Grove Road
LD01 – Magdalen Street/Anglia Square	LC05 - Suffolk Square
LD02 - Riverside	LC06 - Unthank Road
	LC07 - St Augustines Gate
	LC09 - Aylsham Road/Junction Road
	LC10 - Aylsham Road/Glenmore Gardens
	LC11 - Aylsham Road/Boundary Road
	LC12 - Woodcock Road
	LC13 - Catton Grove Road
	LC14 - Magdalen Road
	LC15 - Sprowston Road/Silver Road
	LC17 - Bishop Bridge Road
	LC18 - Earlham West centre

	<p>LC19 - Colman Road/The Avenues LC20 - Colman Road, The Parade LC21 - Woodgrove Parade LC22 - St John's Close/Hall Road LC23 - Tuckswood centre LC24 - Witard Road LC25 - Clancy Road LC26 - UEA LC27 - Long John Hill LC28 - Magdalen Road/Clarke Road LC29 - Aylsham Road/Copenhagen Way LC30 - St Stephens Road</p>
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Appendix G: South Norfolk District Council Annual Monitoring Report 2018-19

Executive Summary

This report outlines the progress against targets set out in the monitoring framework of the adopted South Norfolk Local Plan documents: Development Management Policies Document (2015), Site Specific Allocations and Policies Document (2015), Wymondham Area Action Plan (2015) and Long Stratton Area Action Plan (2016).

This report relates to the Joint Core Strategy Annual Monitoring Report 2018-19 (JCS AMR) and is provided as an appendix to the AMR.

This report should be read in conjunction with the following documents:

- JCS AMR 2018/19
- 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)

Overall, this Annual Monitoring Report concludes that the policies contained in the South Norfolk Local Plans continue to be applied consistently and are functioning as intended. In terms of ongoing monitoring, the data compiled in 2018/19 highlights the need to monitor the A1 units within the identified Primary Shopping Areas. It has not been possible to compile data for all of the identified monitoring indicators. This is in part due to relevant applications not having been assessed and determined within the current monitoring period. Further monitoring of the South Norfolk Local Plans in future years will continue to assess the effectiveness of the policies contained in these documents.

Introduction

The Annual Monitoring Report (AMR) produced by the Greater Norwich Development Partnership (GNDP) updates the monitoring framework of the Joint Core Strategy (JCS) since the base date of the plan (2008) and provides a useful indication of how the GNDP area is currently performing in terms of meeting its overall objectives.

This report monitors those documents set out above that relate specifically to the South Norfolk administrative area. Where appropriate, and to avoid duplication, this report will direct the reader to either the main 2018/19 AMR produced by the GNDP or earlier AMRs.

The monitoring data in this report refers to the individual strategic policies set out in the South Norfolk Local Plan. Monitoring of these policies seeks to ensure that the plan is meeting its specified objectives.

Policy DM1.2 - Requirement for infrastructure through planning obligations		
Indicator	Target	Comments
<p>Number of planning obligations secured for: affordable housing, GI, open space/ play space and pedestrian and highways improvements</p> <p>The number/ percentage of obligations secured not confirming to full policy position</p>	<p>No targets identified</p> <p>Target to minimise</p>	<p>A total of 31 agreements were entered into during the monitoring period:</p> <p>4 no. S106 agreements 7 no. Affordable Housing agreements 11 no. Supplemental Affordable Housing agreements 9 no. Deeds of Variation</p> <p>Of the S106 agreements, three provided for both affordable housing and the delivery of open space whilst the fourth related to car parking facilities at the Norfolk and Norwich University Hospital (2016/2382). Details of the 3 relevant agreements are set out below:</p> <p><i>2017/0099 (Rockland St Mary)</i> NOTE: Affordable housing was secured at 24% and therefore failed to meet the policy requirement for the delivery of 33% affordable housing. The developer submitted viability calculations demonstrating that the delivery of 6 or more affordable dwellings on this site would be unviable. This was found to be acceptable by the District Valuer.</p> <p><i>2017/0225 (Tacolneston)</i> Policy compliant</p> <p><i>2018/0121 (Ditchingham)</i> Policy compliant</p> <p><u>Analysis:</u> A significantly lower number of planning obligations were entered into within this monitoring</p>

		<p>period than in previous years however a review of the 2018/19 obligations indicates that infrastructure continues to be secured in accordance with the policy requirements, unless an alternative position could be robustly evidenced.</p> <p>It can therefore be considered that the policy is working as intended and planning decisions are being made in accordance with the policy requirements.</p>																		
Policy DM1.3 - The sustainable location of new development																				
Number of planning permissions / units granted outside development boundaries as a percentage of the overall applications/ units	Target to minimise	<p>Number of <u>new planning permissions</u> granted inside/ outside Development Boundaries between 01/04/18 and 31/03/19:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">OUT</td> <td style="width: 30%; text-align: center;">90</td> <td style="width: 40%; text-align: right;">57%</td> </tr> <tr> <td>IN</td> <td style="text-align: center;">67</td> <td style="text-align: right;">43%</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: center;">157</td> <td style="text-align: right;">100%</td> </tr> </table> <p>Number of <u>new units</u> granted inside/outside Development Boundaries between 01/04/18 and 31/03/19:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">OUT</td> <td style="width: 30%; text-align: center;">178</td> <td style="width: 40%; text-align: right;">44%</td> </tr> <tr> <td>IN</td> <td style="text-align: center;">231</td> <td style="text-align: right;">56%</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: center;">409</td> <td style="text-align: right;">100%</td> </tr> </table> <p><u>Analysis:</u> The above figures have been sourced from the Council's Residential Land Availability Study.</p> <p>The 2018/19 figures reflect the position regarding the 5-year land supply and represent a 6% increase in the number of planning permissions approved outside development boundaries compared with the 2017/18</p>	OUT	90	57%	IN	67	43%	TOTAL	157	100%	OUT	178	44%	IN	231	56%	TOTAL	409	100%
OUT	90	57%																		
IN	67	43%																		
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OUT	178	44%																		
IN	231	56%																		
TOTAL	409	100%																		

		<p>figures. The percentage of units approved outside development limits is greater than in 2017/18 reflecting the larger number of small sites approved outside development boundaries in this period, as well as the overall lower number of units approved throughout the District (i.e. no large-scale development on allocated sites). The overall number of units benefitting from planning permission contrary to planning policy (in terms of location) is similar to those approved in previous years.</p> <p>Overall, the evidence suggests that the policy targets continue to be met despite the challenges of the 5-year land supply position during this monitoring period.</p>
Policy DM1.4 - Environmental quality and local distinctiveness		
Number of buildings re-used or converted	Target to maximise	<p>During the monitoring period a total of 16 planning applications were submitted for the re-use or conversion of existing buildings. Of these, one application was withdrawn and two applications were refused planning permission. The submitted applications are listed below.</p> <p>Approved</p> <p>2018/2265 The Heywood 2018/2233 Fersfield 2018/1945 Costessey 2018/2759 Intwood 2018/2194 Swainsthorpe 2018/0921 Wymondham 2018/1018 Bressingham 2018/2087 Bunwell 2018/2287 Costessey</p>

