

# Joint Core Strategy for Broadland, Norwich and South Norfolk

## Annual Monitoring Report 2020-21 – Appendices



Jobs, homes, prosperity for local people



## Contents

Contents .....	2
Greater Norwich Area Housing Land Supply Assessment at 1 <sup>st</sup> April 2021	3
Appendix B – CIL receipts .....	4
Appendix C – Duty to Cooperate .....	35
Appendix D – Update on Sustainability Appraisal Baseline .....	43
Appendix E - Broadland District Council Annual Monitoring Report 2020-21 .....	53
Appendix F - Norwich City Council Report against policies in the adopted Norwich Development Management Policies Local Plan 2014 .....	110
Appendix G: South Norfolk District Council Annual Monitoring Report 2020-21 .....	145

## **Greater Norwich Area Housing Land Supply Assessment at 1<sup>st</sup> April 2021**

The assessment was published separately in March 2022:

[The Authority Monitoring Reports are available from this link to the Broadland and South Norfolk website \(southnorfolkandbroadland.gov.uk\).](https://www.southnorfolkandbroadland.gov.uk)

## Appendix B – CIL receipts

### Greater Norwich Infrastructure Investment Fund Reporting Year 2020-21

1. Following the signing of the Greater Norwich City Deal in December 2013, Broadland District Council, Norwich City Council and South Norfolk Council (hereafter referred to as 'the Councils') committed to pooling the majority of their Community Infrastructure Levy (CIL) income to create a Greater Norwich Infrastructure Investment Fund.
2. In accordance with the CIL legislation, the Councils may deduct up to a maximum of 5% of the CIL to cover administration costs, such as invoicing and collection of CIL. A further 15% or 25% neighbourhood contribution (dependent upon whether there is a Neighbourhood plan in place and subject to "capping" arrangements where not) is deducted by the Councils and in the case of Broadland and South Norfolk is required to be paid over to the relevant Parish/Town Council. As Norwich is un-parished the community element of CIL (15%) is retained and managed by Norwich City Council.
3. The majority of the remaining balance (e.g. excluding amounts arising from "capping" and surcharges) of CIL revenues from each of the Councils is paid into the Infrastructure Investment Fund to be used for infrastructure investment, identified in the long-term capital programme to 2026.
4. The Infrastructure Investment Fund is administered by the Greater Norwich Growth Board (GNGB) – a partnership of the three District Authorities working with Norfolk County Council and New Anglia Local Enterprise Partnership (the LEP). Norfolk County Council has been appointed as the Accountable Body.
5. The GNGB has responsibility for overseeing the delivery of the strategic infrastructure identified as being required to support the planned growth of the Greater Norwich area. The Board agrees an annual programme of infrastructure projects to be delivered by the GNGB via a Greater Norwich Growth Programme which will be funded either wholly or in part from the Infrastructure Investment Fund.

**Reporting information as required by the Community Infrastructure Levy Regulation 62 (4) for the year 2020 to 2021, for the element of CIL which is pooled across the authorities of Broadland District Council, Norwich City Council and South Norfolk Council.**

Through the City Deals it was agreed that the Councils, in their reporting requirements for the use of CIL, do not have to comply with the requirement to report at individual district and project level the amount of CIL which they have individually utilised. Instead the authorities can jointly state the amount of CIL they have used as a total and list those projects which CIL has funded.

The below table shows the annual CIL receipted by each Greater Norwich district which is received into the shared Infrastructure Investment Fund.

Annual CIL receipt	2018/2019	2019/2020	2020/2021
<b>Broadland</b>	£1,910,239.90	£2,783,143.64	£5,647,422.18
<b>Norwich</b>	£713,093.25	£711,268.00	£924,184.89
<b>South Norfolk</b>	£3,086,343.31	£3,375,948.55	£4,131,091.69
<b>TOTAL</b>	<b>£5,709,676.46</b>	<b>£6,870,360.19</b>	<b>£10,702,698.76</b>
<b>Cumulative Total</b>	£15,654,753.07	£22,525,103.26	£33,227,802.02

Please note that the total CIL receipts owed to the Infrastructure Investment Fund to 31 March 2021 is **£33,227,802**, but CIL receipts received by 31 March 2021 is **£26,249,678.99** because Q3-4 receipts arrive in Q1-2 of the following year.

