

Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2019-20 Appendix E-G



Jobs, homes, prosperity for local people



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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 2019/20 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.

This report should be read in conjunction with the

- GNDP AMR 2019/20;
- 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monitoring reports monitored the Broadland District Local Plan Replacement (2006) which has now been completely superseded and so will no longer be monitored.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 2019 to 31 March 2020; 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 2019 estimates the population to be 130,783. This equates to a 4.88% increase in population in the period between 2011 and 2019.

The land area of Broadland district is 55,240 hectares and is the fifth largest district in Norfolk. Therefore, the population density is 2.36 persons per hectare.

The 2011 census shows Broadland population has a relatively elderly age profile. Compared with England, Broadland has higher proportions of people aged 45 and over, particularly in the 70-74 age range. Broadland has 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 2019/20, there were seven Neighbourhood Plans being developed in Broadland. The seven communities developing Plans were, Buxton with Lamas, Guestwick, Horstead with Stanninghall, Reedham, Spixworth, Taverham, and Thorpe St. Andrew.
- 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. One of the seven communities (Reedham) designated a Neighbourhood Area within this period, for the purpose of their Neighbourhood Plan. The Neighbourhood Area designated followed the parish boundary.
- 4.4. Within this period, two of the seven Neighbourhood Plans (Spixworth and Taverham) were submitted to the local planning authority, following the Reg. 14 pre-submission consultation and have undergone an independent examination. These have now been approved by the local authority to proceed to referendum. Due to the Covid-19 pandemic, the earliest that referendums can occur is May 2021.
- 4.5. During 2019/2020, there was a further Neighbourhood Plan 'made' (or adopted) in the District (Aylsham), taking the total number to fourteen. These Plans all form part of the statutory Development Plan and they were made on the following dates:

Parish	Date Made
Acle	17th February 2015
Aylsham	18th July 2019
Blofield	26th July 2016
Brundall	22nd March 2016
Drayton	26th July 2016
Great & Little Plumstead	16th July 2015
Hellesdon	19th December 2017
Horsford	12th July 2018
Old Catton	26th July 2016
Rackheath	20th July 2017
Salhouse	20th July 2017
Sprowston	8th May 2014
Strumpshaw	10th July 2014
Wroxham	28th March 2019

- 4.6. The Acle, Brundall, Salhouse, 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>Four new residential developments have been granted contrary to policy GC2. Two sites are within the NPA and take into account the Development Plan and relevant material considerations. Therefore, the benefits of the developments were considered to outweigh the harms.</p> <p>The remaining two developments will enhance their immediate setting.</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.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
H1: Dwellings connected with rural enterprises	2, 3	ENV1, SOC6, SOC8, EC1, EC2, EC3, EC4	No specific indicator	N/A	See indicators for JCS objectives 2, 3 in the main section of the GNDP Annual Monitoring Report.
H2: Removal of occupancy conditions	2	ENV9, SOC4, SOC7	No specific indicator	N/A	See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.
H3: Replacement dwellings outside settlement limits	2, 9	ENV9, SOC4, SOC7	Number of units granted planning permission for replacement dwellings outside of settlement limits	No target	In the monitoring year two sites outside of settlement limits were granted planning permission for a replacement dwelling. The units were considered acceptable as the use as a dwelling had not been abandoned. Both sites are adjacent to existing residential developments. Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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	<p>In the monitoring year four dwellings were lost through change of use. One unit is within the grounds of an activity centre, and one is on land adjacent to an existing business. The remaining two will be demolished as part of a scheme to provide a C2 class Care Village. All were considered an acceptable change of use.</p> <p>Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.</p>
H5: Residential institutions	2	SOC1, SOC2	No specific indicator	N/A	See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.
H6: Sites for Gypsies and Travellers	2	ENV1, SOC1, SOC3, SOC8	No. of net new pitches permitted	Maintenance of at least a 5 year supply	This indicator is monitored as part of the JCS objectives. See Objective 2 in the GNDP AMR
E1: Existing strategic employment sites	3	EC1, EC2, EC3, EC4	Amount of floor space (m ²) granted planning permission for non-employment uses on strategic employment sites	None	In the monitoring year a total of 336sqm of floor space was granted permission for non-employment use. One unit comprising of 193sqm was changed to D2 use. Another unit comprising of 143sqm was changed to D1 use. The decision notices included a condition for the premises to return to employment use upon cessation of the businesses

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
E2: Retention of employment sites	3	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E2	None	Five permissions were granted contrary to policy E2. Three sites were supported by the Economic Development department as they would increase the provision of local services or support an existing business. The other 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	Five permissions were granted contrary to policy E3. All applications presented a viable proposal. They are either associated with an established enterprise or are well connected to local services.
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, four permissions were granted which resulted in the loss of A1 use. All the approvals were supported by the Economic Development as they either brought in to use vacant premises or contributed to the vitality and viability of the local centres. None will have an impact on the balance of uses within the centres.

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	Approval was granted for a drive thru coffee shop/café at Sprowston Retail Park. This will complement the existing uses within the park and would not undermine or harm the vitality or viability of the centre.
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 9 permissions granted relating to community facilities. Of these, eight were for new community facilities, and one was for the increase in floorspace of an existing facility. 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).

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
CSU4: Provision of waste collection and recycling facilities within major development	6, 8	ENV9, SOC1, SOC8	No. of waste collection and recycling facilities approved	No target	<p>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.</p> <p>An application for the creation of a new recycling centre on site allocation HNF2 was submitted for approval to Norfolk County Council in February 2020. This was approved shortly after the monitoring year.</p> <p>Policy to continue to be monitored as major developments progress.</p>
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. Reserved matters 20191215 for a reduction in dwellings to 137 was granted shortly after 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.
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 March 2016. Both phases were completed by July 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	The site was completed March 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	The site was completed December 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.

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	The north-west corner of the site has been developed for B8 use. To the south, Full Planning application 20200130 for no.3 Class B1 office buildings was granted in March 2020.
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	Hybrid application 20160497 consisting of full approval for 1500m2 B1 use and outline for 1000m2 B1 use was granted November 2016. Reserved matters 20191295 for the 1000m2 of B1 use was granted in March 2020. 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. 20% of the site has been completed.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
BLO 2	1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Full approval 20141710 granted for 20 open market and 10 affordable dwellings. The site was completed March 2020.
			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	The site was completed in March 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.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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 October 2015. Full approval 20171053 to replace 4 dwellings with 8 dwellings was approved April 2018. Phase I is nearing completion. Reserved matters 20150794 granted October 2015 to expand site by 30 dwellings. Phase II was completed March 2020.
			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 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 February 2015. Reserved matters application 20162199 granted October 2017. Works have commenced on site.
			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	The site was completed in March 2017.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
			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	Outline application 20161483 for 155 dwellings, a supermarket and open space was approved in March 2018. Reserved matters for 155 dwellings was registered April 2019.
BRU 3	8, 9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	An outline application, 20171386, for 170 dwellings and community recreational facilities was registered Aug 2017. The application was refused in July 2019, and an appeal was submitted at the end of October 2019. The appeal was allowed outside of the monitoring year.
BUX 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20150082 for 21 dwellings granted October 2016. This application lapsed October 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.
CAW 1	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	N/A	N/A	Allocated for extension to burial ground.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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 November 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	A revised outline application 20161066 for up to 250 dwellings was approved February 2020.
			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	The 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.

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 granted December 2019. Works have commenced on site.
			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	The 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.
GW1 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	The site was completed in March 2015.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
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 December 2016. This includes outline approval for up to 1000 dwellings; 108 of these had reserved matters granted. Full planning 20171514 granted June 2018 reduced the 108 dwellings to 95. 27% of site is 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.
HEL 3	8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Planning permission & cemetery use.	N/A	Allocated for extension to burial ground.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	The site was completed March 2019.
			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	The 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	The site was completed in March 2018.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
			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 planning application 20182043 for 69 dwellings was approved December 2019. Works have commenced on site.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
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 in April 2019. The final decision, made in May 2019, stated an EIA is not required. An application for the creation of a new recycling centre on the southern part of the site was submitted for approval to Norfolk County Council in February 2020. This was approved 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	Pre-application advice for a proposed development comprising of B1(b) & (c), B2 and B8 uses was given in December 2019.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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	The 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 for the 4 dwellings was granted Sep 2017. 60% 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.
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	Full planning application 20200847 for 141 dwellings was submitted shortly after the monitoring year.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
REP 2	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Full planning application 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	Provision within the permission in accordance with policy.
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	The site was completed in March 2018.
			Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.
SWA 1	1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	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 December 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.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
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	The site was completed in August 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 February 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 December 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, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2022	Reserved matters permission 20160425 for 231 dwellings granted September 2016. Demolition works have commenced on site.

Policies	JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target	Comments
			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	Reserved matters 20160423 for 71 dwellings granted August 2016. Site clearance and pegging out has been carried out on 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	The site was completed in March 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.	
		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.

Policy	Target	Milestone	Progress	Comments
		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. Reserved Matters application 20190485 includes details for link road and cycle routes. 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.

Policy	Target	Milestone	Progress	Comments
		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.
		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 commence February 2021. Blue Boar Lane link is consistent with milestone.

Policy	Target	Milestone	Progress	Comments
		Phase I BRT Improvements 2019/20	Milestone will not be achieved.	Atlantic Way and Salhouse Road Junction re-designed from roundabout to priority junction, with capacity for future signal control, to better facilitate BRT. Land dedicated to enable road widening and improvements through permission on GT7 (20160498 & 20170104)
	Delivery of Broadland Way Cycle and Pedestrian Links between Dussindale and Rackheath /Stonehouse Road	BBP to Rackheath 2019/20	Milestone will not be achieved.	Walking / Cycle Link Plumstead Road to Green Lane East delivered. £150k of pooled CIL agreed to support construction of link Plumstead Road to Green Lane.
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 completed 26/07/2019
	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. 45% of site is completed.

Policy	Target	Milestone	Progress	Comments
GT5: White House Farm	1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park	Phase I - Commencement 2014/15	Milestone achieved.	Cumulatively 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.
GT6: Brook Farm	600 Homes, Road and Cycle Links, Local Centre Sports Pitches & Children's Play Space & Informal Open Space	Commencement 2017/18	Outline Planning Permission granted 28/06/2013. S.73 application (20170421) approved 08/09/2017. S.73 permits 1st phase (270 homes) ahead of completion of link road. Milestone not achieved.	It is expected to enable commencement now expected 2020/21.

Policy	Target	Milestone	Progress	Comments
GT7: Land South of Salhouse Road	1,400 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space, Community Building, Police Beat Base & Informal Open Space	Commencement 2017/18	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.
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.	

Policy	Target	Milestone	Progress	Comments
GT10: Broadland Gate	42,000sqm B1/B8 4,500sqm A1, A2, A3 & A4 7,500sqm C2, C3 (excluding residential) and D1 7,000sqm Hotel 2,100sqm C1, A3, A4, D2 1,200sqm Car Showroom	Commencement 2019/20	Milestone achieved.	Planning Application for Car Show Room (20171352) approved 15/02/2018. Application for B1 Office Building (20191372) approved 20/12/2019 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 yet been determined. Commencement is now forecast behind milestone in 2020/21
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.