		<p>2018/0663 Wymondham 2018/2461 Bunwell 2018/1829 Mulbarton 2018/0855 Barford</p> <p>The majority of these applications were for the conversion of existing buildings to residential use, including former agricultural buildings, garages and former nissen huts. Planning permission was also granted for the change of use of a group of buildings from a café and offices to D1 use.</p> <p>Withdrawn 2018/1275 Welborne</p> <p>Refused 2018/0636 Starston 2018/2427 Crownthorpe</p> <p>The above applications were refused and these decisions subsequently upheld by Planning Inspectors at Appeal. Both schemes sought consent for residential use however both were considered to be in unsustainable locations and therefore inappropriate for the proposed use.</p> <p><u>Analysis:</u> The number of applications submitted in the monitoring period was similar to those in previous years, as too was the number of successful applications. The evidence suggests that the policy is being applied consistently and the Appeal decisions reinforce that the policy is being applied appropriately.</p>
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Sustainable and renewable energy capacity permitted by type	Year on year megawatts capacity increase	<p>This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 1 in the GNDP AMR.</p> <p>(It should also be noted that many renewable energy schemes are permitted development and consequently the effect of this policy is limited in these cases. Other proposals incorporate renewable energy into the overall schemes and may therefore prove difficult to monitor.)</p>
Policy DM1.5 - Existing commitments		
Percentage of renewal applications on committed or allocated sites in the Local Plan	Target of 100%	<p>Previous monitoring reports have included tables setting out both the existing committed and allocated sites, as well their current planning status however the following list is considered to better meet the requirements of the monitoring indicator.</p> <p>Two applications were submitted for consideration against this policy in the current monitoring period (2018/0280 & 2018/0281), both seeking consent for residential development on a committed site in Cringleford. Application 2018/0280 was refused as being out of character with the area and impacting on residential amenity; however a revised application has been submitted outside of the monitoring period. 2018/0281 remains undetermined and it will therefore be included within the assessment in forthcoming years.</p> <p><u>Analysis:</u> Due to the lack of applications submitted for consideration against this policy during the current monitoring period it is not possible to provide an</p>

		assessment of the effectiveness of this policy at this time.						
Policy DM2.1 - Employment and business development								
Permitted amount of floorspace and land by employment type	Target to maximise	This indicator is usually monitored as part of the JCS objectives however it has not been possible to monitor this data in the 2018/19 monitoring period. If possible, a backdated position relating to this dataset will be published in the future.						
Policy DM2.2 - Protection of employment sites								
Loss of employment land (m ²) to non-employment use / other uses	Target to minimise	<p>Two applications were approved in the monitoring period that resulted in the loss of existing employment land:</p> <table border="0"> <tr> <td>2018/2717</td> <td>Tasburgh</td> <td>sui generis - C3 use</td> </tr> <tr> <td>2018/0855</td> <td>Barford</td> <td>sui generis - C3 use</td> </tr> </table> <p>Both of the above applications resulted in the loss of sui generis employment land to residential use. Application 2018/2717 renewed an existing planning permission allowing the change of use of a redundant petrol filling station. Use of the land ceased in 2011 and the site had been unsuccessfully marketed for employment use. Similarly, the land at Barford had previously been in use as a haulage yard but operations had ceased on the site in 2017. A period of unsuccessful marketing followed.</p> <p><u>Analysis:</u> Some changes of use may be undertaken as permitted development and as such the effects of this policy would be limited in these cases. However, on the basis of the applications recorded against this</p>	2018/2717	Tasburgh	sui generis - C3 use	2018/0855	Barford	sui generis - C3 use
2018/2717	Tasburgh	sui generis - C3 use						
2018/0855	Barford	sui generis - C3 use						

		policy it is considered that it is working effectively and as intended with sites that have been subject to the required marketing being put forward for development.																				
Policy DM2.4 - Location of the main town centre uses																						
Percentage of completed town centre uses in identified centres and strategic growth centres	Target of 100%	This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 3 in the GNDP AMR.																				
Policy DM2.5 - Changes of use in Town Centres and Local Centres																						
Percentage of ground floor units available for Class A1 use in the defined Primary Shopping Areas (PSA) of Diss and Harleston	Minimum of 60% of ground floor units available for Class A1 uses in the Primary Shopping Areas	Town centre surveys were undertaken in June 2018 (A), November 2018 (B) and February 2019 (C) in Diss and Harleston. As in previous years, obtaining data on a quarterly basis has not been possible in the 2018/19 monitoring period. A summary of the results of the monitoring exercise for both the Primary Shopping Areas and the defined Town Centre Areas is set out below:																				
Percentage of ground floor non-residential units being available for Class A1 use in the defined Town Centre Area (TCA) of	Minimum of 50% of ground floor non-residential units to be available for Class A1 shop use in the defined Town Centre Area	<p>Primary Shopping Area (PSA)</p> <table border="1"> <thead> <tr> <th></th> <th>(A)</th> <th>(B)</th> <th>(C)</th> </tr> </thead> <tbody> <tr> <td><i>Diss</i></td> <td>61%</td> <td>59%</td> <td>59%</td> </tr> <tr> <td><i>Harleston</i></td> <td>73%</td> <td>73%</td> <td>73%</td> </tr> </tbody> </table> <p>Town Centre Areas (TCA)</p> <table border="1"> <thead> <tr> <th></th> <th>(A)</th> <th>(B)</th> <th>(C)</th> </tr> </thead> <tbody> <tr> <td><i>Diss</i></td> <td>58%</td> <td>59%</td> <td>59%</td> </tr> </tbody> </table>		(A)	(B)	(C)	<i>Diss</i>	61%	59%	59%	<i>Harleston</i>	73%	73%	73%		(A)	(B)	(C)	<i>Diss</i>	58%	59%	59%
	(A)	(B)	(C)																			
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	(A)	(B)	(C)																			
<i>Diss</i>	58%	59%	59%																			

Diss and Harleston		<p><i>Harleston</i> 61% 59% 59%</p> <p><u>Analysis:</u> The above evidence suggests that Policy DM2.5 is working as intended although a slight decrease in the number of ground floor units available for A1 use in the Diss PSA has been experienced. This has resulted in the percentage of available units falling below the required target however the decrease is minimal and continued monitoring of this figure and liaison with Development Management Officers will seek to address this in the future. Future applications for the loss of A1 units in this area will need to be carefully balanced, considering the proposed use and its benefits against vacant units in the PSA. Analysis of the TCA figures indicates that these targets are being comfortably exceeded.</p>
Policy DM2.8 - Equestrian and other changes of use of agricultural land		
Amount of equestrian and other small based rural development by location	No specified target	<p>A total of 25 planning applications were coded against this policy in the 2018/19 monitoring period. This is a decrease in the number of applications received in the 2017/18 period but a similar figure to earlier years. One application was refused planning permission.</p> <p><u>Analysis:</u> Of the submitted applications, 12 were for the use of land for equestrian uses, 9 for the change of use to residential land and 4 were for 'other' uses including dog exercising areas and tourism uses. As the proposed and approved uses were similar in both type and number to those submitted in previous years it can be concluded that the policy continues to be applied consistently and work as intended.</p>
Policy DM2.9 - Rural tourist and other recreational destinations		

Amount of tourist related development	No specified target	<p>Ten planning applications were determined against this policy during this monitoring period. Of these six related to new proposals whilst four sought consent for the expansion (or alteration) of existing facilities. Application 2018/1981 at Broome was refused consent. This application was for the change of use of land for the standing of 32 mobile homes and was refused for a number of reasons including being sited within Flood Zone 3b, having a detrimental impact on the local and natural environment and the impact it would have on existing local residents. All other applications were granted planning consent.</p> <p><u>Analysis:</u> The number of applications received (and approved) for rural tourist/ recreational destinations was similar to those recorded in previous monitoring years. The range of uses approved varied and included holiday accommodation, leisure uses and sporting facilities. These applications do not raise any concerns and as such it is considered that the policy is being applied consistently and is working as intended.</p>
Policy DM3.1 - Meeting Housing Requirements and Needs		
New house completions by bedroom number based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	Figures within 10% tolerance of the Housing Market Assessment requirements	This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 2 in the GNDP AMR.

