

Joint Core Strategy for Broadland, Norwich and South Norfolk:

Annual Monitoring Report 2018-19

January 2020



Jobs, homes, prosperity for local people

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1. Executive Summary

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

- Recycling rates have decreased;
- Total crime level has increased this year and
- The number of people killed or seriously injured in road traffic accidents has increased.

- 1.6 A 5-year land supply can be demonstrated for this monitoring year. Greater Norwich Authorities can demonstrate 5.89 years of housing supply.
- 1.7 A range of activities are underway that will have a positive impact on stimulating growth and help deliver against targets over the coming years.
- 1.8 The local planning authorities, working with the County Council and the Local Enterprise Partnership through the Greater Norwich Growth Board, progressed implementation of the Greater Norwich City Deal agreed with Government in 2013. Working together, the partners support the private sector to deliver in numerous ways, including:
- making a Local Infrastructure Fund available to developers to unlock site constraints;
 - delivering the NDR and other transport measures, and working towards delivering the Long Stratton bypass and better public transport, including through “Transforming cities “and
 - engagement in skills initiatives to improve the match between labour supply and demand.
- 1.9 The Local Planning Authorities (LPAs) are reviewing and rolling forward the JCS to produce the Greater Norwich Local Plan (GNLP), scheduled to be adopted in 2022. The AMR will inform and be informed by this process.

2. Introduction

Context

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

Purpose

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

3. Joint Core Strategy Monitoring

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

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

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

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

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

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

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

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

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

Total CO₂ emissions per capita for each sector

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

3.8 CO₂ emissions per capita decreased in each of the local authority areas in the Greater Norwich between 2017 and 2018, the latest year in which figures are available.

3.9 CO₂ emissions per capita across the industrial and commercial and domestic sectors in the Greater Norwich area decreased between 2017 and 2018, while the transport sector increased slightly for Broadland and South Norfolk.

Sustainable and Renewable energy capacity permitted by type

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

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

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

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

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

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

Water efficiency

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

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

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

- 3.18 The percentage of household waste that is recycled has decreased across all three districts, most notably in South Norfolk. This is mainly due to the amount of dry recycling that has been sent for recycling. The market dictates a higher quality of recycling. This has resulted in the rejection rate of material increasing as lower quality material is not being sent for recycling. In contrast, the rate of composting has increased across all districts.
- 3.19 Increasing recycling rates remains difficult as the amount of newspapers and magazines continues to decline with people switching to digital means and recyclable items being increasingly made using less material (the effect known as “light weighting”). Norfolk County Council is working with all other Norfolk councils to improve services and increase the amount of waste diverted from landfill.

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

Indicator	Target	Source	Location	14/15	15/16	16/17	17/18	18/19	RAG status
Net housing completions	NPA – 1,825 per annum Greater Norwich area – 2,046 pa Broadland NPA – 617 pa Broadland RPA – 89 pa Norwich – 477 pa South Norfolk NPA – 731 South Norfolk RPA – 132	LPA	NPA	1,140	1,164	1,810	1,685	2,440	
			Greater Norwich area	1,681	1,728	2,251	2,034	2,779	
			Broadland - NPA	217	340	410	449	482	
			Broadland - RPA	188	258	234	230	158	
			Norwich	249	365	445	237	927	
			South Norfolk - NPA	674	459	955	999	973	
			South Norfolk - RPA	353	306	207	119	239	
Affordable housing completions	Affordable housing target of 525 per year ¹	LPA	Greater Norwich area	243 14%	222	456	531	724	
			Broadland	98 24%	107	237	177	195	
			Norwich	50 20%	25	44	56	137	
			South Norfolk	95 9%	90	175	298	392	
(Gross)New house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	New Target 1 bedroom – 7% 2 bedrooms – 23% 3 bedrooms – 52% 4+ bedrooms – 18%	LPA		See table 3.32					
Provision of Gypsy and Traveller pitches to meet local plan requirements	To meet CHANA (Option 1) targets:29 pitches in total (15 from 2017-22, further 14 to 2022-27)	LPA	Greater Norwich area	3	4	4	0	0	
			Broadland	1	1	4	0	0	
			Norwich	0	0	0	0	0	
			South Norfolk	2	3	0	0	0	
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	No decrease	Norfolk County Council	Greater Norwich area	94.6%	92.5%	58.7%	67.3%	63.8%	