Policy	Target	Milestone	Progress	Comments
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 (20180443) 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.
GT15: Land North of Repton Avenue	300 Homes and land for employment	Commencement 2016/17	Outline Planning Permission (20141955) granted 18/05/2016. Self-Build element of the site, 12 homes, commenced in 17/18. RM application (20180920) for 328 homes approved on 18/01/19. Now under construction. Milestone not achieved.	Allocation site is now expected to delivery 340 homes. This is more than the target of 300 homes.

Policy	Target	Milestone	Progress	Comments
GT16: North Rackheath	3,000 Homes & 25ha land for employment, Road and Cycle Links, 2 New Primary Schools, Local Centre Sports Pitches & Children's Play Space, Community Building, Home Waste Recycling Centre & Significant Informal Open Space - Possible Secondary School	Commencement 2019/20	Revised masterplan endorsed March 2018.	Commencement is now forecast behind milestone.
		Provision of Rackheath Buffer 2021/22		To be phased in accordance with plan to be submitted with planning application.
GT17: Land Adj. Salhouse Road, Rackheath	80 Homes (79 Net)	Commencement 2016/17	Milestone achieved.	Site expected to be completed by then end of 2019/20. Total housing is expected to exceed target by 10 homes as a result of additional permission (20171906) granted 10/09/2018.
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.

Policy	Target	Milestone	Progress	Comments
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.

Term	Description
County Wildlife Site	Wildlife habitat identified and designated as being of particular local interest of importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest (SSSI).
Development	Defined in planning law as “the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land” (see also Permitted Development).
Development Brief	A document that sets out the constraints and opportunities presented by a site, and the type of development that might be appropriate.
Development Plan	The primary consideration for the Council in determining planning applications. Comprises of the Regional Spatial Strategy and Development Plan Documents (including Minerals and Waste DPD’s produced by Norfolk County Council).
Development Plan Document (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example the Core Strategy, Development Management Plan, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be amended as successive DPDs are adopted.
District Centre / District Shopping Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
Employment Area	Industrial estate or other area which is used primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order, and/or where such development is proposed.
Employment Use	Use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. In the context of the local plan employment use specifically excludes retail, financial or professional services, food and drink, waste disposal or mineral extraction.
Exception Site (rural)	A small site to be used specifically for affordable housing that would normally be used for housing, because they are subject to policies of restraint. Exception sites should only be used for affordable housing in perpetuity.
Greater Norwich Development Partnership (GNDP)	To oversee the preparation of the new Local Plan the authorities involved have re-established their joint working arrangements under the Greater Norwich Development Partnership (GNDP).
Greater Norwich Local Plan (GNLP)	Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council, have agreed to work together to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy (JCS) for the area. The JCS plans for the housing and jobs needs of the area to 2026 and the GNLP will ensure that these needs continue to be met to 2036. The GNLP will include strategic planning policies to guide future development, and plans to protect the environment. It will look to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.
Green Infrastructure	Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.
Greenfield Land (or Site)	Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.

Term	Description
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.
Institution	Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.
Joint Core Strategy (JCS)	The Joint Core Strategy (JCS) is a strategic local plan document produced between Broadland District Council, Norwich City Council and South Norfolk Council. This strategy sets out the key elements of the planning framework for the area. It comprises a spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long term spatial vision for the area. It is a development plan document, with which all other development plans documents must conform.
Listed Building	A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings published by the Secretary of State (for Culture, Media and Sport). Alteration, demolition or extension of such a Listed Building requires special consent.
Listed Building Consent (LBC)	Listed Building Consent is required from Local Planning Authorities where development involves the demolition of a listed building or a 60 Development Management DPD (2015) Appendix 1 – Glossary Term Description listed building is altered or extended in a manner which would affect its character as a building of special architectural or historic interest.
Local Development Document (LDD)	Local Development Document: Planning documents which collectively make up the Local Plan (previously known as the Local Development Framework (LDF)). These can either be a DPD, SPD or the SCI.
Local Development Framework (LDF)	Local Development Framework: A 'portfolio' of Local Development Documents which collectively delivers the spatial planning strategy for the LPA area. This is now referred to as the Local Plan as defined in the NPPF.
Local Development Scheme (LDS)	Local Development Scheme: Sets out the programme for preparing LDDs. This document is available to view on the Council's website (www.broadland.gov.uk).
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Localism Act	The Localism Act devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. It will provide for neighbourhood development orders to allow communities to approve development without requiring normal planning consent and amend the Community Infrastructure Levy, which allows councils to charge developers to pay for infrastructure as well as abolishing Regional Spatial Strategies.
Local Shopping Centre	A group of shops or services forming a centre of purely local significance. See District Shopping Centre and Commercial Area.
Local Planning Authority (LPA)	The public authority whose duty is to carry out specific planning functions for a particular area.
Monitoring	Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Norwich Fringe	Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the

Term	Description
	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.

Term	Description
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.

Term	Description
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 - 2019-20

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 F of the AMR as part of the assessment of the five-year housing land supply.
3. 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.
4. It is anticipated that the draft (Regulation 19) GNLP will be published for consultation in February/March 2021, with a view that the plan will be adopted in September 2022.
5. 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 2020 and provides a timetable for the completion of local development documents. The LDS will require updating to take account of any revised GNLP timescales.
6. In November 2019, cabinet adopted the '[Purpose Built Student Accommodation in Norwich: evidence and best practice 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. This document sets out the intention for a PBSA working group to be formed between the Council and the higher education institutions to discuss issues surrounding PBSA and to share information. The PBSA Working Group was formed in February 2020 and has

met twice across the year, discussing issues surrounding student numbers, student preferences for accommodation and student welfare in PBSA. The Working Group will continue to meet twice a year.

7. 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. In 2020, several projects included within the strategy were completed, including a new canoe portage at New Mills. The Delivery Board are currently working on producing a Delivery Plan which will set out delivery priorities for the next two years to ensure the visions and the objectives of the strategy are delivered.
8. The three sites that form East Norwich (the Deal Ground, Utilities site and Carrow Works) present a transformational opportunity to create a highly sustainable new quarter that will regenerate these riverside sites and deliver major new housing and employment development to support the future growth of the city. A new public-private sector partnership has been established - the East Norwich Partnership – led by Norwich City Council, to commission a masterplan to deliver comprehensive development of the sites. The partnership is currently in the process of procuring consultants to undertake a masterplan with the expectation that consultants will be appointed in early 2021. For further detail of the masterplan project, please see the [report to Norwich City Council cabinet](#) in June 2020.
9. In 2020, a working group was set up with officer representation from each of the Norfolk local authorities to look at commissioning an update to the Strategic Housing Market Assessment 2017. Following the preparation of a brief, the Government consulted on its [Changes to the Current Planning System](#) document, which proposed a new standard methodology for calculating housing need. The Government has since updated this methodology which was announced on 17th December 2020. The preparation of this document will need to be informed by evidence preparation for the GNLP.
10. Throughout 2020, the Government also announced changes to the existing permitted development rights. The most significant changes include: allowing upward extension of residential buildings without consent, creation of new use class E (including all uses previously within use class A1 retail, A2 financial and professional services, A3 restaurants and cafes, and B1 offices, research and development and industrial processes), allowing the change of use from use class E to residential without consent, new class ZA for the demolition of

certain buildings to be replaced with flats or a dwelling. These changes were adopted after the 2019/20 monitoring period and therefore it is not possible to observe their impacts at this time. Future monitoring periods will need to consider these changes in greater detail.

11. Due to the impacts of COVID-19 in 2020, some of the monitoring information is not available or was unable to be collected due to the nationwide lockdown, social distancing measures and available resources due to staff furloughing/re-deployment. In some cases, modified information has been collected where this was possible. For example, ordinarily the housing completions survey would involve site visits to relevant locations. However, this was not always possible (for example entering office buildings to identify whether they had been converted to dwellings). Instead exterior inspections, liaison with developers and council tax records were used to collect the data. In addition, it has not been possible to conduct a full retail survey across all of the district and local centres. Retail monitoring data is therefore provided for the City Centre only.
12. As the situation continues to evolve, it will be important to carefully monitor changes to retail and business sectors in future monitoring periods as a result of COVID-19.

Summary of Main Findings

13. 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.
14. 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](#) conducted in 2019, it is proposed that the monitoring indicators will also be revised as part of the full local plan review.
15. The following is a summary of the main findings of the AMR for 2019/20:
 - The greatest amount of open space was lost than in any other period since the adoption of the local plan (-12,425m²). The applications responsible for the largest losses were deemed acceptable given replacement provision of open space and other benefits to amenity, heritage and biodiversity.
 - The air quality indicators Nitrogen Dioxide (NO₂) and airborne particulates (PM¹⁰) remained relatively stable at the Lakenfields monitoring location, although a slight reduction in PM¹⁰ was observed in 2019/20. At the Castle Meadow monitoring location both NO₂ and PM¹⁰ decreased significantly in 2019/20 and were at their lowest levels recorded since the adoption of the local plan.

- In 2019/20, 746 new homes were granted consent, compared with 473 new homes in 2018/19. Several large consents were responsible for this increase, including 252 student bedrooms at the land adjacent to Sentinel House, Phase 2a of the Three Score site to provide 153 dwellings and the Barrack Street Site to provide 218 dwellings.
- The total housing commitment (the number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan) was 6,234. Although this is a reduction on the previous years' figure of 7,289, it is still significantly greater than the figures recorded for the other monitoring periods since the adoption of the local plan.
- Housing completions in 2019/20 were recorded at 798 dwellings, which is a reduction on the 1,085 dwellings completed in 2018/19. This figure is still significantly greater than housing completions recorded in other monitoring periods and still exceeds the average annual target for Norwich set by the JCS of 477 dwellings per annum. Interestingly, there were very few completions in 2019/20 from office to residential prior approval applications which contributed to the peak figure in 2018/19. Instead, the majority of completions were from standard full applications. A good proportion of the 2019/20 housing completions were delivered through student accommodation and residential institution development (303 equivalent dwellings).
- The 2019/20 period saw the loss of 1.37ha of land allocated for residential use to residential institution development. This was as a result of the consents at 28 Mousehold Lane for a care home and supported living apartments, and the car park adjacent to Sentinel House for 252 student bedrooms.
- The loss of office space across the city has continued into 2019/20, however this was at a reduced rate of -2,400m² suggesting further slowing of the trend. Only one application for office to residential prior approval was responsible for part of this loss (-62m²) with the remainder from full and change of use applications, suggesting the reduced loss of office space is as a result of fewer prior approval office to residential applications. New office floorspace permitted was primarily directed to existing employment areas and elsewhere in the city rather than the Office Development Priority Area.
- The 2019/20 period saw an increase in small/medium business space permitted, as well as more business space permitted within defined employment areas than elsewhere in the city.
- Despite a reduction in the amount of information available for retail monitoring this year due to COVID-19, the retail sector appeared to be performing well in the 2019/20 period with none of the primary or secondary retail centres falling below their required retail thresholds. The 2020/2021 monitoring period will cover the various periods of national lockdown and restrictions which may have impacted upon the retail sector, and therefore this will need to be monitored closely in the following years.