Policy DM3.2 - Meeting Rural Housing Needs										
Number of affordable homes built in the countryside	No specified target	<p>A total of 63 affordable homes were completed in settlements with a population of less than 3,000 during the monitoring period.</p> <table border="0"> <tr> <td>Loddon</td> <td>38</td> </tr> <tr> <td>Little Melton</td> <td>2</td> </tr> <tr> <td>Stoke Holy Cross</td> <td>3</td> </tr> <tr> <td>Framingham Earl</td> <td>20</td> </tr> </table> <p><u>Analysis:</u> The number of affordable homes delivered in 2018/19 was the same as the figure in the previous monitoring period. Previously an uplift had been reflected in the number of units being delivered against this policy. The earlier positive uplift in numbers combined with the continued delivery of affordable homes at a constant level indicates that the policy is working as intended.</p>	Loddon	38	Little Melton	2	Stoke Holy Cross	3	Framingham Earl	20
Loddon	38									
Little Melton	2									
Stoke Holy Cross	3									
Framingham Earl	20									
Policy DM3.3 - Sites for Gypsies and Travellers										
Number of permanent pitches provided	To meet GT Norwich GTAA targets: 18 pitches in total (8 from 2015-18; further 10 to 2026)	<p>This indicator has been updated to reflect the most recently available needs assessment.</p> <p>This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 2 in the GNDP AMR.</p>								
Policy DM3.10 - Promotion of sustainable transport										
Amount of land protected for future transport	No specified target	As in previous years, monitoring of applications has not identified any land protected for the future transport improvements. A number of schemes are								

improvements (ha)		<p>mentioned as policy requirements in allocated sites through the Site Specific Allocations and Policies document, Wymondham Area Action Plan and Long Stratton Area Action Plan and the Council will seek to protect any land considered necessary to fulfil these requirements.</p> <p>An application is currently under consideration by South Norfolk Council for the Long Stratton bypass; at the time of preparing this report the application remains undetermined (2018/0112).</p> <p>Outline planning approval was granted during the monitoring period for employment development at Keswick. The scheme includes a new link road between the A140 and the B1113 (2017/2794).</p> <p><u>Analysis:</u> A review of planning decision issued during this timeframe has not indicated any applications submitted (or approvals granted) contrary to the requirements of this policy. It may therefore be considered that this policy is functioning as intended.</p>
Policy DM3.12 - Provision of vehicle parking		
Number of major applications permitted in accordance with the Council's car parking standard	Target to maximise	<p>The Council's vehicle parking standards remain the Norfolk County Council 'Parking Standards for Norfolk 2007'. As in previous years for the purpose of monitoring it has been assumed that an application meets the above standards unless the NCC Highways consultation response suggests otherwise.</p> <p>Within the 2018/19 monitoring period a total of 24 major applications were determined (excluding variation of condition application unless they</p>

		<p>specifically relate to either highways/ parking). Of these applications 4 were refused but as none of the reasons for refusal related to highways/ parking it may be assumed that these aspects of the proposals were policy compliant. Those applications which did result in a highways comment relating to the parking provision were subsequently amended and the comments addressed to the satisfaction of the authority.</p> <p><u>Analysis:</u> A review of the consultation comments submitted by the Highways Authority in response to proposals received, as well as any subsequent amendments to the schemes, has not raised any concerns about the application or consistent use of this policy.</p>
Policy DM3.14 - Pollution, Health and Safety		
Number of Air Quality Management Area designations	Target to minimise	SNC currently does not have any Air Quality Management Areas so is meeting the target to minimise as set out in the Monitoring Framework. This indicator is also monitored for the GNDP AMR as part of the JCS objectives.
Policy DM3.16 - Improving the level of community facilities		
Number of applications approved that involved the change of use of a community facility	Target to minimise	<p>During the 2018/19 monitoring period a total of 3 applications were submitted that would result in the loss of a community facilities.</p> <p>Approved 2018/0906 Bergh Apton</p> <p>Refused</p>

		<p>2018/2715 Barford 2018/0043 Tacolneston (Appeal in Progress)</p> <p>Application 2018/0906 permitted the change of use of an existing arts centre to a holiday let. The assessment of this proposal concluded that due to the relocation of the arts centre into a larger premises and the niche nature of the facility, the development would not result in the loss of an essential community facility. The refused applications related to the change of use of (part of) public houses to residential use with the reasons for refusal relating specifically to the loss of community facilities.</p> <p><u>Analysis:</u> The number of approved schemes has reduced to one and the proposal was considered to meet the requirements of the policy for the reason set out above. Monitoring of this policy suggests it is working as intended with a minimal loss of existing community facilities.</p>				
Policy DM4.1 - Renewable Energy						
Sustainable and renewable energy capacity permitted by type	Year on year megawatts capacity permitted increase	This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 1 in the GNDP AMR.				
Policy DM4.3 - Facilities for the collection of recycling and waste						
Percentage of household waste that is a)	Year on year increase	<p>Figures for this monitoring period are set out below:</p> <table> <tr> <td>Recycled Household Waste</td> <td>41%</td> </tr> <tr> <td>Composted</td> <td>19%</td> </tr> </table>	Recycled Household Waste	41%	Composted	19%
Recycled Household Waste	41%					
Composted	19%					

recycled and b) composted		<p>These figures are similar to those for 2017/18, and therefore represent a slight decrease in the overall totals of waste recycled and composted. This has been attributed in part to the higher proportion of waste being rejected at Materials Recycling Facilities, a trend which was noted within the wider geographical area.</p>															
<p>Policy DM4.4 - Natural environmental assets - designated and locally important open space</p>																	
<p>Hectares of development in highly sensitive landscapes (SSSI, SAC, SPA, CWS, River Valleys, Important Open Local Spaces)</p>	<p>No specified target</p>	<p>As with previous years the majority of applications determined against this policy related to ecology/ biodiversity strategies however an increased number of applications affecting designated landscapes were received within this monitoring period (a total of 10 applications compared with 4 in the previous year). Of these, 5 planning applications were refused, 4 of which were determined to have a harmful impact on the designated spaces identified. An assessment of the fifth application found that the land within the designated CWS was already in domestic use and therefore the use proposed would not result in any additional harm to the site.</p> <p>Approved</p> <table data-bbox="712 1123 1417 1294"> <tr> <td>2018/2037</td> <td>Costessey</td> <td>River Wensum SSSI</td> </tr> <tr> <td>2017/2794</td> <td>Keswick</td> <td>Depot Meadow CWS</td> </tr> <tr> <td>2017/1082</td> <td>Trowse</td> <td>Trowse Meadow CWS</td> </tr> <tr> <td>2018/2806</td> <td>Gissing</td> <td>Shelfhanger SSSI</td> </tr> <tr> <td>2018/0542</td> <td>Hingham</td> <td>Sea Mere SSSI</td> </tr> </table> <p>Refused</p>	2018/2037	Costessey	River Wensum SSSI	2017/2794	Keswick	Depot Meadow CWS	2017/1082	Trowse	Trowse Meadow CWS	2018/2806	Gissing	Shelfhanger SSSI	2018/0542	Hingham	Sea Mere SSSI
2018/2037	Costessey	River Wensum SSSI															
2017/2794	Keswick	Depot Meadow CWS															
2017/1082	Trowse	Trowse Meadow CWS															
2018/2806	Gissing	Shelfhanger SSSI															
2018/0542	Hingham	Sea Mere SSSI															