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

**(Read the latest Growth Programme).**

The total CIL expenditure and the items of infrastructure to which CIL has been applied to date is **£17,107,733** as shown in the table below:

Project	Total Drawdown to end 2020/2021
GP1 Harrisons' Wood	£43,749
GP2 Danby Wood *	£25,862
GP3 Marston Marsh *	£24,445
GP4 Earlham Millennium Green - Phase 1 *	£3,160
GP5 Riverside Walk *	£48,361
GP6 Marriott's Way - Phase 1 *	£60,000
GP7 Norwich Health Walks *	£37,852
GP8 Earlham Millennium Green - Phase 2 *	£52,121
GP9 Marriott's Way - Phase 2 *	£237,279



<b>Project</b>	<b>Total Drawdown to end 2020/2021</b>
GP10-GP19 NATS Programme *	£1,306,000
GP22 Pink Pedalway - Heathgate *	£150,000
GP23 Carrow Bridge to Deal Ground riverside path *	£29,424
GP24 NATS - Colney River Crossing (NRP to Threescore) *	£171,000
GP25 NDR interest	£4,047,569
Loan repayment	£4,738,960
NDR loan set-up fee	£14,000
GP26b Hempnall Roundabout	£282,493
GP27 Lizard and Silfield Nature Reserves *	£14,425
GP29 Barn Road Gateway	£45,632
GP30 Sloughbottom Park - Andersons Meadow	£143,378
GP31 Riverside Walk accessibility improvements	£28,139
GP33 Strumpshaw Pit Circular Walk	£23,413
GP38 Football Pitch improvements	£44,832
GP39 Hales cricket and bowls clubhouse improvements	£5,434
GP40 Wymondham: new sports improvements *	£250,000
GP41 Wroxham Library: self service improvements *	£34,440
GP42 Plumstead Road Library: self service improvements *	£112,499
GP43 Diss library: self service improvements *	£28,612
GP44 Education - Hethersett *	£2,000,000
GP45 NATS – Green Pedalway	£462,337
GP46 NATS - (MW) Thorpe Marriott to Costessey *	£11,614
GP46b Marriott's Way Ramp & Resurfacing	£5,272
GP47 Yare Valley Walk – Cringleford Meadow improvements	£1,375
GP48 Wherryman's Way-Yare Valley Cycle Route	£5,099
GP49 Millennium Grn Improvements	£15,075
GP50 Yare and Wnesum Valley Links	£23,228
GP51 GI Access for All	£53,109
GP52 Thorpe Marriott Greenway	£108,051
GP53 NATS - MW Surfacing Drayton *	£23,886
GP55 Community Sports Hub- Horsford *	£1,124,278
GP56 Harleston Library *	£21,945
GP57 Cosstessey Library *	£25,515
GP58 St Williams Way Library *	£21,887
GP59 Earham Library *	£25,801
GP60 Mile Cross Library *	£24,301
GP61 Education – Blofield/Brundall	£1,000,000
GP63 Broadland Country Park	£147,290
GP67 Ketts Country Long Distance Trail	£4,591
<b>Total</b>	<b>£17,107,733</b>

**\* Projects completed as at end March 2021**

**CIL to end of March 2021**

<b>CIL to end of March 2021</b>	<b>Figures</b>
Total income to date	£26,249,679
Total spend to date	£17,107,733
Compound Interest**	£123,793
Balance of CIL receipts to date	£9,265,739

\*\*Interest earned on unspent cash reserves till end March 2021

## Broadland District Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding Statement (IFS) for 1 April 2020 to 31 March 2021

Regulation 121A, paragraph 1 (b) of The Community Infrastructure Levy Regulations 2010 (as amended) requires a “contribution receiving authority” (Broadland District Council) to prepare a report in relation to the previous financial year which includes the matters specified in paragraph 1 of Schedule 2. A contribution receiving authority is defined as any charging authority which issues a liability notice during the reported year.

The three planning authorities of Norwich City, Broadland and South Norfolk District Councils have a unique partnership arrangement to manage the re-allocation of their Community Infrastructure Levy (CIL) income. Once the amount for neighborhood CIL and an administration fee is deducted, the remaining balance is transferred to a ‘shared pool’ called the Infrastructure Investment Fund (IIF). Together with Norfolk County Council and the New Anglia LEP, the five partners oversee the delivery of a joint Greater Norwich growth programme of projects under the direction of the Greater Norwich Growth Board (GNGB). Since the establishment of the GNGB in 2014, the partnership has allocated over £22m of IIF funding and £40m of CIL supported borrowing which has levered in at least an additional £230m to deliver infrastructure projects within the Greater Norwich area. The GNGB’s partnership working practices, and particularly the pooling arrangements of CIL contributions within the IIF, are considered an ‘exemplar model of working’ by the Planning Advisory Service (PAS). They have also cited the GNGB as a partnership who are pursuing ambitious growth agendas under strong strategic leadership and cross boundary collaboration. The GNGB have published their project-specific IIF allocations through their joint Five Year Infrastructure Investment Plan on an annual basis since 2016, before it became a legislative requirement to publish this information within an Infrastructure Funding Statement (IFS).