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

Net housing completions

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

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

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

Affordable housing completions

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

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

Provision of Gypsy and Traveler pitches

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

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

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

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

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

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

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

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

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

² Gross completions

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

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

Indicator	Target	Source	Location	14/15	15/16	16/17	17/18	18/19	RAG status				
Permitted amount of floorspace and land by employment type	B1 – 118 hectares/ 295,000m2 B2/8 – 111 hectares 2007 – 2026	LPA	Greater Norwich area Broadland Norwich South Norfolk	See table 3.34									
Amount of permitted floor space	100,000m ² Norwich City Centre 100,000m ² NRP 50,000m ² BBP	LPA	Norwich	-29122m ²	-7774m ²	-24370 m ²	-40205m ²	-13961 m ²					
			NRP	1797m ²	1512m ²	0m ²	No data	No data					
			BBP	0	No data	No data	No data	No data					
			Elsewhere	S. Norfolk - 78m ²	S. Norfolk - 1288m ²	S. Norfolk - 443m ²	S. Norfolk - 7465.70 M ²	No data					
Annual count of employee jobs by BRES across Plan area	2222 per annum increase	ABI/BRES (Nomis)	Greater Norwich area	177,100	182,000	187,000	193,000	Data not yet released					
			Broadland	43,700	45,000	46,000	47,000						
			Norwich	85,300	87,000	90,000	93,000						
			South Norfolk	48,100	50,000	51,000	53,000						
Employment rate of economically active population	Increase	Annual Population Survey (Nomis)	Greater Norwich area	72.90%	79.20%	80.50%	75.40%	78.90%					
			Broadland	78.10%	80.90%	80.50%	84.30%	78.50%					
			Norwich	69.10%	77.10%	78.30%	68.50%	77.10%					
			South Norfolk	72.40%	80.30%	83.20%	75.60%	81.60%					
Percentage of workforce employed in higher occupations	Annual increase of 1%		Greater Norwich area	41%	41%	43%	50%	44%					
			Broadland	36%	43%	50%	41%	47%					
			Norwich	44%	37%	37%	51%	39%					
			South Norfolk	46%	44%	45%	60%	47%					
National retail ranking	Maintain top 20 ranking	Venuescore	Norwich	13th	13th	13th	13th	13th					
Net change in retail floorspace in city centre	No decrease in retail floor space	LPA	Norwich	-859	+225 sqm	No data	-217	-6231					
Percentage of permitted town centre uses in defined centres and strategic growth locations	100%	LPA	Broadland	A1	0%	A1	18.18%	A1	23%	A1	42%	A1	17.6%
				A2	0%	A2	0%	A2	100%	A2	100%	A2	100%
				B1a	15%	B1a	19.04	B1a	28%	B1a	20%	B1a	38.5%
				D2	13%	D2	0%	D2	15%	D2	33%	D2	17.3%
			Norwich	No data	A1	28.1%	A1	38.9%	A1	6%	A1	0%	
					A2	100%	A2	43.1%	A2	100%	A2	0%	
					B1a	100%	B1a	0%	B1a	0%	B1a	31%	
					D2	73.1%	D2	0%	D2	3%	D2	76%	
			South Norfolk	A1	62.5%	A1	100%	A1	21.7%	A1	70%	A1	38%
				A2	50%	A2	100%	A2	25%	A2	0%	A2	50%
				B1a	41%	B1a	73.1%	B1a	50%	B1a	75%	B1a	25%
				D2	0%	D2	55.6%	D2	66.7%	D2	71%	D2	0%

Permitted amount of floor space and land by employment type⁴

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

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

+ = net gain
- = net loss

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

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

Office space developed

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

Date	Norwich Office Floor Space Variances
2008/09	13,205sqm net gain
2009/10	657sqm net gain
2010/11	2,404sqm net gain
2011/12	-115sqm net loss
2012/13	-3187sqm net loss
2013/14	-2024sqm net loss
2014/15	-31063 sqm net loss
2015/16	-8881 sqm net loss
2016/17	-24449 sqm net loss