		<p>2018/2402 Costessey Important Local Open Space</p> <p>2018/0831 Cringleford Softley Drive Meadow CWS</p> <p>2018/1492 Cringleford Softley Drive Meadow CWS</p> <p>2018/2302 Ashwellthorpe Lower Wood SSSI & CWS (Appeal in Progress)</p> <p>2018/0114 Bawburgh Yare Valley CWS</p> <p><u>Analysis:</u> The number of applications submitted that would potentially impact upon designated landscapes has increased, however the number of applications approved in 2018/19 was similar to those in previous years. The reasons for refusal show clear consideration of the impact that development in these locations would have on the sensitive landscapes, in accordance with the requirements of the policy. Those applications that were approved were concluded to be acceptable therefore it may be considered that this policy continues to be successfully implemented and work as intended.</p>
Policy DM4.6 Landscape setting of Norwich		
Amount of Norwich Southern Bypass Landscape Protection Zone lost to development (ha)	Target to minimise	A total of 10 applications were coded against this policy in 2018/19, compared to 4 applications in 2017/18. Of these however, four applications related to the same site (albeit different proposals), and therefore the overall number of applications submitted may be considered as being similar to those in previous years. With the exception of one scheme (2018/0114), all of the submitted applications were approved.

		<p>Approved</p> <p>2018/0939 Colney 2018/1857 Colney 2018/0670 Colney 2017/2794 Keswick 2017/1082 Trowse 2018/0101 Bawburgh 2018/2643 Colney 2018/0351 Colney 2018/1735 Little Melton</p> <p>Refused</p> <p>2018/0114 Bawburgh</p> <p>The assessment of these applications concludes that the proposals would not result in significant erosion of the Norwich Southern Bypass Landscape Protection Zone due to existing site uses, and both the proposed and existing landscaping schemes. Outside of this monitoring period, an earlier application at the Keswick employment site was refused planning permission due to its impact on the NSBLPZ (2016/0764) however the amended scheme (2017/2794) addressed these concerns with an amended design which reduced the bulk, scale and massing of the proposed development, and also included an improved landscaping scheme. These alterations were considered to sufficiently mitigate the concerns previously raised. The refused scheme (2018/0114) was determined to have a harmful impact on the NSBLPZ and was therefore found to be unacceptable.</p> <p><u>Analysis:</u> Overall the above assessments demonstrate that whilst planning permissions have been granted</p>
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		<p>within this zone, the proposals have been robustly assessed for their impact on the NSBLPZ and have been found to be acceptable for the reasons set out above. It may be concluded therefore that the policy continues to be applied consistently and perform as intended.</p>
Policy DM4.7 - Strategic Gap between settlements in the Norwich Policy Area		
<p>Amount of Strategic Gap lost to development (ha)</p>	<p>Target to minimise</p>	<p>A total of 5 applications were determined in accordance with this policy in the 2018/19 monitoring period. Of these, three were for new dwellings and two sought reserved matters consent for approved schemes (the RM applications have been excluded from the details below as they relate to schemes previously considered). One application was refused planning permission.</p> <p>Approved 2018/0091 Hethersett 2017/2490 Wymondham</p> <p>Refused 2018/0694 Wymondham</p> <p>All applications sought consent for single dwellings on sites within the designated Strategic Gap. The approved schemes were not considered to be harmful to the Strategic Gap due to existing extensive vegetation on the sites providing adequate screening to prevent erosion of the gap. The refused scheme was also considered to be acceptable in terms of its impact on the Strategic Gap but was refused for other reasons.</p>

		<p><u>Analysis:</u> The policy does not restrict development in the Strategic Gap; rather it seeks to ensure that the openness of the gap is not eroded by development. Based upon the above assessments it may be considered that the policy is functioning as intended as the impact of the approved schemes on the openness of the Strategic Gap was found to be acceptable.</p>
Policy DM4.8 - Protection of trees and hedgerows		
Number and area of trees protected by Tree Preservation Orders served	Target to maximise	<p>A total of 12 Tree Preservation Orders were served during the monitoring period, out of a possible total of 17 TPOs throughout the 2018/19 period. This represents a significant reduction in the numbers reported in previous years however it is considered likely these greater figures related, in part, to the coverage of wider areas by the TPOs that were served. It is also possible that the earlier figures were erroneously over-reported owing to the method of data retrieval.</p> <p><u>Analysis:</u> Due to the possible inconsistencies in previous years reporting it is difficult to establish whether the policy target has been met in the current monitoring year; however, the 2018/19 figures may be used as a robust basis for future comparisons. In the meantime, it is clear that TPOs continue to be served in accordance with the requirements of this policy and therefore in this respect it may be considered that the policy is functioning as intended.</p>
Policy DM4.10 - Heritage Assets		

Percentage of Listed Building consents granted	Target to maximise	<p>Listed Building consents During the monitoring period 2018/19 a total of 162 listed building applications were coded against this policy. Of these, one application was withdrawn and two were refused listed building consent.</p> <p>The refused schemes comprised the replacement of windows and the addition of an entrance porch at a Taylor and Green property (2018/2181) and the partial demolition as well as internal and external alterations to a public house (2018/1977). In both instances it was considered that the proposed works would result in harm to the special interest and historic significance of the listed buildings. In the case of the works to the public house it was also considered that there was no clear justification for the works proposed and that there would be no overriding public benefit resulting.</p>
Percentage of Conservation Areas with appraisals	Target to maximise (until all are completed)	<p>Conservation Area Appraisals This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 8 in the GNDP AMR.</p> <p>(New Conservation Area Appraisals adopted during the monitoring period were: Bramerton, Brockdish, Scole, Shotesham and Mulbarton).</p>
Number of Listed Buildings lost/ demolished	None	<p>Listed Building lost/ demolished This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 9 in the GNDP AMR.</p> <p><u>Analysis:</u> A similar number of Listed Building applications were submitted in 2018/19 compared to</p>

		<p>previous monitoring periods, reflecting the consistent level of Listed Building stock within the District. The previous figure of 100% of consents being granted has not been achieved in the current monitoring period however the reasons for refusal in those decisions detailed above are clear and consistent. Neither application was subject to a Planning Appeal. It may therefore be considered that the policy continues to be applied consistently and is performing as intended.</p>
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Conclusion

As in previous years it may be concluded that the policies in the South Norfolk Development Management Policies document continue to function as intended. The above analysis illustrates the consistent application of these planning policies by Planning Officers between monitoring periods. Furthermore, an assessment of those decisions that apparently conflict with policy requirements confirm that these decisions are robust and have been appropriately evidenced and/or justified.

Monitoring of the DM policy 2.5 has highlighted the marginal decrease in A1 units within the identified town centres. This will be addressed by implementing the intended programme of regular monitoring and ensuring this information is reported to those Planning Officers determining relevant applications within a timely manner.

Compilation of the 2018/19 has suggested that the previous reporting against Policy DM4.8 may have been incorrect due to the method of calculation however the 2018/19 figure provides a robust baseline figure for future monitoring.