Unfortunately, Greater Norwich’s unique CIL pooling arrangements does not concur with a requirement to report CIL allocations on a District specific basis, because their partnership approach delivers infrastructure cross boundaries. Therefore all CIL re-allocation information required within an IFS continues to be publicly reported within the GNGB’s Five Year Infrastructure Investment Plan which can be found here. [Read the GNGB's Five Year Infrastructure Investment Plan.](#)

The GNGB report their CIL income and allocations within each AMR here. [Access the Annual Monitoring Reports.](#)

Allocations from the IIF are currently restricted to Transport, Education, Green Infrastructure and Community (which includes sports). These four thematic groups are agreed within the Greater Norwich adopted CIL charging policy. When CIL was initially adopted, local authorities were required to report a regulation 123 list confirming the infrastructure thematic groups which were considered within their CIL charging calculations and therefore the groups to which CIL can be reallocated to. Although the need for this list



was withdrawn by legislation from September 2019, this does not automatically allow other groups to apply to the IIF as the Greater Norwich authorities are still adhering to their locally adopted CIL charging policy.

The GNGB understand the funding pressures that other infrastructure thematic groups are experiencing and were planning to undertake a review of CIL alongside the development of the Greater Norwich Local Plan. This was put on hold following the publication of the Planning For The Future – White Paper in August 2020, which proposes the cessation of CIL in favour of a new Infrastructure Levy. [Access Planning For The Future – White Paper](#). More details regarding this change are expected to be published by Government but the timetable for this is currently unknown. Until the future of CIL is more certain the GNGB will proceed with their adopted policy.

**Reporting Information as required by Schedule 2 of Community Infrastructure Levy Regulation 121A for the year 1 April 2020 to 31 March 2021 for Broadland District Council**

<b>Paragraph</b>	<b>Description</b>	<b>Amount</b>
1 (a)	The total value of CIL set out in all demand notices issued in the reported year	£13,966,543.79
1 (b)	The total amount of CIL receipts for the reported year	£7,755,006.67
1 (c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	Nil. <a href="#">Access Annual Monitoring Report for more details.</a>
1 (d)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	Nil. <a href="#">Access Annual Monitoring Report for more details.</a>
1 (e)	The total amount of CIL expenditure for the reported year	£7,751,536.74 (Passed to GNGB, Parishes & Admin)
1 (f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	<a href="#">Access Annual Monitoring Report for more details.</a>
1 (g)	In relation to CIL expenditure for the reported year, summary details of-	N/a
1 (g)	(i) The items of infrastructure on which CIL (including land payments) has been spent and the amount of CIL spent on each item	<a href="#">Access Annual Monitoring Report for more details.</a>
1 (g)	(ii) The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)	<a href="#">Access Annual Monitoring Report for more details.</a>
1 (g)	(iii) The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with the regulations	£387,704.36 (5% of total CIL collected)
1 (h)	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated and the amount of CIL allocated to each item.	<a href="#">Access Annual Monitoring Report for more details.</a>

<b>Paragraph</b>	<b>Description</b>	<b>Amount</b>
1 (i)	The amount of CIL passed to-	N/a
1 (i)	(i) Any parish council under regulation 59A or 59B and	£1,716,409.39
1 (i)	(ii) Any person under regulation 59 (4)	£5,647,422.99 passed to GNGB to spend
1 (j)	Summary details of the receipt and expenditure of CIL receipts to which regulations 59e or 59F applied during the reported year including-	N/a
1 (j)	(i) The total CIL receipts that regulations 59E and 59F applied to	NIL
1 (j)	(ii) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item	NIL
1 (k)	Summary details of any notices served in accordance with regulation 59E, including	N/a
1 (k)	(i) The total value of CIL receipts requested from each parish council	NIL
1 (k)	(ii) Any funds not yet recovered from each parish council at the end of the reported year	NIL
1 (l)	The total amount of-	N/a
1 (l)	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied	£3,469.93 retained surcharge under regulation 83 or 85
1 (l)	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied	£78,929.71
1 (l)	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	NIL
1 (l)	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	NIL