- The largest amount of community facilities floorspace was approved since the adoption of the local plan, at 9,810.62m². In total, 22 applications were granted consent.
- A greater proportion of floorspace for main town centre uses was permitted in defined centres (5,324m²) than elsewhere in Norwich (3,526m²). This is the first time that this has occurred since the adoption of the local plan and is largely as a result of the change of use of the Royal Hotel on Bank Plain from offices to hotel use.

Policy	Indicator	2019/20	Commentary
DM1	Achieving and delivering sustainable development	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	22	22 applications were refused on the grounds of loss of light or outlook. Although there has been a slight reduction in the number of DM2 refusals since 2018/19, this number has been relatively constant since the 2016/17 monitoring period.
	Refusals on the grounds of schemes falling below minimum space standards	9	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 in the 2019/20 monitoring period. Whereas in the last few periods the applications recorded under this indicator have largely been HMOs and construction of student accommodation, in this monitoring period, the refusals were largely for general housing. A total of 14 dwellings plus a

Policy	Indicator	2019/20	Commentary
			<p>development of serviced accommodation were refused on these grounds.</p> <p>The Government has announced that in future there will be the requirement for office to residential prior approval applications to be assessed against the National Space Standards.</p>
DM3	% of schemes meeting relevant Building for Life 12 criteria	No data	<p>It has not been possible to monitor the Building for Life 12 indicator for several years due to resource constraints. However BFL12 has now been replaced with Building for a Healthy Life. This original twelve point structure and underlying principles of BFL12 are at the heart of Building for a Healthy Life. The new name reflects changes in legislation as well as refinements made to the twelve considerations in response to good practice and user feedback.</p>
	% of built schemes achieving minimum net residential density (40dph)	81.2%	<p>There is no target for this indicator. The 2019/20 monitoring period saw 81.2% of all completed dwellings achieve a minimum density of 40dph. This is a decrease on the percentage recorded for the 18/19 monitoring period and is still a sizeable reduction on the 93.9% achieved in the 2016/17 period.</p>

Policy	Indicator	2019/20	Commentary
	"Green" design features on approved development	-	Green and wildlife friendly design features continue to be negotiated on schemes across the city including green roofs and bat/bird boxes. One notable example is application 18/01554/D for land at the corner of Hall Road and Neatmarket. This application included the use of air source heat pumps to provide 45% of the building's energy.
DM4	Renewable energy capacity permitted by type	13.8kW	There is no target for this indicator. In addition to an application for the installation of solar panels on a domestic dwellings, 86.4kW of solar PV panels were considered permitted development at the Riverside Leisure Centre (not included in reported 2019/20 figure).
DM5	Number of schemes approved contrary to Environment Agency advice: 1) flood protection 2) water quality	1	The target for this indicator is no schemes approved contrary to Environment Agency advice. The Environment Agency raised concerns in relation to application 19/01389/F and objected to the application. Following receipt of revised information and re-consultation, the objection was withdrawn and the application approved. The Environmental Agency are still recording the objection on their website, therefore it has been included within this report for completeness.

Policy	Indicator	2019/20	Commentary
DM6	Development resulting in the loss of, or reduction in the area of: 1) SSSI 2) County Wildlife sites 3) County Geodiversity sites	0	The target for this indicator is no loss of SSSI, CWS or CGS sites. There was no reported loss of these sites for the 2019/20 period.
	Development resulting in a loss or reduction in area within the Yare Valley Character Area (m ²)	24.4	The target for this indicator is no loss of or reduction of the Yare Valley Character Area (YVCA) as a result of development. For this monitoring period, there were four applications approved within the YVCA. Two of the applications at 58 Sandy Lane and The Arches in Bracondale were for the change of use of existing buildings and therefore there was no increase in floorspace. In addition one application at 65 Church Lane for householder extensions was permitted on the basis that policy DM6 allows extensions to existing buildings within the YVCA. The only application approved contrary to DM6, was for the installation of a sculpture at UEA campus, which was deemed acceptable given its limited impact upon the river valley.
DM7	Number of protected trees/hedgerows lost as a result of development	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. However, officers continue to negotiate

Policy	Indicator	2019/20	Commentary
	No of new street trees delivered through development	0	<p>replacement planting where an application results in the loss of protected trees/hedgerows.</p> <p>There is no target for this indicator. No new planning obligations and no commuted sum funded expenditure on tree planting in 2019/20. The planning team may have secured street tree provisions through the imposition of planning conditions however these are not directly monitored.</p>
DM8	Development resulting in a net loss of open space (contrary to policy)	-12,425.18m ²	<p>The target for this indicator is no loss of open space (contrary to policy DM8). This is the greatest amount of open space loss reported since the adoption of the local plan.</p> <p>Seven applications were approved within areas of designated open space in 2019/20. Two applications were responsible for the majority of this large amount of open space loss: approval of a new church (with associated facilities) at Heartsease Lane, which was deemed acceptable given the nature of the new development and provision of open space within it, and approval of three dwellings at Hall Road adjacent to the Lakenham Reservoirs, which was deemed acceptable on balance because of the benefits to heritage, housing supply and local amenity that weighed in its favour.</p>

Policy	Indicator	2019/20	Commentary
	Areas of new open space and/or play space delivered through development	-	<p>There is no target for this indicator.</p> <p>No new obligations were raised in the 2019/20 period for the provision of open space and play.</p>
DM9	Number of listed buildings lost or demolished	0	<p>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 the monitoring period.</p> <p>Applications at Plantation House, Earlham Road and 191 King Street were approved which involved the partial demolition and rebuild of parts of the site that were in poor condition to facilitate their re-use.</p>
	Number of buildings on the Heritage at Risk Register	28	<p>The target for this indicator is a reduction in the number of Heritage at Risk buildings from 32, which is the 2012/13 baseline. For the 2019/20 period, the number of buildings on the register was 28, including two Scheduled Ancient Monuments. This represents an increase from the figure reported for the last monitoring period but is still below the peak of 32 buildings recorded in 2014/15.</p>

Policy	Indicator	2019/20	Commentary
			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.
DM10	Number of permitted installations/prior approval notifications within: 1) Conservation areas 2) Other protected areas (where planning permission is required)	4	There is no target for this indicator. Two of the approved applications were in conservation areas and two applications were replacement of existing equipment on listed buildings. This is an increase in the number of applications over the 2018/19 period.
	Number of appeals lost where officer recommendations are overturned	N/A	The target for this indicator is no appeals lost. One appeal for application 19/01735/FT at Epic Studios on Magdalen Street was submitted during the monitoring period. This is still in progress and there has been no decision by the Planning Inspectorate at this time.
DM11	Number of hazardous substance consents	0	There is no target for this indicator. There were no hazardous substances consents submitted during the 2019/20 monitoring period.
	Impact of development on air quality indicators:	-	<u>Lakenfields</u>

Policy	Indicator	2019/20	Commentary
	1) NO ₂ 2) PM ₁₀		<p>NO₂ - 13 µg/m³ (slight increase from 2019/20)</p> <p>PM¹⁰ - 14 µg/m³ (slight decrease from 2019/20)</p> <p><u>Castle Meadow</u></p> <p>NO₂ - 41 µg/m³ (decreased from 2019/20)</p> <p>PM¹⁰ - 19 µg/m³ (decreased from 2019/20)</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 PM¹⁰ levels in the 2019/20 period. In contrast, Castle Meadow measured sizeable decreases in both NO₂ and PM¹⁰ compared with the previous monitoring period.</p> <p>It is worth noting, that the figures for both NO₂ and PM¹⁰ at Castle Meadow are the lowest values that have been measured in this location since the adoption of the local plan.</p> <p>The Air Quality Objectives for England (DEFRA) specify that annual mean NO₂ should not exceed 40µg/m³. The measurements at Castle Meadow have exceeded this threshold for the past few</p>

Policy	Indicator	2019/20	Commentary
			years, however the 2019/20 figure is more in line with this standard. 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	746	<p>Permissions and prior approvals were granted in the monitoring period for a total of 746 new dwellings in 19/20. This represents an increase in permitted dwellings compared with the last two monitoring periods. The figure includes homes from prior approval applications, student and C2 accommodation.</p> <p>Notable new permissions in 19/20 include the redevelopment of the car park adjacent to Sentinel House to provide 252 student units, phase 2a of the Three Score site to provide 153 dwellings and the Barrack Street development to provide 218 new dwellings.</p>
	Annual change in total housing commitment (number of dwellings with outstanding planning permission but unbuilt)	6,324	At 1 April 2020 the total number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan was 6,234. Although this is a reduction on the previous years' figure of 7,289, it is still significantly greater than the figures recorded for the other monitoring periods since the local plan was adopted. This significant increase is partly due

Policy	Indicator	2019/20	Commentary
			<p>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.</p>
	Number of housing completions	798	<p>Although the annual housing completions figure of 798 dwellings in 2019/20 is less than the 1,085 completed in 2018/19, this figure is still significantly greater than previous monitoring periods. In addition, the 2019/20 figure still exceeds the average annual housing 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.</p> <p>Interestingly, there were very few completions from office to residential prior approval applications in 2019/20, which contributed to the peak figure in 2018/19. Instead, the majority of completions were from standard full applications. Notable completions include: 253 student units at St Stephens Towers, 189 dwellings at St Anne Wharf and 149 dwellings at Carrow Quay.</p>

Policy	Indicator	2019/20	Commentary
	Housing land supply	N/A	This information is reported in the Greater Norwich Five Year Land Supply Statement.
DM13	Number of HMO licences	No data	<p>No specific has been 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 licenses does not provide any indication as to the success of policy DM13.</p> <p>In the 2019/20 period, there appear to have been fewer applications for large HMO's compared with previous years. 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. During the 2019/20 period there was only one appeal against this type of application, which was dismissed.</p>
	Institutional development permitted on housing allocations (hectares)	1.37ha	The target for this monitoring indicator is no institutional development permitted on allocated housing land. The 2019/20 period saw the loss of 1.37ha of land allocated for residential use to institutional development. This was as a result of the consents at 28 Mousehold Lane for a care home and supported living apartments, and the car

Policy	Indicator	2019/20	Commentary
			<p>park adjacent to Sentinel House for 252 student bedrooms.</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	392	<p>There is no target for this indicator. There was a further decrease in the number of student bedrooms permitted in 2019/20 compared with the peak figure of 1,425 in 2017/18. Notable permissions include the car park to the rear of Premier Inn, Duke Street for 140 bedrooms, and the car park adjacent to Sentinel House for 252 bedrooms.</p>
	Number of residential institution bedrooms permitted	140	<p>There is no target for this indicator. The 2019/20 period saw the highest number of residential institution bedrooms approved than any other year since the adoption of the local plan. This is attributed to several smaller applications, but the consent at 28 Mousehold Lane for a care home and supported living apartments contributed 125 bedrooms to this total.</p>
DM14	Number of new pitches permitted	0	<p>The target for this indicator is no overall loss of pitches.</p>

Policy	Indicator	2019/20	Commentary
			There were no new pitches permitted within either 2019/20 monitoring period. It is understood that Broadland Housing Association have commenced work on permission 16/01554/F to create 13 new pitches and an associated amenity block.
	Loss of existing pitches	0	The target for this indicator is no overall loss of pitches. No pitches were lost within the 2019/20 monitoring period.
DM15	Number of dwellings lost to other uses (where planning permission is required)	0	There is no target for this indicator. This indicator records implemented permissions only. There were no dwellings lost to other uses in the 2019/20 monitoring period. Application 19/00432/F at 2 Mill Hill Road saw the conversion of three apartments into one dwellings resulting in a net loss of dwellings. However, the resultant use was still residential in nature.
	Loss of allocated housing land to other uses (number of allocated dwellings)	250	There is no target for this indicator. The 2019/20 period saw the loss of 250 dwellings allocated in the local plan lost to other uses overall. This is solely as a result of application 17/00357/F for the conversion of St Stephens Towers to 702 beds of student accommodation. It should be noted that this equates to 281 dwellings (calculated equivalent).