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

Annual count of employee jobs⁶

3.39 No data has been released for this year.

Employment rate of the economically active population

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

Percentage of the workforce employed in higher occupations

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

National Retail Ranking for Norwich

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

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

Net change in retail floor space in the city centre

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

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

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

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

Previous Years

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

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

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

Objective 4: to promote regeneration and reduce deprivation

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

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

- 3.50 The Index of Multiple Deprivation allows each Lower Super Output Area (LSOA) in England to be ranked relative to one another according to their level of deprivation. It must be noted that just because the rank of deprivation has improved it does not mean that deprivation itself has improved in any given area, but rather that deprivation has decreased relative to other parts of the country. The 2019 Index of Multiple Deprivation data shows the number of Lower Super Output Areas in the Greater Norwich area has reduced from 17 to 0, achieving and exceeding the set target.

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

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

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

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

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

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

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

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

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

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

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

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

Index of Multiple Deprivation access to services

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

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

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

Percentage of residents who travel to work

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

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

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

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

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

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

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

Net change in local sites in “Positive Conservation Management”

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

Concentration of selected air pollutants

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

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

- 3.61 No comparable data has been released this year.

Number of listed buildings lost/demolished

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

Percentage of new and converted dwellings on Previously Developed Land

- 3.63 The target was achieved in Norwich and Broadland.

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

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

Reduction in overall crime

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

Number of people killed or seriously injured in road traffic accidents

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

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

Indicator	Target	Source	Location	14/15	15/16	16/17	17/18	18/19	RAG status			
Percentage of working age population receiving Employment Support Allowance and incapacity benefits	In line with annual national average	DWP benefits claimants (NOMIS)	Greater Norwich area	5.50%	5.70%	Data discontinued	Data discontinued	Data discontinued				
			Broadland	4.40%	4.60%							
			Norwich	7.50%	7.80%							
			South Norfolk	4.10%	4.20%							
Life expectancy at birth of males and females	Increase at each survey	ONS	Broadland	Males	80.8	80.7	81.1	Data not yet released	Data not yet released	Green		
				Females	84.3	84.4	84.5					
			Norwich	Males	79.6	78.9	78.3			Data not yet released	Data not yet released	Red
				Females	82.9	82.9	82.8					
			South Norfolk	Males	81.7	81.4	81.3			Data not yet released	Data not yet released	Yellow
				Females	84.3	84.4	84.8					
Percentage of physically active adults	Increase percentage annually	Public Health England	Broadland	59.60%	62.10%	No data	63.00%	Data not yet released	Green			
			Norwich	61.10%	59.50%	No data	68.50%					
			South Norfolk	58.70%	63.40%	No data	69.10%					
Percentage of obese adults	Decrease percentage	Public Health England	Broadland	25.60%	No data	19.90%	22.80%	Data not yet released	Red			
			Norwich	19.60%		18.20%	22.50%					
			South Norfolk	23%		22.70%	21.90%					
Percentage of obese children (yr 6)	Decrease percentage	Public Health England	Broadland	14.80%	13.40%	13.90%	15.50%	Data not yet released	Red			
			Norwich	18.60%	18.60%	19.20%	18.70%					
			South Norfolk	16.30%	15.80%	14.60%	15.10%					
Health Impact Assessment	All development of 500+ dwellings to have health impact assessment	LPA	Broadland Norwich South Norfolk	Assume all relevant planning applications comply								
Accessibility of leisure and recreation facilities based on Sport England Active Places Power website	Trajectory to reduce by half the percentage of wards with less than the EoE average personal share of access to sports halls (2009 base = 67%), swimming pools (65%) and indoor bowls (12%)	LPA/Sport England		See table in para 3.72								

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

3.66 The data for this indicator has been discontinued.

Life expectancy at birth

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

Percentage of physically active adults

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

Percentage of obese/overweight adults

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

Percentage of obese children

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

Health Impact Assessment

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

Accessibility of leisure and recreation facilities

3.72 Data is not available for this indicator.

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

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

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

Statement of Community Involvement/Engagement

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

Appendices A to G see [webpage](#)

For more information or if you require this document in another format or language, please phone:

01603 431133
for Broadland District Council

0344 980 3333
for Norwich City Council

0808 168 3000
for South Norfolk Council

**Annual Monitoring Report
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