**CIL Payments received and allocated by BDC for Financial Year 1 April 2020 – 31 March 2021**

Parish	Development	Planning Number	Date received	Gross amount	Admin 5%	Parish/Town 15%	Parish/Town 25%	Retain surcharge	GNGB balance
Acle	10 Acre Field, Windle Farm	20201204	30.11.20	2,765.94	138.30	n/a	691.49	n/a	<b>1,936.15</b>
Acle	Land North of Norwich Road	20191215	14.12.20	187,251.73	9,362.59	n/a	46,812.93	n/a	<b>131,076.21</b>
Acle	Land Adj Hillside Farm Reedham Road	20180941	12.02.21	46,911.58	2,345.58	n/a	11,727.90	n/a	<b>32,838.10</b>
Acle	Gaverne House, New Road	20190290	11.03.21	5,780.08	289.00	n/a	1,445.02	n/a	<b>4,046.06</b>
Aylsham	Land at Banningham Road	20200130	11.08.20	9,751.61	487.58	n/a	2,437.90	n/a	<b>6,826.13</b>
Aylsham	Aegel House, Burgh Road	20161711	28.09.20	70,000.00	3,500.00	10,500.00	n/a	n/a	<b>56,000.00</b>
Aylsham	Plot 3, Hungate Lodge, Hungate Street	20170952	30.10.20	9,287.79	464.39	1,393.17	n/a	n/a	<b>7,430.23</b>
Aylsham	Former NCC Offices, Gashouse Hill	20161813	21.12.20	64,729.46	3,236.47	9,326.92	n/a	<b>2,550.00</b>	<b>49,616.07</b>
Aylsham	Aegel House, Burgh Road	20161711	24.03.21	35,000.00	1,750.00	5,250.00	n/a	n/a	<b>28,000.00</b>
Blofield	Phase 2, Land at Dawsons Lane	20190844	03.08.20	10,809.16	540.46	n/a	2,702.29	n/a	<b>7,566.41</b>
Blofield	Land North of Yarmouth Road	20172131	28.08.20	200,000.00	10,000.00	n/a	50,000.00	n/a	<b>140,000.00</b>
Blofield	Land off Blofield Corner Road	20162199	24.09.20	84,483.32	4,224.17	n/a	21,120.83	n/a	<b>59,138.32</b>
Blofield	Land North of Yarmouth Road	20172131	28.10.20	200,000.00	10,000.00	n/a	50,000.00	n/a	<b>140,000.00</b>

Parish	Development	Planning Number	Date received	Gross amount	Admin 5%	Parish/Town 15%	Parish/Town 25%	Retain surcharge	GNGB balance
Blofield	Land North of Yarmouth Road	20172131	29.12.20	200,000.00	10,000.00	n/a	50,000.00	n/a	<b>140,000.00</b>
Blofield	Land North of Yarmouth Road	20172131	24.02.21	204,936.79	10,246.84	n/a	51,234.20	n/a	<b>143,455.75</b>
Blofield	Land off Blofield Corner Road	20162199	05.03.21	168,966.62	8,448.33	n/a	42,241.66	n/a	<b>118,276.63</b>
Blofield	Land at Dawsons Lane	20190844	24.03.21	49,243.86	2,462.19	n/a	12,310.97	n/a	<b>34,470.70</b>
Brundall	Plots 3 & 4, Hillside, Strumpshaw Road	20172188	15.02.21	46,630.41	2,331.52	n/a	11,657.60	n/a	<b>32,641.29</b>
Brundall	Plot 1, Hillside, Strumpshaw Road	20172187	15.03.21	19,911.83	995.59	n/a	4,977.96	n/a	<b>13,938.28</b>
Brundall	Land at Yarmouth Road	20190604	19.03.21	133,414.46	6,670.72	n/a	33,353.62	n/a	<b>93,390.12</b>
Cawston	Valley Farm, Booton Road	20200910	20.10.20	4,696.88	234.84	704.53	n/a	n/a	<b>3,757.51</b>
Coltishall	10 Station Road	20200817	12.03.21	1,565.62	78.28	234.84	n/a	n/a	<b>1,252.50</b>
Drayton	Land off Drayton High road	20170212	03.03.21	589,422.67	29,471.13	n/a	147,355.67	n/a	<b>412,595.87</b>
Drayton	94 Fakenham Road	20201019	29.03.21	8,021.03	401.05	n/a	2,005.26	n/a	<b>5,614.72</b>
Felthorpe	Forest Shade, Haveringland Road	20200131	22.06.20	2,903.57	145.18	435.54	n/a	n/a	<b>2,322.85</b>
Felthorpe	Land off Brands Lane	20191564	30.09.20	2,147.14	107.36	322.07	n/a	n/a	<b>1,717.71</b>
Foulsham	Land adj. 36 Guist Road	20141177	25.06.20	10,335.95	516.80	1,550.39	n/a	n/a	<b>8,268.76</b>
Freethorpe	Land at Palmers Lane	20181845	29.09.20	50,352.25	2,517.61	7,552.84	n/a	n/a	<b>40,281.80</b>
Frettenham	56-58 School Road	20200854	29.06.20	10,508.33	525.42	1,576.25	n/a	n/a	<b>8,406.66</b>
Great & Little Plumstead	Plot L2A, Brook Road, Broadland Business Park	20191973	12.03.21	23,633.48	1,181.67	n/a	5,908.37	n/a	<b>16,543.44</b>
Great Witchingham	Former Office, Clay Hall Farm, Heath Lane	20200280	19.05.20	7,000.00	350.00	1,050.00	n/a	n/a	<b>5,600.00</b>