Updates made in 2016/17 to several the monitoring indicators mean that it is now possible to make a clear comparison between the 2016/17 baseline data and the current position. This provides an opportunity to assess the effectiveness of the individual policies in this plan and build a robust picture of how the policies are being applied.

The details set out in this Annual Monitoring Report do not raise any significant issues that require specific monitoring or action in the forthcoming months.

Site Specific Allocations and Policies

1. This section monitors the Strategic Principles from the South Norfolk Site Specific Allocations and Policies Document for the period 01/04/18 to 31/03/19 and reflects the indicators shown in the Monitoring Framework which accompanies the plan.
2. The delivery of housing and employment land, as well as 5-year land supply, is already monitored and reported as part of the Joint Core Strategy Annual Monitoring Report.
3. (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 refer to Poringland refer to the correct policy numbers.)

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

Monitoring indicator and target 1: 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 site policies, with a target if 100% requirements met.

Monitoring indicator and target 2: Provision of affordable housing in accordance with JCS Policy 4.

Monitoring indicator and target 3: Planning applications made in accordance with numbers allocated in site policies, with a target of minimum allocations met or exceeded.

Monitoring indicator and target 1 (Community facilities)

Policy/ Site/ Application Reference	Policy Requirement	Secured via S106/condition	Delivery
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EAS1/ Land south and east of Easton (App Ref: 2014/2611/O)	<ul style="list-style-type: none"> - Village Centre - Expanded primary school - Protection of allotments & existing community use sites 	<ul style="list-style-type: none"> - Play areas for each phase - Village centre - Allotments - School expansion 	Development not yet started
EAS2/ Easton gymnastics facility (App Ref: 2014/2069/F)	<ul style="list-style-type: none"> - New gymnastics facility 	<ul style="list-style-type: none"> - New gymnastics facility 	Development complete
COS1/ Land west of Lodge Farm, Dereham Rd (App Ref: 2013/0567/F; 2016/0402/F)	<ul style="list-style-type: none"> - Single form entry primary school 	<ul style="list-style-type: none"> - Primary school - Sports pavilion & car parking - Local shop site - 5 equipped play areas 	Development commenced
HET1/ Land north of Hethersett (App Refs: 2011/1804/O; 2015/1594/D; 2015/1681/D)	<ul style="list-style-type: none"> - Expansion of local schools (or provision of land for the same) - Community facilities (e.g., open space, community buildings) 	<ul style="list-style-type: none"> - Primary school site (plus contingency land) - Secondary school site (plus contingency land) - Financial contributions towards education 	Development commenced

		<ul style="list-style-type: none"> - Community pavilion - Neighbourhood centre - Play areas and recreational open space in each phase - Allotments 	
HET2/ Land north of Grove Road	- Housing with care		No planning permission as at 31/03/19
HET4/ Land north of Great Melton Rd (App Ref: 2012/1814/F)	- Contribution towards local schools' expansion	<ul style="list-style-type: none"> - Financial contributions towards education and recreational space - Play space 	Development complete
COL2/ Land rear/east of Institute of Food Research (App Refs: 2012/2113/F; 2017/1422/F)	- Uses ancillary/complimentary to development of the Science Park	- Temporary use of land as a car park (until 2027)	Site in use
DIS6/ Former Hamlins Factory site, Park Rd (App Ref: 2012/1493/D)	<ul style="list-style-type: none"> - Retail use limited to non-food goods - Office development restricted to A2 use 	- Pub/restaurant on part of the site	Development of pub/restaurant complete

DIS7/ Feather Mills site, Park Road	<ul style="list-style-type: none"> - Retail use limited to non-food goods - Office development restricted to A2 use 		No planning permission as at 31/03/19
HAR5/ Land off Station Hill	<ul style="list-style-type: none"> - Food store 		No planning permission as at 31/03/19
POR1/ Land at Heath Farm (App Refs: 2013/1986/O; 2014/0732/D; 2016/2388/F)	<ul style="list-style-type: none"> - Open space 	<ul style="list-style-type: none"> - Play areas & recreational open space - Transport contribution (Fiveways) - Nursery education contribution - Primary education contribution - Secondary education contribution 	Development largely complete
POR4/ Land south of Stoke Rd (App Ref: 2010/1332/F)	<ul style="list-style-type: none"> - Open space at POR5 (in full or in conjunction with POR6) 	<ul style="list-style-type: none"> - Education contribution - Multi Use Games Area - Play areas & recreational open space 	Development commenced
POR5/ Land south of Heath Loke	<ul style="list-style-type: none"> - Play areas & recreational open space 		No planning permission as at 31/03/19

<p>POR6/ Land north of Shotesham Rd and east of Carr Lane</p> <p>(App Refs: 2011/0476/O; 2014/0393/D; 2014/0319/D)</p>	<p>- Open space at POR5 (in full or in conjunction with POR4)</p>	<p>- Education contribution - Multi Use Games Area - Play areas & recreational open space</p>	<p>Development commenced</p>
<p>TROW1/ Land on White Horse Lane and to the rear of Charolais Close and Devon Way</p> <p>(App Refs: 2013/0463/O; 2016/0803/D; 2016/0805/D; 2014/0981/O)</p>	<p>- Primary school site</p>	<p>- Primary school site - Education contribution - Play areas & recreational open space - Multi Use Games Area</p>	<p>Development commenced</p>
<p>TROW2/ Land north of A146 & east of A47</p>	<p>- Park and Ride site</p>		<p>No planning permission as at 31/03/19</p>
<p>LOD1/ Land north of George Lane</p> <p>(App Refs: 2013/1647/O; 2016/0853/D)</p>	<p>- Recreational open space - Site for provision of infrastructure</p>	<p>- Education contribution - Play areas & recreational open space</p>	<p>Development commenced</p>
<p>STO1/ Land south of Stoke Holy Cross Primary School</p>	<p>- Expansion and improvement of existing primary school facilities</p>	<p>- Play areas & recreational open space - Community payment</p>	<p>Development commenced</p>

(App Refs: 2012/2034/F; 2014/1874/F; 2016/2153/F)	- Open space	- Car park contribution - Land for school expansion	
TAS1/ Land north of Church Rd and west of Tasburgh school	- Expansion or improvement of the existing primary school facilities		No planning permission as at 31/03/19
WOR1/ Land at the junction of High Rd and Low Rd	- Recreational open space on land adjacent to the site		No planning permission as at 31/03/19

Analysis: The above table summarises the policy requirements for allocated sites as well as the secured infrastructure (or contributions) where known. A review of the details secured indicates that the policy requirements are being met therefore at this stage it can continue to be reported that the policy has been effective in securing appropriate agreements and/or conditions on allocated sites with permission. As sites are completed it will be possible to monitor the delivery of these contributions.