Policy	Indicator	2019/20	Commentary
			<p>In the above case, there was acknowledgement that the site allocation envisaged wholesale redevelopment of this site to provide the 250 dwellings, and that if this was unviable, that the refurbishment and re-use of the two towers for a mixture of offices, residential or student accommodation would be acceptable in principle. Therefore the approval of the application was not strictly contrary to the allocation policy.</p>
DM16	<p>Use Class B development permitted (m²):</p> <p>Class B1 (a) offices,</p> <p>Class B1 (b) R&D</p> <p>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>B1a: minus 2,400m²</p> <p>B1b: 0m²</p> <p>B1c: minus 806m²</p> <p>The 2019/20 monitoring period saw the continued loss of office floorspace; a trend which has been observed over the last few monitoring periods. However, this year saw the smallest loss reported since the adoption of the local plan. Previous significant losses of office floorspace were due to high numbers of prior approval applications for changes of use to residential. In the 2019/20 period, only one prior approval application for office to residential was responsible for part of this loss (-62m²) with the remainder from full and</p>

Policy	Indicator	2019/20	Commentary
			<p>change of use applications. The application with the greatest loss of floorspace was 19/00573/F at the Royal Hotel on Bank Plain for the change of use of office floorspace to hotel floorspace.</p> <p>In 2020, the Government announced further changes to permitted development rights for office uses, including combining several use classes into the new use class E and the need to consider the amount of light received in each dwellings created. It has also been proposed in future to allow the change of use of any premises in use class E to residential without the need for full planning consent. It will be important to continue to monitor the changes to these rights and to observe any impacts on office floorspace in Norwich.</p> <p>R&D floorspace has remained relatively stable over the last few monitoring periods with little or no change reported.</p>
	<p>Employment uses permitted(net change):</p> <p>a) within employment areas</p> <p>b) elsewhere</p>	<p>a) 4,298</p> <p>b) -4,341</p>	<p>The target for this indicator is to contribute to the JCS target of 100,000m² increase by 2026.</p> <p>Employment Area –</p> <p>Gains: 5,797 m²</p> <p>Losses: minus 1,499 m²</p>

Policy	Indicator	2019/20	Commentary
			<p>Net change: 4,298m²</p> <p>Elsewhere –</p> <p>Gains: 4,755 m²</p> <p>Losses: minus 9,096 m²</p> <p>Net change: minus 4,341 m²</p> <p>In 2019/20, overall there was a very slight increase in permitted employment floorspace. Encouragingly, there was a significant increase in the amount of floorspace permitted within designated employment areas; the largest increase since the adoption of the plan. This increase is largely as a result of several applications permitted for employment uses at Norwich Airport and the surrounding land, and changes of use of existing buildings within employment areas.</p> <p>However, a reduction in employment floorspace was recorded elsewhere in the City. It should be noted that the rate of loss elsewhere has slowed in 2019/20 period to its lowest since the adoption of the local plan.</p>

Policy	Indicator	2019/20	Commentary
DM17	Loss of B1a use class office space under 1,500m ² (m ²)	-2,131	<p>The target for this indicator is no loss of small office space (under 1,500 m²).</p> <p>The target for this indicator was not met with 2,131m² of small office space lost in the 2019/20 period. Given that the total loss of any sized floorspace across Norwich was -2,400m² small office made up a significant proportion of the loss in 2019/20.</p>
	New small/medium business space permitted (premises up to 1500m ²) (m ²)	5,430	<p>The target for this indicator is to contribute to the JCS target of 100,000m² increase by 2026.</p> <p>2019/20 permitted floorspace (<u>gross</u>) - B1a = 1793 B1b = 0 B1c = 901 B2 = 2655 B8 = 81</p> <p>2019/20 saw an increase in the amount of permitted small business floorspace overall. Whilst several of the use classes experienced a <u>net</u> increase in floorspace, both B1a office and B1b Research and Development premises saw an overall <u>net</u> loss. The 2019/20 figures represent the greatest amount of small/medium business space permitted of any monitoring period since the adoption of the local plan.</p>
DM18	Main town centre uses permitted (m ²):	a) 5,709	<p>There is no target for this indicator.</p> <p>The purpose of this indicator is to monitor whether development is being located in the most sequentially preferable locations, in accordance</p>
	a) within defined centres	b) 3,526	
	b) elsewhere		

Policy	Indicator	2019/20	Commentary
			<p>with the hierarchy of centres, contained within the JCS.</p> <p>The data shows that in 2019/20 a greater proportion of floorspace for main town centre uses was permitted in defined centres than elsewhere in Norwich. This is the first time that this has occurred since the adoption of the local plan and is largely as a result of the change of use of the Royal Hotel on Bank Plain from offices to hotel use. NB: this application site is not a defined retail centre but DM18 refers to appendix 4 text which outlines that uses such as hotels should be situated anywhere within the city centre as a whole and would be considered to comply with policy DM18.</p>
	<p>New retail floorspace permitted (m²) in:</p> <p>a) city centre</p> <p>b) district centres</p> <p>c) local centres</p>	<p>a)-1,590</p> <p>b) N/A</p> <p>c) N/A</p>	<p>The target for this indicator is the contribution towards the provision of 20,000m² net of comparison goods floorspace to 2016 and no loss of floorspace in district and local centres.</p> <p>The data shows that there was an overall loss of retail floorspace within the city centre. Interestingly, whilst there was an overall loss of floorspace, there was an increase in the number of retail units to 976 from the 971 recorded in October 2019. It should be noted that these figures</p>

Policy	Indicator	2019/20	Commentary
			<p>are as of October 2020, and therefore may include any changes to retail units as a result of the COVID-19 pandemic. The number of vacant units has increased in 2020, although it is thought that many of these units were closed due to the pandemic. As the pandemic continues into 2021, it will be necessary to continue to monitor the longer term changes to defined centres.</p> <p>Due to the impacts of COVID-19, it was not possible to survey all of the defined retail centres in Norwich. As such there are no data recorded for district and local centres for the 2019/20 monitoring period.</p>
	<p>Development approved contrary to the maximum indicative floorspace limits for individual units in appendix 4 (unless specifically allocated):</p> <p>a) within defined centres</p> <p>b) elsewhere</p>	0	<p>There is no target for this indicator. No development was approved contrary to the indicative scales of development set out in Appendix 4 of the DM Policies Plan, where this information was collected. As above, district and local centres were unable to be surveyed due to the impacts of COVID-19.</p>
	<p>Number of C1 hotel:</p> <p>a) floorspace (m²)</p> <p>b) bedrooms permitted</p>	<p>a) 4,841</p> <p>b) 133</p>	<p>There is no target for this indicator.</p> <p>A significant amount of new hotel floorspace was permitted in the 2019/20 monitoring period. Although there were some small-scale bed and breakfast proposals, the majority of this floorspace is as a result of the change of use of a part of the</p>

Policy	Indicator	2019/20	Commentary
			Royal Hotel on Bank Plain from offices, to provide 115 bedrooms.
	Improvements to public realm as a result of development	-	There is no target for this indicator. This indicator has not been monitored for the 2019/20 period due to resource constraints. During 2020, work commenced on the public realm improvement project in Tombland which will provide better walking and cycling links, provide better access to public transport, make the area more accessible for disabled people and to attract investment by improving the quality and look of the area. The project is expected to be complete in March 2021.
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) 22 b) 945 c) 1355 d) 826	The target for this indicator is to contribute to the JCS target of 100,000m ² increase by 2026. The biggest increase in office floorspace was as a result of application 19/00784/F at 59 Hurricane Way for the retrospective change of use of 1355m ² of floorspace to offices. Although this site is not located in the ODPA (the most preferable location for office development) it was demonstrated that the office use was associated with business operations already occurring in the employment area. Although there has been an increase in permitted floorspace as a whole, the majority of this has not

Policy	Indicator	2019/20	Commentary
	Loss of office floorspace (m ²)	-2,400	<p>been within the ODPAs, the most sequentially preferable location for this type of use.</p> <p>The target for this indicator is to contribute to the JCS target of 100,000m² increase by 2026.</p> <p>In the 2019/20 monitoring period there was still a recorded loss of office floorspace. However, this was a significantly lower amount of lost floorspace compared with recent monitoring years and there was a continuation the slowing trend observed in recent years.</p> <p>Interestingly, only one application for office to residential prior approval was responsible for part of this loss (-62m²) and the rest was from full and change of use applications. The application with the greatest loss of floorspace was 19/00573/F at the Royal Hotel, Bank Plain for the change of use to a hotel.</p> <p>It is important to mention that this indicator records permitted losses; completions are not currently monitored. Therefore, a number of the previously permitted losses may not have necessarily been implemented and therefore the overall loss of floorspace is likely to be less than reported in this monitoring report.</p>

Policy	Indicator	2019/20		Commentary
DM20 ¹	Percentage of measured ground floor frontage in A1 retail use in each defined retail frontage zone in the centre (primary/secondary/large district centres)	PC01	88.3%	<p>There is no target for this indicator.</p> <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>There are several entries for this indicator where results are not available as district and local centre surveying was not undertaken due to the impacts of COVID-19.</p> <p>Of the results included, none of the primary or secondary retail frontages were below the indicative thresholds outlined in the main town centre uses and retail frontages SPD in the 2019/20 monitoring period. Although there was a reduction in retail frontage in PC01, PC02 and PC03 compared with last years' data all other centres either stayed the same or increased their level of retail frontage.</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. As previously mentioned</p>

¹ See note at end of table for list of defined centres referred to in policies DM20 and DM21.