Parish	Development	Planning Number	Date received	Gross amount	Admin 5%	Parish/Town 15%	Parish/Town 25%	Retain surcharge	GNGB balance
Great Witchingham	Former Office, Clay Hall Farm, Heath Lane	20200280	06.01.21	6,446.48	322.32	966.97	n/a	n/a	<b>5,157.19</b>
Great Witchingham	Foxford Cottages, Heath Lane	20161427	18.03.21	9,969.20	498.46	1,495.38	n/a	n/a	<b>7,975.36</b>
Halvergate	Sunny South, The City	20200874	19.10.20	9,366.17	468.31	1,404.93	n/a	n/a	<b>7,492.93</b>
Hellesdon	Phase 1B, Royal Norwich Golf Club, Drayton High Road	20181963	30.06.20	286,120.14	14,306.01	n/a	71,530.04	n/a	<b>200,284.09</b>
Hellesdon	296 Drayton High Road	20190343	06.08.20	9,240.81	462.04	n/a	2,310.20	n/a	<b>6,468.57</b>
Hellesdon	24 Cromer Road	20191290	28.08.20	8,227.72	411.39	n/a	2,056.93	n/a	<b>5,759.40</b>
Honingham	Fieldings, Colton Road	20201109	29.09.20	3,399.64	169.98	509.95	n/a	n/a	<b>2,719.71</b>
Horsford	Land West of Holt Road	20181136	26.06.20	120,000.00	6,000.00	n/a	30,000.00	n/a	<b>84,000.00</b>
Horsford	Land West of Holt Road	20181136	31.07.20	120,000.00	6,000.00	n/a	30,000.00	n/a	<b>84,000.00</b>
Horsford	Land adj. Glebe Farm, Holt Road	20200247	17.08.20	2,158.70	107.94	n/a	539.68	n/a	<b>1,511.08</b>
Horsford	Land West of Holt Road	20181136	28.08.20	120,000.00	6,000.00	n/a	30,000.00	n/a	<b>84,000.00</b>
Horsford	Land East of Holt Road	20190999	28.08.20	331,251.77	16,562.59	n/a	82,812.94	n/a	<b>231,876.24</b>
Horsford	Mill Lane Farm, Mill Lane	20191964	22.09.20	24,379.02	1,218.95	n/a	6,094.76	n/a	<b>17,065.31</b>
Horsford	Land West of Holt Road	20181136	30.09.20	119,369.03	5,968.45	n/a	29,842.26	n/a	<b>83,558.32</b>
Horsford	The Nest, Holt Road	20191342	16.12.20	41,012.77	2,050.64	n/a	10,253.19	n/a	<b>28,708.94</b>
Horsford	Mill Lane Farm, Mill Lane	20191964	31.03.21	73,137.05	3,656.85	n/a	18,284.26	n/a	<b>51,195.94</b>
Horsham St Faith	Land off A140/A1270 Northern Junction, Cromer Road	20200354	21.12.20	2,080.04	104.00	312.00	n/a	n/a	<b>1,664.04</b>
Lingwood & Burlingham	Manor Farm, Coxhill Road	20201399	03.03.21	14,219.90	711.00	2,132.99	n/a	n/a	<b>11,375.91</b>