Monitoring indicator and target 2 (Affordable housing)			
Site Address/ Reference	Total Dwellings	Affordable Homes	Percentage
<i>Sites 5 - 9 dwellings (20%)</i>			
Bressingham 2018/1018	5	0	0%
Chedgrave 2018/1792	5	0	0%
Cringleford 2018/0735	6	0	0%
Diss 2018/1765	8	0	0%

Pulham St. Mary 2018/1212	7	2	29%
Swainsthorpe 2017/1177	5	0	0%
Wymondham 2018/0669	8	0	0%
Wymondham 2018/1744	5	0	0%
<i>Sites 10 - 15 dwellings (30%)</i>			
Wymondham 2018/1528	10	0	0%
<i>Sites 16+ dwellings (33%)</i>			
Stoke Holy Cross 2016/2153	53	17	32%
Thurlton 2017/2302	30	10	33%
Wymondham 2016/2309	30	0	0%

4. The above table shows applications granted planning consent between 1 April 2018 and 31 March 2019, detailing the total number of dwellings on each site, the number of affordable homes secured as well as the overall percentage of affordable housing. To reflect previous year's data collection, as well as the requirements of the monitoring indicator, the table has been split to reflect the affordable housing percentages in the Joint Core Strategy: Policy 4 Housing Delivery. Amendments to paragraph 63 of the National Planning Policy Framework during the monitoring period have impacted on the delivery of affordable housing on sites of less than 10 dwellings. For the medium sized sites, a financial appraisal submitted to support planning application 2018/1528 demonstrated that the delivery of affordable housing on this site would be unviable therefore a nil provision was accepted. In terms of the larger sites (16+ dwellings), the above table indicates that an average of 33% affordable housing was met on these sites. Overall, despite the lower delivery rates of affordable housing during the monitoring period the approved sites may be considered as being policy compliant.

Monitoring indicator and target 3 (Allocation numbers)				
<i>NORWICH POLICY AREA - Growth Locations</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
COS1 Costessey	500	495	509	509
EAS1 Easton	900	0	890	890
HET1 Hethersett	1080	1196	1196	1196
HET2 Hethersett	40	0	0	0
HET4 Hethersett	156	151	151	151
TOTAL	2676	1842 (69%)	2746 (102%)	2746 (102%)
<i>NORWICH POLICY AREA - Norwich Fringe</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
TROW1 Trowse	160	174	173	173
TOTAL	160	174 (109%)	173 (108%)	173 (108%)
<i>NORWICH POLICY AREA - Key Service Centres</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
POR1 Poringland	250	250	250	270
POR2 Poringland	100	100	100	100

POR4 Poringland	20	0	0	0
TOTAL	370	350 (95%)	350 (95%)	370 (100%)
<i>NORWICH POLICY AREA - Service Villages</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
BRA1 Bracon Ash	20	0	0	0
BRAM1 Bramerton	10	11	11	11
LIT1 Little Melton	20	20	20	20
MUL1 Mulbarton	180	180	180	180
NEW1 Newton Flotman	30	0	0	0
SPO1 Spooner Row	10	13	13	13
SPO2 Spooner Row	5	0	0	7
STO1 Stoke Holy Cross	100	53	106	106
SUR1 Surlingham	5	0	5	5
SUR2 Surlingham	5	0	2	2
SWA1 Swardeston	30	0	0	0
TAS1 Tasburgh	20	0	0	0
TOTAL	435	277 (64%)	336 (77%)	343 (79%)
<i>NORWICH POLICY AREA - Other Villages</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
BAW1 Bawburgh	5	5	5	5
KES1 Keswick	10	9	9	9
TOTAL	15	14 (93%)	14 (93%)	14 (93%)
<i>RURAL POLICY AREA - Main Towns</i>				

Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
DIS1 Diss	35	0	0	0
DIS3 Diss	42	0	0	0
DIS4 Diss	125	0	0	136
DIS5 Diss	15	0	6	6
HAR1 Harleston	120	120	120	120
HAR3 Harleston	29	35	35	35
HAR4 Harleston	95	0	0	0
TOTAL	461	155 (34%)	161 (35%)	297 (64%)
<i>RURAL POLICY AREA - Key Service Centres</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
HIN1 Hingham	95	88	88	88
LOD1 Loddon	200	200	200	200
TOTAL	295	288 (98%)	288 (98%)	288 (98%)
<i>RURAL POLICY AREA - Service Villages</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/16	No. of Units with pp at 31/03/17	No. of Units with pp at 31/03/18
GRE1 Great Moulton	5	0	10	10
ALP1 Alington	10	10	10	10
ASL1 Aslacton	15	14	14	15
BAR1 Barford	10	0	0	0

BARN1 Barnham Broom	20	24	24	24
BER1 Bergh Apton	7	11	11	11
BER2 Bergh Apton	5	0	5	5
BKE1 Brooke	12	12	12	12
BKE2 Brooke	8	13	13	13
BRO1 Broome	5	0	0	0
BRO2 Broome	5	0	5	5
BUN1 Bunwell	8	0	8	7
BUN2 Bunwell	7	0	8	8
CAR1 Carleton Rode	5	0	0	3
CAR2 Carleton Rode	5	0	0	6
DIC1 Dickleburgh	20	0	0	22
DIT1 Ditchingham	20	0	0	0
EAR1 Earsham	20	0	0	0
GEL1 Geldeston	10	0	0	13
GIL1 Gillingham	10	0	0	0
HAL1 Hales	10	0	0	0
HEM1 Hempnall	20	0	0	0
PUL1 Pulham Market	10	0	10	10
ROC1 Rockland St Mary	20	0	0	21
SCO1 Scole	15	0	0	0
SEE1 Seething	10	0	5	5
TAC1 Tacolnестon	20	0	0	0
THL1 Thurlton	20	0	27	30
WIC1 Wicklewood	6	0	0	6
WIC2 Wicklewood	8	14	14	14
WOO1 Woodton	20	0	0	21
WOR1 Wortwell	5	0	0	0
WRE1 Wreningham	10	10	10	10
TOTAL	381	108 (28%)	186 (49%)	281 (74%)

Analysis: The figures in the table above illustrate the development pattern within the District. Larger sites allocated for development, particularly those within the Norwich Policy Area, were subject to planning applications in the earlier years of the plan period (some had already been submitted prior to the adoption of the Local Plan documents). As set out above this means that there have been minor

changes only during the current monitoring period in the numbers of approved dwellings on these sites. In contrast there has been a significant increase in the numbers of dwellings approved on sites within the Rural Policy Area, most notably within the Main Towns and the Service Villages. This reflects the availability of undeveloped allocated sites within these areas. The scale of development and the decreasing number of undeveloped sites indicates that the policy continues to be effective.

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

Monitoring indicator and target 1: Loss of allocated and permitted land, with a target to minimise.

Monitoring indicator and target 2: 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.

Monitoring indicator and target 1 (Loss of allocated and permitted land)

This data is currently monitored against Policy DM2.1 (Employment and business development)

Monitoring indicator and target 2 (Take up of employment land allocations)

Allocation / Settlement	Allocated Site Area (Ha)	Amount of Available Land	Allocated Use
BKE3 Brooke	4.8		B1, B2, B8
COL1 Colney	39.4		B1(b)
COL2 Colney	3.7		B1(b)

COS3 Costessey	13.3		B1, B2, B8
HETHEL2 Hethel	20.0		Advanced engineering & technology
HIN2 Hingham	2.24		B1, B2, B8
KES2 Keswick	4.0		B1
LOD2 Loddon	1.1		B1, B2
LOD3 Loddon	1.84		B1, B2, B8
POR3 Poringland	4.3		B1
TROW2 Trowse	3.2		Park and Ride site
DIS6 Diss	1.76		Retail (non-food goods), leisure, offices (A2 only)
DIS7 Diss	2.21		Retail (non-food goods), leisure, offices (A2 only)
DIS8 Diss	2.89		B1
DIS9 Diss	4.22		B2, B8
HAR5 Harleston	1.23		B1, small-scale foodstore, health/community facilities
HAR6 Harleston	1.6		B1, B2
HAR7 Harleston	4.0		B1, B2, B8

Analysis: Data is not currently available for this monitoring period, but will be included in the 2019/20 AMR.