Policy	Indicator	2019/20		Commentary
				at the start of this report, further changes to permitted development rights have been recently introduced, however the impacts of this will need to be understood in future monitoring periods.
		PC02	83.0%	
		PC03	92.0%	
		PR01	72.8%	
		PR02	71.4%	
		PR03	84.1%	
		PR04	n/a	
		PR05	n/a	
		PR06	66.0%	
		SR01	77.6%	
		SR02	67.6%	
		SR03	59.4%	
		SR04	N/A	
		SR05	N/A	
		LD01	N/A	

Policy	Indicator	2019/20		Commentary
		LD02	N/A	
	Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD	PC01	N/A	There is no target for this indicator. See above commentary.
		PC02	N/A	
		PC03	N/A	
		PR01	N/A	
		PR02	N/A	
		PR03	N/A	
		PR04	N/A	
		PR05	N/A	
		PR06	N/A	
		SR01	N/A	
		SR02	N/A	
		SR03	N/A	
		SR04	N/A	
		SR05	N/A	
		LD01	N/A	

Policy	Indicator	2019/20		Commentary
		LD02	N/A	
	% of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability			There is no target for this indicator. As no zones breach the indicative thresholds, no data can be reported for this indicator.
DM21	Proportion of A1 uses within district and local centres	DC01	N/A	<p>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%.</p> <p>Due to the impacts of COVID-19, surveys of district and local centres were not undertaken for the 2019/20 monitoring period. Therefore no data can be reported for this indicator.</p>
		DC02	N/A	
		DC03	N/A	
		DC04	N/A	
		DC05	N/A	
		DC06	N/A	
		DC07	N/A	
		DC08	N/A	
		DC09	N/A	

Policy	Indicator	2019/20		Commentary
		DC10	N/A	
		LC01	N/A	
		LC02	N/A	
		LC03	N/A	
		LC04	N/A	
		LC05	N/A	
		LC06	N/A	
		LC07	N/A	
		LC08	N/A	
		LC09	N/A	
		LC10	N/A	
		LC11	N/A	
		LC12	N/A	
		LC13	N/A	
		LC14	N/A	
		LC15	N/A	
		LC16	N/A	
		LC17	N/A	

Policy	Indicator	2019/20		Commentary
		LC18	N/A	
		LC19	N/A	
		LC20	N/A	
		LC21	N/A	
		LC22	N/A	
		LC23	N/A	
		LC24	N/A	
		LC25	N/A	
		LC26	N/A	
		LC27	N/A	
		LC28	N/A	
		LC29	N/A	
		LC30	N/A	
	Proportion of community uses/non-retail uses in district and local centres	N/A		<p>There is no target for this indicator.</p> <p>Due to the impacts of COVID-19, district and local centres were not surveyed. Therefore no data can be reported for this indicator.</p>

Policy	Indicator	2019/20	Commentary
	Loss of anchor food store floorspace (m ²)	N/A	Due to the impacts of COVID-19, district and local centres were not surveyed. Therefore no data can be reported for this indicator.
DM22	New community facilities permitted (m ²)	9,810.62	<p>There is no target for this indicator.</p> <p>In the 2019/20 monitoring period, the largest amount of community facilities floorspace was approved since the adoption of the local plan. In total 22 applications were granted consent, with the largest contribution to community floorspace provided through permission 19/00007/F for a new church at Heartsease Lane.</p>
	New education or training facilities permitted (m ²)	3,172	<p>There is no target for this indicator.</p> <p>The 2019/20 monitoring period saw the smallest amount of education or training facility floorspace approved since the adoption of the local plan. The majority of the current years' floorspace was consented through permission 19/00932/F for the construction of a new Digi-Tech factory education centre at Southwell Lodge, Ipswich Road.</p>
	Loss of a) community facilities (m ²) and b) Public Houses	a) -3,372	<p>There is no target for this indicator.</p> <p>There were four applications approved in the 2019/20 monitoring period that would result in the loss of community facilities floorspace. In all cases,</p>

Policy	Indicator	2019/20	Commentary
		b) 1	<p>the applications were deemed acceptable as the replacement uses were also for community use.</p> <p>During 2019/20 one permission was granted which would result in the loss of a public house protected under policy DM22 - 19/01162/U King Edward VII, Aylsham Road for the change of use to a community centre and place of worship for a temporary period of up to five years. This change of use was considered to be acceptable given the replacement use would still be a community use.</p>
	ACV registrations	3	<p>There is no target for this indicator.</p> <p>Within the 2019/20 period, the new ACV registration were for Train Wood, The York Tavern and The Red Lion.</p>
DM23	Development of new evening economy and leisure uses (m ²)	1,795	<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>Within the 2019/20 monitoring period, 11 applications for evening economy and leisure uses were approved. This permitted floorspace represents the smallest amount of evening economy and leisure floorspace granted since the adoption of the local plan. Permission 19/01454/U at 18A-20 St Stephens Street for a change of use</p>

Policy	Indicator	2019/20	Commentary
			from retail to a restaurant represented the largest change of use this year.
	Development of late night uses in the a) late night activity zone and b) elsewhere (m ²)	a) 331 b) 322	The target for this indicator is no late night activity uses outside of the late night activity zone (LNAZ). In 2019/20, one application for a late night use was permitted within the LNAZ, and two applications were granted elsewhere. Although a greater number of applications have been granted elsewhere, a greater amount of floorspace was permitted within the LNAZ as required by policy DM23. One of the consents granted elsewhere was for the increase in A4 drinking establishment floorspace at an existing late night use on London Street (19/00836/U) which is very close to the boundary with the LNAZ. The other application, was to formalise an intensification of an existing brewery and taproom use (19/00617/F).
DM24	Floor space (m ²) for A5 uses within: a) district centres b) local centres c) elsewhere	a) N/A b) N/A c) N/A	There is no target for this indicator. 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

Policy	Indicator	2019/20	Commentary
			<p>residential amenity and on highway and pedestrian safety.</p> <p>In the 2019/20 monitoring period, surveys of district and local centres were not undertaken due to the impacts of COVID-19 and therefore no data a reported specifically for these areas.</p> <p>However, no A5 hot food takeaway floorspace was permitted anywhere in Norwich, following the same trend as was observed for 2018/19.</p>
	No refusals on grounds of amenity	0	<p>There is no target for this indicator.</p> <p>There were no refusals on ground of amenity for A5 uses within the monitoring period.</p>
DM25	Number of approvals and refusals to vary conditions on retail warehousing and other retail premises	1	<p>There is no target for this indicator.</p> <p>There was one application approved for the variation of conditions on retail premises at Sandy Lane (Hall Road Asda site) to allow one retail unit to be used for an A3/A5 Restaurant/hot food takeaway premises (19/00050/VC).</p>
DM26	Progress on the implementation of the UEA Masterplan	-	<p>The strategic masterplan for the University of East Anglia (UEA) is embodied in the UEA Development Framework Strategy, November 2010 (the DFS) which identified three areas for development; Earlham Hall, the Blackdale School</p>

Policy	Indicator	2019/20	Commentary
			<p>site and land between Suffolk Walk and Bluebell Road. Each of these has been allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41. A review of the DFS (to produce the 2019 draft version) was endorsed by the Council in 2019 to form part of the evidence base for the Greater Norwich Local Plan.</p> <p>In Autumn 2015 a new strategic growth plan was announced for the UEA (UEA 2030 Vision) to look at increasing student numbers and investment in the university campus. That considered the latest higher education and wider global trends that might impact on the university and its development priorities at that time over the following 15 years to 2030. The UEA projections have recently looked 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). Such information informed the review of the DFS in 2019. In turn the UEA are now looking at a new Estates Strategy or Campus Redevelopment Programme and to set in place an overarching strategic framework to guide campus activities for the next 40 to 50 years. It should be noted that, due to the impacts of COVID-19, student numbers and growth patterns may require further consideration and such issues along with a drive to net zero carbon, flexibility and a</p>

Policy	Indicator	2019/20	Commentary
			<p>reimagining in estate requirements and a desire to refurbish or repurpose important buildings such as the Lasdun Teaching Wall are likely to be included in the framework assessment. They will discuss their findings with Norwich City Council to identify options for growth and refurbishment of their building stock and options for the Council to endorse a strategic framework for the UEA main campus, thereby stabilising to a degree future targets and ambitions.</p> <p>Historic England have also designated Earham Park (but not the UEA main Campus) as historic parkland which has potential implications for Earham Hall, its allocation and, following the lapse of the earlier outline consent, future permissions on this site.</p>
DM27	Progress on the implementation of the Airport masterplan	-	The airport masterplan was endorsed by the Council in October 2019. This was subject to an expectation that a Surface Access Strategy would follow within 1 year of this, however due to the impacts of COVID-19 such a strategy has been delayed and was not in place by this time.
	Relevant applications	-	During 2019/20, the following applications were approved within the airport operational area:

Policy	Indicator	2019/20	Commentary
			<p>19/00662/CLP: Amsterdam Way – Certificate of Lawful Development for a two bay hangar and engineering workshop</p> <p>19/01253/F – Norwich Airport – Extension of baggage handling facility</p> <p>19/01009/F – 14 Gambling Close – Extension and recladding of existing hangar and mezzanine floor. Construction of car park and associated landscaping.</p>
DM28	Site specific obligations for transport improvements	0	<p>There is no target for this indicator.</p> <p>No new planning obligations were raised for transport improvements within the 2019/20 monitoring period.</p>
	Walking and cycling levels at each main cordon	No data	<p>There is no target for this indicator.</p> <p>No data could be obtained for this indicator.</p>
	CIL spending on Reg 123 List	0	<p>There is no target for this monitoring indicator.</p> <p>There was no spend of commuted sums within the monitoring period.</p>
	Enhancements to strategic cycle network	-	<p>There is no target for this indicator.</p> <p>No data could be obtained for this indicator.</p>

Policy	Indicator	2019/20	Commentary
	Progression of introduction of Bus Rapid Transport System scheme	-	There is no target for this indicator. No data could be obtained for this indicator.
DM29	Number of car parking spaces lost/gain (estimated)	9,936	<p>The target for this indicator is no increase in parking spaces above 10,000 spaces.</p> <p>The number of car parking spaces in Norwich has continued to increase steadily in Norwich since the adoption of the local plan, although there was a very slight reduction in 2019/20. The data does not include the 600 spaces proposed at the Anglia Square Multi Storey Car Park, as the consent for this site was refused by the Secretary of State in 2020. Therefore the existing car parking provision at this site is assumed as provision within the recorded figures.</p> <p>The recorded figure is technically below the 10,000 policy cap for parking spaces at the moment, although it is important to note that this is not an exact science and so actual figures may vary.</p>
DM30	Expansion of 20mph zones	-	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

Policy	Indicator	2019/20	Commentary
			<p>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>
DM31	No. applications refused on car parking, servicing, cycle parking grounds	6	<p>There is no target for this indicator.</p> <p>During the 2019/20 monitoring period, six applications were refused on the grounds of car parking, servicing and cycle parking. This is the highest number of applications refused against DM31 since the adoption of the local plan. The refusal of these applications amounts to 13 dwellings that otherwise could have been granted consent.</p>
DM32	No. approved schemes of low car and car free housing	No data	<p>There is no target for this indicator.</p> <p>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. Examples include permission 19/01389/F 191 King Street where 21 parking spaces were proposed for 41 dwellings,</p>

Policy	Indicator	2019/20	Commentary
			and 20/00345/F – Bignold House, Surrey Street for the conversion of offices to car-free residential units.
DM33	N/A	N/A	<p>This indicator has not been monitored in previous years.</p> <p>Although outside of the 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>

<u>DM20 list of defined centres</u>	<u>DM21 list of defined district and local centres</u>
<p>PC01 – Gentleman’s Walk PC02 – Castle Mall (levels 1 and 2) PC03 – Chapelfield (main retail levels) PR01 – Back of the Inns/Castle Street PR02 – The Lanes East PR03 – St Stephen’s Street/Westlegate PR04 – Castle Meadow North PR05 – Chapelfield Plain PR06 – Timberhill/Red Lion Street</p> <p>SR01 – The Lanes West SR02 – Upper St Giles Street SR03 – St Benedict’s Street SR04 – Elm Hill/Wensum Street SR05 – London Street East</p> <p>LD01 – Magdalen Street/Anglia Square LD02 - Riverside</p>	<p>DC01 – Bowthorpe DC02 – Drayton Road DC03 - Eaton centre DC04 - Plumstead Road DC05 - Aylsham Road/Mile Cross DC06 - Earlham House DC07 - The Larkman DC08 - Dereham Road/Distillery Square DC09 - Hall Road DC10 - Sprowston Road/Shipfield</p> <p>LC01 - Hall Road/Trafalgar Street LC02 - Hall Road/Queens Road LC03 - Hall Road/Southwell Road LC04 - Grove Road LC05 - Suffolk Square 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 LC19 - Colman Road/The Avenues LC20 - Colman Road, The Parade LC21 - Woodgrove Parade</p>

<u>DM20 list of defined centres</u>	<u>DM21 list of defined district and local centres</u>
	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

Appendix G - South Norfolk District Council Annual Monitoring Report 2019-20

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 2019-20 (JCS AMR) and is provided as an appendix to the AMR.