Parish	Development	Planning Number	Date received	Gross amount	Admin 5%	Parish/Town 15%	Parish/Town 25%	Retain surcharge	GNGB balance
Little Plumstead	Land at Little Plumstead West Hospital 20 Units	20171008	07.05.20	125,547.89	6,277.39	n/a	31,386.97	n/a	<b>87,883.53</b>
Little Plumstead	Adj 1 School Lane	20191431	17.02.21	21,614.06	1,080.70	n/a	5,403.52	n/a	<b>15,129.84</b>
Marsham	Land South Bolwick Hall Farm, Rodgate	20182010	15.04.20	7,921.61	396.08	1,188.24	n/a	n/a	<b>6,337.29</b>
Marsham	Land South Bolwick Hall Farm, Rodgate	20182012	15.04.20	5,519.57	229.98	689.95	n/a	919.93	<b>3,679.71</b>
Marsham	Land South Bolwick Hall Farm, Rodgate	20182011	15.04.20	7,921.61	396.08	1,188.24	n/a	n/a	<b>6,337.29</b>
Moulton St Mary	The Homestead, Morley Road	20191216	10.03.21	10,378.00	518.90	n/a 1,556.70	n/a	n/a	<b>8,302.40</b>
Newton St Faith	Plot 4, Land Adj 80 Newton Street	20190849	25.11.20	23,513.54	1,175.68	3,527.03	n/a	n/a	<b>18,810.83</b>
Newton St Faith	Plot 2, Land adj 80 Newton Street	20171968	04.12.20	16,104.56	805.23	2,415.68	n/a	n/a	<b>12,883.65</b>
Newton St Faith	Land off Manor Road	20182043	07.01.21	266,199.01	13,309.96	39,929.85	n/a	n/a	<b>212,959.20</b>
Old Catton	Land at St Faiths Road	20180920	04.09.20	423,772.44	21,188.62	n/a	105,943.11	n/a	<b>296,640.71</b>
Old Catton	Land at St Faiths Road	20180920	29.12.20	565,029.92	28,251.50	n/a	141,257.48	n/a	<b>395,520.94</b>
Oulton	Barn Adj Malthouse Barn, The Street	20200166	18.05.20	2,199.33	109.97	329.90	n/a	n/a	<b>1,759.46</b>
Postwick	Cherry Tree Farm, The Green	20190081	11.03.21	9,669.10	483.46	1,450.37	n/a	n/a	<b>7,735.27</b>
Postwick	Oaks Lane	20200184	29.03.21	38,644.67	1,932.23	5,796.70	n/a	n/a	<b>30,915.74</b>
Rackheath	S T Glass Ltd, Mustang Court, Rackheath Ind Est	20201294	15.02.21	4,756.52	237.83	n/a	1,189.13	n/a	<b>3,329.56</b>
Reepham	Rays Hall	20131806	15.04.20	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	Rays Hall	20131806	15.05.20	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	Rays Hall	20131806	15.06.20	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	Rays Hall	20131806	15.07.20	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>

Parish	Development	Planning Number	Date received	Gross amount	Admin 5%	Parish/Town 15%	Parish/Town 25%	Retain surcharge	GNGB balance
Reepham	Rays Hall	20131806	15.08.20	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	Rays Hall	20131806	15.09.20	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	Rays Hall	20131806	15.10.20	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	Rays Hall	20131806	28.11.20	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	Rays Hall	20131806	15.12.20	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	Rays Hall	20131806	15.01.21	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	Rays Hall	20131806	15.02.21	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Reepham	32 School Road	20161817	01.03.21	22,742.72	1,137.14	3,411.41	n/a	n/a	<b>18,194.17</b>
Reepham	Rays Hall	20131806	15.03.21	100.00	5.00	15.00	n/a	n/a	<b>80.00</b>
Salhouse	Plot 2, Land adj Station Lodge, Howletts Loke	20191433	16.12.20	36,584.20	1,829.21	n/a	9,146.05	n/a	<b>25,608.94</b>
Salhouse	Plot 3, Land adj Station Lodge, Howletts Loke	20191433	17.12.20	21,711.75	1,085.59	n/a	5,427.94	n/a	<b>15,198.22</b>
Salhouse	Plot 1, Land Adj Station Lodge, Howletts Loke	20191433	15.03.21	21,711.75	1,085.59	n/a	5,427.94	n/a	<b>15,198.22</b>
Salle	Bridgefoot Cottage, Heydon Road	20171110	12.11.20	12,881.49	644.07	1,932.22	n/a	n/a	<b>10,305.20</b>
Sprowston	Former Royal Observer Corps, Chartwell Road	20151802	18.05.20	13,589.92	679.50	n/a	3,397.48	n/a	<b>9,512.94</b>
Sprowston	52 Blackwell Avenue	20191776	26.10.20	23,479.90	1,174.00	n/a	5,869.98	n/a	<b>16,435.92</b>
Sprowston & Rackheath	Land South of Salhouse Road BDW Homes	20200447	24.03.21	827,744.21	41,387.21	n/a	206,935.25	n/a	<b>579,421.75</b>
Stratton Strawless	The Willows, Woodland View Mobile Home Park	20190740	31.07.20	21,440.16	1,072.01	3,216.02	n/a	n/a	<b>17,152.13</b>
Swannington	Upgate Barn, Upgate	20180301	04.11.20	4,261.83	213.09	639.27	n/a	n/a	<b>3,409.47</b>
Swannington	Land off Broad Lane	20150702	03.12.20	30,672.77	1,533.64	4,600.92	n/a	n/a	<b>24,538.21</b>