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

Monitoring indicator and target: Permission granted on brownfield land, with a target of all allocated brownfield sites to be taken up by 2026.

Area	Nos. Permitted on Brownfield Allocations 2018/19	Nos. Permitted on Brownfield Commitments 2018/19	Nos. Permitted on Brownfield Windfalls 2018/19
NPA	0	0	23
RPA	0	0	46
TOTAL	0	0	69

5. The Council's Residential Land Availability data sets out the numbers of new dwellings on brownfield land within the monitoring period. These figures are subdivided into the above categories. As in recent years there have been no new schemes permitted on either brownfield allocation sites or brownfield commitment sites. The number of new dwellings permitted on brownfield windfall sites (69) was an increase in the figure from previous years (41 in 2017/18 and 51 in 2016/17) and represented 33% of the total number of units granted planning permission.

Allocation / Settlement	Planning Ref.	No. of Units on Site	Status
BRAM1 Bramerton	2013/1881	10	Complete
ASL1 Aslacton	2016/0171	14	Expired
BKE2 Brooke	2017/1128	13	Commenced
DIS5 Diss	2017/0042	6	Complete
DIS6 Diss	-	-	No permission
DIS7 Diss	-	-	No permission
HAR3 Harleston	2017/0099	33	Commenced

6. The take-up of allocated brownfield sites continues to be monitored and the delivery status of each of the sites updated in the above table. An earlier pending application for site allocation DIS6 (2017/2853) was refused planning consent in January 2019. Overall the data indicates a positive trend in the development of these sites, perhaps reflecting the earlier levels of development on allocated greenfield sites within the plan period.
7. In accordance with legislation the Council has published a brownfield register of previously developed land since December 2017. During this monitoring period there were a total of 23 sites on Part 1 of the published brownfield register. These

sites comprised both allocated sites and sites with existing planning permission. 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

Monitoring indicator and target: Flood mitigation/ enhancement requirements identified in the site allocation policies, with a target of 100% of measures set out being agreed by the Environment Agency/ Anglian Water and secured by planning permission.

8. Previous Annual Monitoring Report datasets have set out at length the individual site allocation policy requirements, as well as the measures secured through planning condition on those sites benefiting from planning consent. It is not considered necessary to repeat the previously recorded information here. In the 2018/19 monitoring period there were no new planning consents granted on allocated sites with identified flood mitigation or enhancement requirements.

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 (SACs), Special Protection Areas (SPAs), Ramsar Sites and to positively enhance the natural environment and minimise the loss of undeveloped land.

The monitoring indicators and targets for Strategic Principle SP5 are set out under JCS Spatial Planning Objective 9 and are monitored for the GNDP AMR.

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

Monitoring indicator and target: Infrastructure requirements identified in site policies are realised as follows: highways improvements, pedestrian/cycle links/improvements, water requirements with a target of 100% achieved.

9. The policy requirements for each site (highways improvements, pedestrian and cycle improvements) have been set out in detail in previous monitoring reports (most recently 2017/18) alongside a summary of the known infrastructure requirements secured by planning condition. Water requirements have been monitored separately under Strategic Principle SP4. It has previously been reported that the policy has effectively secured many appropriate conditions and contributions towards off-site highway schemes on sites with permissions and this has continued.
10. The following table sets out an updated position relating to new planning consents granted on allocated sites within the current monitoring period.

Allocation / Settlement	Planning Ref.	Policy Requirements	Planning Conditions
KES2 Keswick	2017/2794	<ul style="list-style-type: none"> • Access road from B1113 to A140 • Right turn junction into the site from the B1113 	<ul style="list-style-type: none"> • Improved cycle links • Junction improvements • Right turn from B1113

11. As may be seen from the above summary data, the approved scheme complied with the policy requirements for the site and secured the necessary highways improvements.

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

Monitoring indicator and target: Green Infrastructure provision/ enhancements, protection of Heritage Assets, County Wildlife Sites and existing footpaths are realised in planning applications made on appropriate sites.

12. As reported above for Strategic Principles SP4 and SP6, detailed tables have previously recorded individual site/policy requirements as well as the planning status for each site.

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.

Monitoring indicator and target: Access to service and facilities by public transport, with a target to increase at each survey.

The monitoring indicator and target for Strategic Principle SP8 is set out under JCS Spatial Planning Objective 7 and is monitored for the GNDP AMR.

Conclusion

13. Generally, it may be concluded that the requirements of the policies within the Site Specific Allocations and Policies document are being met through the grant of planning permissions and the planning conditions that are being applied to those same planning consents. As the sites are developed and completed in future years there will be an opportunity to monitor the delivery of these policy requirements.

Long Stratton Area Action Plan

14. This section monitors the policies from the Long Stratton Area Action Plan for the period 01/04/18 to 31/03/19. These policies have now been monitored for two consecutive years, providing a baseline using the indicators. As with all policies, the effectiveness of the policies may be assessed as the sites are developed.
15. The 2016/17 Annual Monitoring Report set out in detail the monitoring criteria for each policy and it is not considered necessary to repeat this information. Policy details have been included below however for those policies which have been implemented during the 2018/19 monitoring period.

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

16. Two planning applications for the above allocation are pending determination but continued to remain undetermined in the current monitoring period. It will only be possible to monitor the effectiveness of this policy once these applications have been determined.

Policy LNGS2 - Allocation of land west of Tharston Industrial Estate

17. No applications were coded against the above policy during this monitoring period.

Policy LNGS3 - Town Centre policy

Monitoring indicators: Development proposals for shopping, food and drink, leisure and other main town centre uses will be encouraged within the defined town centre boundary. No unacceptable concentration of non-A1 uses within the primary frontage of Long Stratton shopping area.

18. This policy applied to three planning applications within the monitoring period (2018/2171, 2018/2710 and 2018/2204). Planning permission was granted for the change of use of a body piercing and tattoo parlour unit (sui generis use class) to a shop (A1 use class) (ref: 2018/2171). The unit is located within the Town Centre Boundary and also within the defined Primary Shopping Area. Similarly, application 2018/2710 resulted in the addition of an A1/A3/A5 unit within the Town Centre, converting the existing public toilet block. 2018/2204 extended the use class of an existing A2 building located within the Town Centre to include B1a use.
19. Planning permissions 2018/2171 and 2018/2710 increased the number of A1 uses within the Town Centre. In addition, the granting of consent for a mixed-use building (2018/2204) was compliant with the requirements of this policy. It may therefore be considered that this policy is operating effectively.

Policy LNGS5 - General Green Infrastructure requirements for new developments within the Long Stratton Area Action Plan Area.

20. Application 2017/0810 sought consent for residential development on land off St Mary's Road and was refused planning permission in September 2018. (The application was subsequently dismissed at Appeal in September 2019 - ref: APP/L2630/W/18/3215019).
21. The application did not include specific green infrastructure connectivity (e.g., footpaths, GI connections) as investigations by the applicant had concluded that connections to existing GI corridors would require third party land which was not available. Although the application was refused planning permission this was not one of the refusal reasons.
22. However, whilst the application would have provided an amount of recreational space in excess of the requirements on site this was considered to be poorly integrated into both the scheme and the wider settlement and therefore may be considered to be in conflict with policy LNGS5 of the Area Action Plan.