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

- JCS AMR 2019/20
- 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 2019/20 highlights the need to monitor the A1 units within the identified Primary Shopping Areas. It has not been possible to compile data for all the identified monitoring indicators. This is in part due to relevant applications not having been assessed and determined within the current monitoring period plus the impact that the Coronavirus pandemic has had on ways of working. 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 2019/20 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 24 agreements were entered into during the monitoring period:</p> <p>10 no. S106 agreements 5 no. Affordable Housing agreements 9 no. Deeds of Variation 0 no. Supplemental Affordable Housing agreements</p> <p>Of the S106 agreements, two provided for affordable housing and one of which also included the delivery of open space. One other agreement relates to a site in Gillingham (2019/1013) and covers green infrastructure.</p> <p>Details of the 2 relevant agreements are set out below:</p> <p><i>2018/1317 (Earsham)</i> NOTE: Affordable housing was secured at 19% and therefore failed to meet the policy target for the delivery of 28% affordable housing. The developer submitted viability calculations demonstrating that the delivery of 5 or more affordable dwellings on this site would be unviable. This was found to be acceptable by the District Valuer.</p> <p><i>2018/0598 (Pulham Market)</i> NOTE: Affordable housing was secured at 20% and therefore failed to meet the policy target for the delivery of 28% affordable housing. The developer submitted viability calculations demonstrating that the delivery of 3 or more affordable dwellings on this site would be unviable. This was found to be acceptable by the District Valuer.</p> <p><u>Analysis:</u> A significantly lower number of planning obligations were entered into within this monitoring period than in previous years however a review of the 2019/20 obligations indicates that infrastructure continues to be secured in accordance with the policy targets, 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		
<p>Number of planning permissions / units granted outside development boundaries as a percentage of the overall applications/ units</p> <p>Target to minimise</p>		

Number of new planning permissions granted inside/ outside Development Boundaries between 01/04/19 and 31/03/20:

OUT	45	52%
IN	42	48%
TOTAL	87	100%

Number of new units granted inside/outside Development Boundaries between 01/04/19 and 31/03/20:

OUT	104	48%
IN	114	52%
TOTAL	218	100%

Analysis: The above figures have been sourced from the Council’s Residential Land Availability Study.

The 2019/20 figures reflect the position regarding the 5-year land supply and represent a 5% decrease in the number of planning permissions approved outside development boundaries compared with the 2018/19 figures. The percentage of units approved outside development limits is greater than in 2018/19 (4% increase) however it does remains lower than the percentage of units approved inside development boundaries.

The overall number of units benefitting from planning permission contrary to planning policy (in terms of location) is considerably less compared to those approved in previous years (2017/18 & 2018/19).

Overall, the evidence suggests that the policy targets continue to be met.

Policy DM1.4 – Environmental quality and local distinctiveness

<p>Number of buildings re-used or converted</p>	<p>Target to maximise</p>	<p>During the monitoring period a total of 10 planning applications were submitted for the re-use or conversion of existing buildings and land. Of these, one application was withdrawn but all other applications were approved. The submitted applications are listed below.</p> <p>Approved 2019/0113 – Fritton 2019/0848 – Brooke 2019/1303 – Wymondham 2019/1320 – Earsham 2019/1359 – Wheatacre 2019/1579 – Long Stratton 2019/1692 – Pulham St. Mary 2019/1878 – Starston 2019/2341 - Yelverton</p> <p>The applications approved cover a wide use changes with the majority involving changes to land use (agricultural use to residential use/equestrian use). Other applications involved the change of use of buildings from former industrial/commercial premises to residential dwellings and leisure facilities.</p>
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Sustainable and renewable energy capacity permitted by type	Year on year megawatts capacity increase	<p>Withdrawn 2019/1275 – Diss</p> <p><u>Analysis:</u> The number of applications submitted in the monitoring period was slightly less compared to previous years however this year has seen a higher success rate of approvals (100%). This suggests a consistent application of the policy by officers assessing the merits of schemes against the policy criteria. It can therefore be concluded that the policy is working as intended.</p> <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>Only 1 application was submitted for consideration against this policy in the current monitoring period. This solo application was approved and the details are listed below:</p> <p>Approved 2018/0598 – Pulham Market</p> <p>Application 2018/0598 was seeking consent for 10 dwellings on an allocated site in Pulham Market (PUL1). This application followed an approved scheme for a slightly smaller site under planning permission 2015/2491. The principle difference in terms of the design from the previously approved scheme is that the layout is slightly more spacious, as it includes land to the south of the previous application which allows for the southernmost dwellings to be placed slightly further to the south whilst retaining reasonable rear gardens.</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. This monitoring year has seen a substantial amount of first-time applications (outline / full) come forward on allocated and committed sites along with reserved matters applications on others. Most renewal applications were on smaller, unallocated sites throughout the district.
Policy DM2.1 – Employment and business development		
<p>Indicator: Permitted amount of floorspace and land by employment type.</p> <p>Target: To maximise.</p> <p>Comments: 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.</p>		
Policy DM2.2 – Protection of employment sites		
Loss of employment land (m ²) to non-employment use / other uses	Target to minimise	<p>8 applications were approved in the monitoring period that resulted in the loss of existing employment land:</p> <p>2019/0848 – Brooke (B1C – C3) 2019/0915 – Wymondham (B1A – C3) 2019/1252 – Hales (B2 – C3) 2019/1264 – Hethersett (D1 – C3) 2019/1528 – Diss (A2 – C3) 2019/1579 – Long Stratton (B1A – C3) 2019/1821 – Tibenham (Sui generis – C3) 2019/2169 – Deopham (A3 – C3)</p> <p>The above applications have resulted in the loss of a wide range of employment land to residential use.</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 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. Also, some sites were being returned to their previous use.</p>
Policy DM2.4 – Location of the main town centre uses		
<p>Percentage of completed town centre uses in identified centres and strategic growth centres Target of 100%</p> <p>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.</p>		

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 (A) November 2019 (B) March 2020 in Diss, Harleston and Wymondham.

Town centre surveys were suspended due to the start of the first national lockdown and have not yet resumed. It has been evident that many retailers and businesses have either adapted or closed over the past several months. Therefore, obtaining data that would be reliable, on a quarterly basis, has not been possible in the 2019/20 monitoring period.

Percentage of ground floor non-residential units being available for Class A1 use in the defined Town Centre Area (TCA) of Diss and Harleston

Minimum of 50% of ground floor non-residential units to be available for Class A1 shop use in the defined Town Centre Area

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. Please note, these figures are taken from the last town centre survey conducted in February 2020, prior to the Coronavirus pandemic and first national lockdown.

Primary Shopping Area (PSA)

	(A)	(B)	(C)
<i>Diss</i>	59%	57%	-
<i>Harleston</i>	73%	73%	-
<i>Wymondham</i>	54%	54%	-

Town Centre Areas (TCA)

	(A)	(B)	(C)
<i>Diss</i>	58%	58%	-
<i>Harleston</i>	58%	58%	-
<i>Wymondham</i>	43%	43%	-

Analysis: The above evidence suggests that Policy DM2.5 is working as intended in some areas such as Harleston. Diss has seen a slight decrease in the number of ground floor units available for A1 use in the PSA. This has resulted in the percentage of available units falling below the required target for two consecutive monitoring years now. Figures in Wymondham are also below the required target although they have remained consistent. Although the decrease is small or unchanged in these areas, 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 in areas such as Harleston and Diss, even with a marginal decline in 2019/20 compared to the previous year. Figures in

		Wymondham are below the required target 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 TCA.
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 35 planning applications were coded against this policy in the 2019/20 monitoring period. This is an increase in the number of applications received in the 2018/19 period but a similar figure to those received in 2017/18. One application was refused planning permission.</p> <p><u>Analysis:</u> Of the submitted applications, 17 were for the use of land for equestrian uses, 14 for the change of use to residential land and 4 were for ‘other’ uses including community space and educational 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>Two planning applications were determined against this policy during this monitoring period and both applications were approved. Application 2019/1947 at Fundenhall was for the erection of a new campsite reception and shop in place of an existing pole and beam building. The second application, 2019/2487 in Great Melton, was for an extension to the Cricket Pavilion along with the replacement of windows, addition of solar panels and external/internal alterations.</p> <p><u>Analysis:</u> The number of applications received (and approved) for rural tourist/recreational destinations was lower than the previous monitoring year (2018/19) however more in line with the year prior to that (2017/18). The range of uses approved still show a variation as they included improvements to sporting facilities and development of holiday/tourist destinations. 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	No affordable homes were completed in settlements with a population of less than 3,000 during the monitoring period. <u>Analysis:</u> The number of affordable homes delivered in 2019/20 was far less than the previous two monitoring periods. Prior to 2017/18, an uplift had been reflected in the number of units being delivered against this policy. The lack of affordable homes being completed means it is difficult to indicate if this policy is working as intended. Previous years have seen an uplift which may well indicate that the affordable elements on the rural sites were completed earlier in the development and that market housing was a focus for completion in 2019/20.
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)	This indicator has been updated to reflect the most recently available needs assessment. 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 DM3.10 – Promotion of sustainable transport		
Amount of land protected for future transport improvements (ha)	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 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. 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><u>Analysis:</u> A review of planning decisions 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>
<p>Policy DM3.12 – Provision of vehicle parking</p>		
<p>Number of major applications permitted in accordance with the Council's car parking standard</p>	<p>Target to maximise</p>	<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 2019/20 monitoring period a total of 23 major applications were determined (excluding variation of condition application unless they 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>
<p>Policy DM3.14 – Pollution, Health and Safety</p>		
<p>Number of Air Quality Management Area designations</p>	<p>Target to minimise</p>	<p>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.</p>
<p>Policy DM3.16 – Improving the level of community facilities</p>		
<p>Number of applications approved that involved the change of use of a community facility</p>	<p>Target to minimise</p>	<p>During the 2019/20 monitoring period, a total of 30 applications were coded against this policy. One was refused and another was withdrawn. Of the 28 approved, only 3 of the applications submitted and approved resulted in the loss of community facilities. All other applications were to enhance/extend existing community facilities or to create new community facilities.</p> <p>Approved</p>