Parish	Development	Planning Number	Date received	Gross amount	Admin 5%	Parish/Town 15%	Parish/Town 25%	Retain surcharge	GNGB balance
Taverham	204 Fakenham Road	20161323	27.05.20	7,201.67	360.08	1,080.25	n/a	n/a	<b>5,761.34</b>
Taverham	Land off Beech Avenue	20191065	11.09.20	212,594.00	10,629.70	31,889.10	n/a	n/a	<b>170,075.20</b>
Taverham	Langley Prep at Taverham Hall, Ringland Road	20181142	23.09.20	47,753.24	2,387.66	7,162.99	n/a	n/a	<b>38,202.59</b>
Taverham	Land off Beech Avenue	20191065	26.02.21	637,782.01	31,889.10	95,667.30	n/a	n/a	<b>510,225.61</b>
Taverham	Lidl, Taverham Garden Centre, Fir Covert Road	20171782	11.03.21	410,921.31	20,546.07	61,638.20	n/a	n/a	<b>328,737.04</b>
Thorpe St Andrew	27 Yarmouth Road	20170811	16.12.20	90,153.43	4,507.67	13,523.01	n/a	n/a	<b>72,122.75</b>
Upton	Hall Farm, Church Road	20191007	23.04.20	1,814.09	90.70	272.11	n/a	n/a	<b>1,451.28</b>
Upton	Hall Farm, Church Road	20191008	23.04.20	1,832.05	91.60	274.81	n/a	n/a	<b>1,465.64</b>
Upton	Hall Farm, Church Road	20191009	23.04.20	1,061.61	53.08	159.24	n/a	n/a	<b>849.29</b>
Weston Longville	TMA Bark Supplies, Woodforde Farm, Weston Green Road	20201769	24.03.21	11,818.53	590.93	1,772.78	n/a	n/a	<b>9,454.82</b>
N/a	Late payment interest	N/a	24.03.21	4,422.20	221.11	n/a	1,105.55	n/a	<b>3,095.54</b>
Total				7,755,006.67	387,704.41	332,211.06	1,384,198.33	3,469.93	<b>5,647,422.99</b>

**NB Funds were distributed to parishes and the GNGB in October 2020 and April 2021**

**Distribution of funds to parishes and GNGB in October 2020 and April 2021**

**Figures**

Total CIL receipts received by BDC	£7,755,006.67
Total amount distributed to parish/town Councils	£1,716,409.39
Total retained by BDC for administration	£387,704.36
Total passed to the GNGB	£5,647,422.99
Total retained by BDC	£3,469.93

**Broadland District Council Parish/Town CIL expenditure for 1 April 2020 to 31 March 2021**

<b>Parish</b>	<b>Description of Expenditure/project</b>	<b>Amount</b>	<b>Date paid</b>
Acle	New litter bins	742.13	20/21
Aylsham	Replacement Street Lights to LED	26,037.90	15.07.20
Drayton	Community Infrastructure Fund Repayment	55,425.76	30.04.20
Drayton	Work at Green Lanes	3,290.30	31.03.21
Drayton	Trod Path	3,000.00	31.03.21
Foulsham	Streetlight upgrade project phase 1 (ex VAT)	1,060.00	28.10.20
Great Witchingham	Allocated to play area project	10,245.59	23.07.20
Great Witchingham	Allocated to play area project	1,050.00	17.12.20
Horsford	Architect Fees (Toilet Project)	613.00	07.05.20
Horsford	Portacabin on site (Toilet project)	750.00	03.08.20
Horsford	Committee Room Upgrade	23,186.00	03.08.20
Horsford	JNR Builders Deposit (Toilet project)	100.00	03.08.20
Horsford	Committee Room Upgrade	3,106.00	05.10.20
Horsford	Toilet Project	10,705.00	01.02.21
Horsford	Play equipment at Village Hall	34,175.64	01.02.21
Horsford	Laptop	2,207.00	12.11.20
Horsford	CCTV upgrade	1,219.20	12.11.20
Horsham & Newton St Faith	Street light upgrade to LED lanterns	18,220.00	15.03.21
Horstead with Stanninghall	New surface under witches hat on playground	2,100.00	14.07.20
Horstead with Stanninghall	Bluetooth upgrade to SAM2	125.00	11.09.20
Old Catton	Equipment	10,786.00	31.03.21
Old Catton	Vehicle	20,027.53	31.03.21
Old Catton	Land Charges/Solicitor Fees	10,018.00	31.03.21
Reedham	Part funding of Permissive Path bridge	3,003.05	13.08.20
Reedham	Rent of land for permissive path	349.00	24.08.20
Reedham	Signs for permissive path	325.00	02.11.20
Reedham	Grass seed and sign for permissive path	59.00	02.11.20
Reedham	Installation of steps and bridge for permissive path	11,626.00	02.11.20
Strumpshaw	Contribution to building of new community hall	8,223.82	Mar-20
Upton with Fishley	Spent on replacement of village slipway and new bench at boat dyke	706.16	20/21