Policy LNGS6 - Protecting existing recreation or amenity land in Long Stratton

23. Following the approval of a new sports pavilion at Manor Road playing field (2016/0376), two applications were submitted to vary the approved scheme. Both applications proposed changes to the overall design of the sports pavilion and did not alter the principles of the development.

24. This policy may be considered to be functioning as intended.

Policy LNGS7 - New recreation provision in Long Stratton

25. Details of application 2017/0810, and the reasons for the refusal of this scheme, are set out in the commentary for Policy LNGS5 above.

Policy LNGS8 -Land for new burial ground in Long Stratton

26. No applications were assessed against this policy in the current monitoring period.

Policy LNGS9 - Accessibility

27. No applications were assessed against this policy in the current monitoring period.

Conclusion

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. This is principally due to the low number of applications that were assessed against the policies within the AAP during the monitoring period. 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

28. This section monitors the policies from the Wymondham Area Action Plan for the period 01/04/18 to 31/03/19. As set out in the earlier reports, although the policies appear to be working as intended, the relatively low number of applications that have been determined and the early stages of on-site development mean that it is difficult to monitor their overall effectiveness.
29. The 2016/17 Annual Monitoring Report set out in detail the monitoring criteria for each policy and it is not considered necessary to repeat this information. Policy details have been included below however for those policies which have been implemented during the 2018/19 monitoring period.
30. A number of the Wymondham AAP policies share the same monitoring indicators which are assessed against each policy as appropriate.

Policy WYM1 - Allocation of land at Friarscroft Lane

31. No applications were determined against this policy during the 2018/19 monitoring period.

Policy WYM2 - Land at Old Sale Yard, Cemetery Lane

32. There have been no new applications submitted for the development of this site therefore the most recent consent remains the outline permission granted in 2017 (2016/2668). Full details of this scheme are set out in the 2017/18 Annual Monitoring Report.

Policy WYM3 - Land at South Wymondham

33. Outline planning permission was granted for this strategic allocation in 2014 (2012/0371 and 2011/0505). A significant number of applications have subsequently been submitted seeking to agree the details secured by condition. A number of applications were submitted within the current monitoring period, although these were fewer in number than in previous years. The approved details relate to a number of the planning conditions but do not fulfil any of the identified monitoring indicators for this site allocation. Further assessments of this policy will be undertaken in future years as additional applications are submitted.

Policy WYM4 - Retirement Care Community on Wymondham Rugby Club Site

34. There has been no change in the planning status of this allocated site and as such the consented scheme (2014/0799) for residential development means that it is unlikely that the objectives of Policy WYM4 will be met as originally intended. Applications seeking to agree matters secured by condition have been received and determined within the current monitoring period.

Policy WYM5 - Land at Browick Road

35. No applications were determined against this policy during the 2018/19 monitoring period.

Policy WYM6 - Land adjacent to Chestnut Drive Business Park, London Road

36. There have been no changes to the planning status of this site during the current monitoring period and no new applications have been submitted in 2018/19.

Policy WYM7 - Land at Elm Farm Business Park, Norwich Road

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37. Outline consent was granted for the development of this site in 2015 (2014/1824) and a reserved matters application (2017/2924) was approved in August 2018 (therefore falling within the 2018/19 monitoring period). An amendment to the outline application - varying the site layout as well as the quantities/ratios of approved floorspaces - was also approved in August 2018 (2018/1182).
 38. The monitoring indicators for this policy include the take up of the allocated land in line with the B1, B2 and B8 use classes in accordance with the requirements of the AAP, as well as a detailed design that both enhances and improves the gateway to Wymondham as approached along the B1172 from Hethersett.
 39. The amended application was considered to accord with the requirements of this policy in terms of the mix of use classes on site and the overall design of the site was also considered favourably. As such it may be considered that the development of this site will meet the objectives of the policy.

Policy WYM8 - General green infrastructure requirements for new developments within the Wymondham AAP area.

40. There were no new applications coded against this policy within the current monitoring year and as such it remains difficult to assess the effectiveness of this policy in meeting its objective.

Policy WYM9 - General green infrastructure requirements for new developments in the North of Wymondham

41. No applications were assessed against this policy in the current monitoring period.
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Policy WYM10 - General green infrastructure requirements for new developments in the South of Wymondham

42. No applications were assessed against this policy in the current monitoring period.

Policy WYM11 - General green infrastructure requirements for new developments in the West of Wymondham

43. No applications were assessed against this policy in the current monitoring period.

Policy WYM12 - Protecting existing recreation or amenity land in Wymondham

44. One application for an extension to the outdoor tennis court provision, as well as the erection of a new pavilion, at Ketts Park was coded against this policy in the current monitoring period (2018/2128). The scheme enhanced the existing recreational space within Wymondham by providing both additional and improved facilities for formal recreation. The application therefore complied with the policy requirements and the policy is considered to function as intended.

Policy WYM13 - New recreation provision in Wymondham

45. One application made reference to this policy in the planning assessment - the erection of 8 new dwellings on land at Park Close (2018/0669) - however the report concluded that although the application site lay adjacent to the strategic allocation, it did not form part of the site and therefore the requirement for a contribution towards new recreational facilities was not necessary. In addition, the overall scale of development on this site was below the threshold for the provision of recreational space associated with new development, in accordance with the Council's adopted 'Guidelines for Recreation Provision in New Residential Developments' SPD. Therefore, due to the application types submitted within this

period, no schemes contributed towards the provision of additional recreational space within Wymondham under this policy.

Policy WYM14 - Relocation of Wymondham Rugby Club

46. The 2017/18 Annual Monitoring Report set out the position regarding the 2014/0799 planning permission allowed on Appeal on this site. Further to this update, additional planning applications have been approved during the monitoring period seeking to address the planning conditions imposed on the original consent.
47. As previously noted, the granting of this planning consent means that the policy objective for the allocation of this particular site can not be met.

Policy WYM15 - Land for a new burial ground in Wymondham

48. Following the approval of planning application 2014/2495 a number of planning applications were submitted during the 2018/19 period however these were determined outside the current monitoring period and will be fully assessed in the 2019/20 Annual Monitoring Report.

Policy WYM16 - Changes of use in Wymondham Town Centre

49. The results of the monitoring that took place in 2018/19 are set out in the table below. This data shows that there was a decline in the numbers of A1 units both within the Primary Shopping Area (PSA) and the Town Centre Boundary (TCB) compared with the figures recorded in 2017/18. The numbers of A1 units in the defined PSA remains in excess of the targets set out in the policy (50%), however within the wider TCB the percentage has fallen slightly below the policy target of 45%. Therefore, it will be necessary to monitor this situation to seek to protect the availability of A1 uses in the future.

For the purposes of the current monitoring period this policy continues to work effectively for the PSA, however careful consideration will need to be given to future applications which effect the wider Town Centre.

	PSA: Percentage of A1 units	Town Centre: Percentage of A1 units
May 2018	53%	47%
November 2018	53%	44%
February 2019	52%	43%

Policy WYM17 - Sequential approach and impact assessment for retail provision in Wymondham

50. No applications were assessed against this policy in the current monitoring period.

Policy WYM18 - Land at Norwich Rd/ Postmill Close

51. As set out previously, 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

52. No applications were assessed against this policy in the current monitoring period.

Conclusion

Generally, it may be concluded that the policies in the Wymondham Area Action Plan continue to be applied consistently and operate effectively. The major exception to this remains the planning consent granted for residential development at the former Wymondham

Rugby Club ground. Further assessments will take place throughout the plan period for the Wymondham Area Action Plan.