		<p>2019/1055 Wymondham 2019/1644 Diss 2019/2383 Little Melton</p> <p>Refused 2019/1090 Barford</p> <p>Application 2019/1055 permitted the removal of an existing external 'All Weather Sport Pitch' and replacement with an extended car park and external amenity lighting. The assessment of this proposal concluded that the removal of the sports pitch that is ancillary to other activities at Wymondham Leisure Centre had been adequately justified and the provision of additional car parking and lighting columns would result in a facility which will have acceptable impacts on the appearance of the area, residential amenity and highway safety.</p> <p>Application 2019/1644 permitted the demolition of an existing vacant Bethel Chapel and erection of up to 2 dwellings. The assessment of this proposal concluded it was acceptable and in accordance with the relevant planning policies, provided that the conditions included on the draft decision notice are imposed with an approval. The officers also concluded that other adequate facilities existed within a reasonable distance to meet local needs and therefore the criteria DM3.16 (1) (a) was satisfied.</p> <p>Application 2019/2383 permitted the change of use of a former commercial/residential premise (Crossways Stores in Little Melton) to fully residential with minor alterations. The assessment of this proposal concluded that the proposal was acceptable due to the presence of another village shop elsewhere within Little Melton and the otherwise neutral impacts of the development on the appearance of the area and residential amenity were such that the application represents an acceptable form of development that complied with the relevant policies of the development plan.</p> <p><u>Analysis:</u> The number of approved schemes has increased significantly this year however most of the applications were to enhance/extend existing community facilities or to create new community facilities. The 3 applications which resulted in the loss of community facilities were considered to meet the requirements of the policy for the reasons set out above. Monitoring of this policy suggests it is working as intended with a minimal loss of existing community facilities.</p>
<p>Policy DM4.1 – Renewable Energy</p>		

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) recycled and b) composted	Year on year increase	<p>Figures for this monitoring period are set out below:</p> <table border="0"> <tr> <td>Recycled Household Waste</td> <td>42.5%</td> </tr> <tr> <td>Composted</td> <td>20.04%</td> </tr> </table> <p>The figures have increased since they were reported in 2018/19 which demonstrates that the requirements of the policy are being met. This is encouraging as previous years saw a downturn.</p>	Recycled Household Waste	42.5%	Composted	20.04%
Recycled Household Waste	42.5%					
Composted	20.04%					
Policy DM4.4 – Natural environmental assets – designated and locally important open space						
Hectares of development in highly sensitive landscapes (SSSI, SAC, SPA, CWS, River Valleys, Important Open Local Spaces)	No specified target	<p>As with previous years the majority of applications determined against this policy related to ecology/ biodiversity strategies. Numbers of applications affecting designated landscapes were in line with the previous year.</p> <p><u>Analysis:</u> The number of applications submitted that would potentially impact upon designated landscapes has reflected previous years and 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	<p>A total of 12 applications were coded against this policy in 2019/20, compared to 10 applications in 2018/19. Of these however, eight applications related to 3 sites (albeit different proposals), and therefore the overall number of applications submitted may be considered as being like those in previous years. All 12 applications were approved.</p> <p>Approved 2018/2770 Keswick 2018/2835 Cringleford 2018/2836 Cringleford 2019/0793 Colney 2019/0835 Colney 2019/0896 Bawburgh</p>				

		<p>2019/1416 Cringleford 2019/2047 Colney 2019/2281 Trowse 2019/2408 Colney 2019/2428 Colney 2019/2432 Colney</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.</p> <p><u>Analysis:</u> Overall the above assessments demonstrate that whilst planning permissions have been granted 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>
<p>Policy DM4.7 – Strategic Gap between settlements in the Norwich Policy Area</p>		
<p>Amount of Strategic Gap lost to development (ha)</p>	<p>Target to minimise</p>	<p>A total of 8 applications were determined in accordance with this policy in the 2019/20 monitoring period. This is an increase to the previous monitoring year where only 5 applications were submitted. Of these eight, two were for new dwellings and three sought reserved matters consent for approved schemes (the RM applications have been excluded from the details below as they relate to schemes previously considered). The two applications for new dwellings were both refused planning permission.</p> <p>Approved 2019/1416 Cringleford 2019/2370 Intwood 2019/2535 Wymondham</p> <p>Refused 2019/0405 Wymondham 2019/1381 Wymondham</p> <p>The approved applications sought consent for a broad range of schemes, ranging from the expansion of a surface water balancing pond to additional residential garden land. The approved schemes were not considered to be harmful to the Strategic Gap.</p> <p>One of the schemes refused was deemed to have an adverse effect on the Hethersett to Wymondham Strategic Gap and be harmful to the character and appearance of the area. The other scheme to be refused also stated the harm it would cause to the</p>

		<p>appearance of the area and the fact that it was contrary to policy DM1.3.</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 2019/20 monitoring period, out of a possible total of 15 TPO's. These included 1no Woodland, 1no Area and 88 individual trees.</p> <p><u>Analysis:</u> The levels of TPO's being assessed and served have now remained consistent for the past two monitoring years (2018/19 & 2019/20) providing a robust basis for comparison for future years. Prior to this, there have been suspected inconsistencies. Nonetheless, 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</p> <p>During the monitoring period 2019/20 a total of 141 listed building applications were coded against this policy. Of these, only one application was withdrawn and only one was refused listed building consent.</p> <p>The refused scheme comprised of the replacement of timber windows for a UPVC option at a residential dwelling in Loddon (2019/1677). The proposed scheme was refused as it would not preserve the building its special architectural or historic interest and significance. It was also decided that there would be no public benefits that would outweigh that impact and that the optimum use of the house could be secured with the use of traditional timber casements.</p>
Percentage of Conservation Areas with appraisals	Target to maximise (until all are completed)	<p>Conservation Area Appraisals</p> <p>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>Number of Listed Buildings lost/ demolished</p>	<p>None</p>	<p>(New Conservation Area Appraisals adopted during the monitoring period were: Fritton, Pulham Market, Pulham St Mary, Seething, Starston and Wacton)</p> <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 2019/20 compared to previous monitoring periods, reflecting the consistent level of Listed Building stock within the District. Past figures of 100% of consents being granted has not been achieved in the current monitoring period however the reasons for refusal in the decision detailed above is clear and consistent. The application was subject to a Planning Appeal and was dismissed. 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 some of the identified town centres. The impact of Covid-19 on uses in Town Centre uses, particularly after the end of this monitoring period, is likely to have been significant. Periodic monitoring will be undertaken to inform the determination of relevant applications.

Compilation of the 2019/20 data has shown that the reporting against Policy DM4.8 now has a robust baseline figure for future monitoring. Prior to this, there were uncertainties around the data due to the method of calculations used.

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 01/04/19 to 31/03/20 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.

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
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 well underway

HET1/ Land north of Hethersett (App Refs: 2011/1804/O; 2017/1104/D; 2015/1594/D; 2015/1681/D; 2017/0151/D; 2018/2326/D; 2018/2500/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 - Community pavilion - Neighbourhood centre - Play areas and recreational open space in each phase - Allotments 	Development well underway in most parts with other smaller parts complete
HET2/ Land north of Grove Road	- Housing with care		No planning permission as at 31/03/20
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 31/03/20
HAR5/ Land off Station Hill	- Food store		No planning permission as at 31/03/20
POR1/ Land at Heath Farm	- Open space	- Play areas & recreational open space	Development largely complete

(App Refs: 2013/1986/O; 2014/0732/D; 2013/0505/O; 2016/2388/F)		- Transport contribution (Fiveways) - Nursery education contribution - Primary education contribution - Secondary education contribution	
POR4/ Land south of Stoke Rd (App Ref: 2010/1332/F)	- Open space at POR5 (in full or in conjunction with POR6)	- Education contribution - Multi Use Games Area - Play areas & recreational open space	Development largely complete
POR5/ Land south of Heath Loke	- Play areas & recreational open space		No planning permission as at 31/03/20
POR6/ Land north of Shotesham Rd and east of Carr Lane (App Refs: 2011/0476/O; 2014/0393/D; 2014/0319/D)	- Open space at POR5 (in full or in conjunction with POR4)	- Education contribution - Multi Use Games Area - Play areas & recreational open space	Development well underway
TROW1/ Land on White Horse Lane and to the rear of Charolais Close and Devon Way (App Refs: 2013/0463/O; 2016/0803/D; 2016/0805/D; 2014/0981/O)	- Primary school site	- Primary school site - Education contribution - Play areas & recreational open space - Multi Use Games Area	Development commenced
TROW2/ Land north of A146 & east of A47	- Park and Ride site		No planning permission as at 31/03/20
LOD1/ Land north of George Lane (App Refs: 2013/1647/O; 2016/0853/D)	- Recreational open space - Site for provision of infrastructure	- Education contribution - Play areas & recreational open space	Development well underway

STO1/ Land south of Stoke Holy Cross Primary School (App Refs: 2012/2034/F; 2014/1874/F; 2016/2153/F)	- Expansion and improvement of existing primary school facilities - Open space	- Play areas & recreational open space - Community payment - Car park contribution - Land for school expansion	Development almost complete
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 31/03/20
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 31/03/20

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
Sites 5 – 9 dwellings (0%)			
Bracon Ash 2017/1521	5	0	0%
Broome 2018/0852	9	2	22%
Bunwell 2019/1542	9	0	0%
Bunwell 2019/1518	8	0	0%
Chedgrave 2019/0484	5	0	0%
Chedgrave 2019/1950	5	0	0%
Langley w Hardley 2019/2555	5	0	0%
Wicklewood 2019/0883	6	0	0%
Wymondham 2019/1898	5	0	0%
Sites 10 – 15 dwellings (28%)			
Bawburgh 2018/1550	10	3	30%
Pulham Market 2018/0598	10	2	20%

Sites 16+ dwellings (28%)			
Cringleford 2018/2835	203	69	34%
Cringleford 2018/2836	90	30	33%
Cringleford 2018/2783	67	20	30%
Cringleford 2018/2784	79	24	30%
Dickleburgh 2018/0980	22	7	32%
Earsham 2018/1317	16	3	19%
Gillingham 2019/1013	22	7	32%
Hethersett 2017/0151	91	18	20%
Hethersett 2018/2500	191	38	20%
Little Melton 2019/2485	30	10	33%
Poringland 2016/2388	120	38	32%
Scole 2019/0956	18	0	0%
Wymondham 2016/2668	61	-	33% (outline permission only)
Wymondham 2019/0536	300	97	33%
Wymondham 2018/2758	89	20	23%

The above table shows applications granted planning consent between 1 April 2019 and 31 March 2020, 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 specified affordable housing percentages in the Joint Core Strategy: Policy 4 Housing Delivery. However, amendments to paragraph 63 of the National Planning Policy Framework mean that it is no longer possible to seek affordable housing on sites of less than 10 dwellings. In addition, taking account of the most recent Strategic Housing Market Assessment (SHMA), the Council has amended its affordable housing target to 28% on both medium and large sites. 50% of medium sized sites and 66% of large sites met the housing target. Those sites that did not, were subject to financial appraisals in accordance with policy that demonstrated that the delivery rate of target levels of affordable housing on the sites would be unvalve therefore lower % provisions were accepted. As a significant majority of sites continue to meet target affordable levels the policy can be considered to remain effective.

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 31/03/18	No. of Units with pp at 31/03/19	No. of Units with pp at 31/03/20
COS1 Costessey	500	509	509	509

EAS1 Easton	900	890	890	890
HET1 Hethersett	1080	1196	1196	1196
HET2 Hethersett	40	0	0	0
HET4 Hethersett	156	151	151	151
TOTAL	2676	2746 (102%)	2746 (102%)	2746 (102%)
<i>NORWICH POLICY AREA – Norwich Fringe</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/18	No. of Units with pp at 31/03/19	No. of Units with pp at 31/03/20
TROW1 Trowse	160	173	173	173
TOTAL	160	173 (108%)	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 31/03/18	No. of Units with pp at 31/03/19	No. of Units with pp at 31/03/20
POR1 Poringland	250	250	270	270
POR2 Poringland	100	100	100	100
POR4 Poringland	20	0	0	0
TOTAL	370	350 (95%)	370 (100%)	370 (100%)
<i>NORWICH POLICY AREA – Service Villages</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/18	No. of Units with pp at 31/03/19	No. of Units with pp at 31/03/20
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	7	7
STO1 Stoke Holy Cross	100	106	106	106
SUR1 Surlingham	5	5	5	5
SUR2 Surlingham	5	2	2	2
SWA1 Swardeston	30	0	0	0
TAS1 Tasburgh	20	0	0	0
TOTAL	435	337 (77%)	344 (79%)	344 (79%)
<i>NORWICH POLICY AREA – Other Villages</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/18	No. of Units with pp at 31/03/19	No. of Units with pp at 31/03/20

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 31/03/18	No. of Units with pp at 31/03/19	No. of Units with pp at 31/03/20
DIS1 Diss	35	0	0	0
DIS3 Diss	42	0	0	0
DIS4 Diss	125	0	136	136
DIS5 Diss	15	6	6	6
HAR1 Harleston	120	120	120	120
HAR3 Harleston	29	35	35	33
HAR4 Harleston	95	0	0	0
TOTAL	461	161 (35%)	297 (64%)	295 (64%)
<i>RURAL POLICY AREA – Key Service Centres</i>				
Allocation /Settlement	Total No. of Units Allocated	No. of Units with pp at 31/03/18	No. of Units with pp at 31/03/19	No. of Units with pp at 31/03/20
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 31/03/18	No. of Units with pp at 31/03/19	No. of Units with pp at 31/03/20
GRE1 Great Moulton	5	10	10	10
ALP1 Alpington	10	10	10	10
ASL1 Aslacton	15	14	15	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	5	5	5
BKE1 Brooke	12	12	12	12
BKE2 Brooke	8	13	13	13
BRO1 Broome	5	0	0	9
BRO2 Broome	5	5	5	5
BUN1 Bunwell	8	8	7	9
BUN2 Bunwell	7	8	8	8
CAR1 Carleton Rode	5	0	3	3
CAR2 Carleton Rode	5	0	6	6
DIC1 Dickleburgh	20	0	22	22
DIT1 Ditchingham	20	0	0	24

EAR1 Earsham	20	0	0	16
GEL1 Geldeston	10	0	13	13
GIL1 Gillingham	10	0	0	22
HAL1 Hales	10	0	0	0
HEM1 Hempnall	20	0	0	0
PUL1 Pulham Market	10	10	10	10
ROC1 Rockland St Mary	20	0	21	21
SCO1 Scole	15	0	0	0
SEE1 Seething	10	5	5	5
TAC1 Tacolneston	20	0	0	20
THL1 Thurlton	20	27	30	30
WIC1 Wicklewood	6	0	6	0
WIC2 Wicklewood	8	14	14	14
WOO1 Woodton	20	0	21	21
WOR1 Wortwell	5	0	0	0
WRE1 Wreningham	10	10	10	10
TOTAL	381	186 (49%)	281 (74%)	368 (97%)

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 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	c. 1.20 Ha	B1, B2, B8
COL1 Colney	39.4	c. 35 Ha	B1(b)
COL2 Colney	3.7	c. 3.7 Ha	B1(b)
COS3 Costessey	13.3	c. 11 Ha	B1, B2, B8
HETHEL2 Hethel	20.0	20 Ha	Advanced engineering & technology
HIN2 Hingham	2.24	c. 2.07 Ha	B1, B2, B8
KES2 Keswick	4.0	4 Ha	B1
LOD2 Loddon	1.1	0 Ha	B1, B2
LOD3 Loddon	1.84	1.84 Ha	B1, B2, B8
POR3 Poringland	4.3	4.3 Ha	B1
TROW2 Trowse	3.2	3.2 Ha	Park and Ride site
DIS6 Diss	1.76	c. 0.87 Ha	Retail (non-food goods), leisure, offices (A2 only)
DIS7 Diss	2.21	2.21 Ha	Retail (non-food goods), leisure, offices (A2 only)
DIS8 Diss	2.89	c. 1.76 Ha	B1
DIS9 Diss	4.22	4.22 Ha	B2, B8
HAR5 Harleston	1.23	1.23 Ha	B1, small-scale foodstore, health/community facilities
HAR6 Harleston	1.6	0.97 Ha	B1, B2
HAR7 Harleston	4.0	4 Ha	B1, B2, B8

Analysis: The data above has been compiled by analysing the relevant applications coded to policies taken from the 2019/20 AMR. Data was not available for the previous monitoring period (2018/19) therefore this is the most recent data following on from what was reported in 2017/18. Take up of employment land allocations is minimal however there have been applications approved within the past year which relate to the following areas; COL1 and HAR6.

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 2019/20	Nos. Permitted on Brownfield Commitments 2019/20	Nos. Permitted on Brownfield Windfalls 2019/20
NPA	0	0	5
RPA	0	0	19
TOTAL	0	0	24

3. 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 (24) was a decrease compared to figures from previous years (41 in 2016/17 and 51 in 2017/18 and 69 in 2018/19) and represented 11% of the total number of units granted planning permission.

Allocation / Settlement	Planning Ref.	No. of Units on Site	Status
ASL1 Aslacton	2006/0171	14	Expired
COS1(part) Costessey	2019/1683	9	Planning permission
DIS6 Diss	-	-	No permission
DIS7 Diss	-	-	No permission
HAR3 Harleston	2017/0099	33	Complete
SPO1 Spooner Row	2018/1528	9	Commenced
WYM2 Wymondham	2016/2668	61	Planning Permission

4. 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. 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.
5. 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 34 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.

6. 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 2019/20 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.

7. 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. In the 2019/20 monitoring period there were no new planning consents granted on allocated sites with identified flood mitigation or enhancement requirements.

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.

8. 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

9. 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

10. This section monitors the policies from the Long Stratton Area Action Plan for the period 01/04/19 to 31/03/20. These policies have now been monitored for three 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.
11. 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 & 2019/20 monitoring periods.

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

12. 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

13. 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.

14. This policy applied to one planning application within the monitoring period (2019/1579). Planning permission was granted for the change of use of a former office (B1A) to a residential dwelling (C3). This unit is located within the Town Centre Boundary. The premises was originally built as a dwelling (or part of one) and the change of use from residential to a commercial premises took place approximately 40 years ago. The only commercial use has been as a solicitor's offices (use class A2) and therefore policies DM2.5 and LNGS3 are satisfied as the premises is not and has never been in A1 use. 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.

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

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

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

Policy LNGS7 – New recreation provision in Long Stratton

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

Policy LNGS8 – Land for new burial ground in Long Stratton

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

Policy LNGS9 – Accessibility

19. 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, the determination of applications 2018/0111 and 2018/0112.

Wymondham Area Action Plan

20. This section monitors the policies from the Wymondham Area Action Plan for the period 01/04/19 to 31/03/20. 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.
21. 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 & 2019/20 monitoring period.
22. 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

23. No applications were determined against this policy during the current monitoring period.

Policy WYM2 – Land at Old Sale Yard, Cemetery Lane

24. 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

25. 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 in 2018 period, although these were fewer in number than in previous years. No further applications have been submitted within the current monitoring year. The approved details relate to several 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

26. There have been further applications submitted and approved in the 2019/20 monitoring period relating to the consented scheme (2014/0799) for residential development on this allocated site. Due to this consent that is now in place, it is unlikely that the objectives of Policy WYM4 will be met as originally intended.

Policy WYM5 – Land at Browick Road

27. No applications were determined against this policy during the 2019/20 monitoring period.

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

28. 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 2019/20

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

29. 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). Since then, an amendment was submitted in the 2019/20 monitoring period (2019/1619) to vary conditions 2 and 3 and to remove conditions 14 and 15 of permission 2018/1182. This application was subsequently returned to the applicant.
30. 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.
31. The amended application in August 2018 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.

32. 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

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

Policy WYM10 – General green infrastructure requirements for new developments in the South of Wymondham

34. 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

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

Policy WYM12 – Protecting existing recreation or amenity land in Wymondham

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

Policy WYM13 – New recreation provision in Wymondham

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

Policy WYM14 – Relocation of Wymondham Rugby Club

38. 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.

39. As previously noted, the granting of this planning consent means that the policy objective for the allocation of this particular site cannot be met.

Policy WYM15 – Land for a new burial ground in Wymondham

40. Following the approval of planning application 2014/2495, a number of planning applications were submitted during the 2018/19 period and were to be determined in 2019/20. One of these (2018/2758) was approved in May 2019 for Phase 1 of the development (89 dwellings).

Policy WYM16 – Changes of use in Wymondham Town Centre

41. The results of the monitoring that took place in 2019/20 are set out in the table below. This data shows that there was an increase of 1% in the number of A1 units within the Primary Shopping Area (PSA) compared with the figures recorded in 2018/19. There was however a decline in the number of A1 units within the Town Centre Boundary (TCB) compared with the figures recorded in 2018/19. 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% again. 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
November 2019	54%	43%
March 2020	54%	43%
-	-	-

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

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

Policy WYM18 – Land at Norwich Rd/ Postmill Close

43. 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

44. 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. A minor exception that has been picked up is the gradual decline in A1 units within the Town Centre Boundary (TCB). There has been a decrease compared to 2018/19 and the percentage has fallen slightly below the policy target of 45% again. Therefore, it will be necessary to monitor this situation to seek to protect the availability of A1 uses in the future so careful consideration will need to be given to future applications which effect the wider Town Centre. A final major exception still concerns 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.

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**Annual Monitoring Report
2019-2020**