Parish	Description of Expenditure/project	Amount	Date paid
Weston Longville	Parish Council laptop	449.00	Jul-20
Wroxham	Cemetery extension	10,880.00	20/21
N/a	<b>Total reported parish/town council CIL expenditure</b>	<b>273,811.08</b>	n/a

**NB - Based on information supplied by town and parish councils at time of production of this report**



## Norwich City Council Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (Amendment) (England)  
(No. 2) Regulations 2019 (Regulation 121A)  
Annual Infrastructure Funding Statement 2020/21

Published October 2022



## 1 Introduction

- 1.1. The Norwich City Council Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 25th June 2013 and came into effect on the 15<sup>th</sup> July 2013. Planning applications determined on or after the 15<sup>th</sup> July 2013 may therefore be subject to CIL.
- 1.2. The City Council in partnership with the Greater Norwich authorities of Broadland District Council (CIL adopted in 2013) and South Norfolk Council (CIL adopted in 2014), work together with Norfolk County Council to produce a joint local plan (currently under review).
- 1.3. CIL contributions from the three collecting authorities (after deductions are taken for neighbourhood CIL and administration) are pooled into the Infrastructure Investment Fund. The fund is reallocated by the Greater Norwich Growth Board (GNGB) to infrastructure projects based on their strategic need. This partnership approach proactively addresses issues that often arise when working within a single authority boundary, instead the pooled CIL is reallocated to the wider Greater Norwich Area.
- 1.4. The GNGB report their CIL income and allocations within each AMR. [Access Annual Monitoring Reports](#). In addition they prepare an annual Joint Five-Year Infrastructure Investment Plan. [Access Joint Five-Year Infrastructure Investment Plan](#). This Plan confirms the funding priorities for Education, Green Infrastructure, Transport and Communities (which includes Sports facilities) within the Greater Norwich area.
- 1.5. The Joint Five-Year Infrastructure Investment Plan also provides a comprehensive statement of the specific infrastructure projects which the GNGB intends will be, or may be, wholly or partly funded by the CIL (including the CIL funded contributions made to the Infrastructure Investment Fund by Norwich City Council).
- 1.6. The CIL regulations require that 15% of CIL revenues received by the City Council (or 25% where there is a neighbourhood plan) are retained as neighbourhood funding to be spent on local infrastructure projects or anything else that is concerned with addressing the demands that development places on an area. The City Council is obliged to use existing community consultation and engagement processes in deciding how the neighbourhood funding element will be spent. This is to help communities to accommodate the impact of new development and encourage local people to support development by providing direct financial incentives to be spent on local priorities.

1.7. The Community Infrastructure Regulations 2019 (Regulation 121A) require a contribution receiving authority to publish a report no later than the 31<sup>st</sup> December each calendar year ('the annual infrastructure funding statement') which comprises the following information.

## 2 Reporting 2020/21

Table 1 below sets out the CIL Reporting information as required by CIL Regulation 121A (1).

<b>Regulation 121A reference</b>	<b>Description</b>	<b>Amount</b>
1.(a)	The total value of CIL set out in all demand notices issued in the reported year;	£920,868
1.(b)	The total amount of CIL receipts for the reported year;	£1,155,231
1.(c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£737,436
1.(d)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£0
1.(e)	The total amount of CIL expenditure for the reported year;	£1,006,458
1.(f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the year	£0
1.(g)	In relation to all CIL expenditure for the reported year-:	Not Applicable
1.(g)	i) the items of infrastructure on which CIL receipts (including land payments) has been spent, and the amount of CIL spent on each item;	See Appendix 1.
1.(g)	(ii) the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0
1.(g)	(iii) the amount of CIL spent on administrative expenses pursuant to regulation 61;	£76,265
1.(g)	(iv) the amount of CIL spent on administrative expenses expressed as a percentage of CIL Demand Notices issued in that year in accordance with regulation 61;	5%

<b>Regulation 121A reference</b>	<b>Description</b>	<b>Amount</b>
1.(h)	Summary details of the items of infrastructure on which CIL (including land payments) had been allocated but not spent during the reported year, and the amount of CIL allocated to each item;	See Appendix 1.
1.(i)	The amount of CIL passed to:-	Not Applicable
1.(i)	(i) any parish council under regulation 59A or 59B;	Not Applicable
1.(i)	(ii) to the Greater Norwich Growth Board under regulation 59(4);	£924,185
1(j)	Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	Not Applicable
1(j)	(i) the total CIL receipts that regulations 59E and 59F applied to;	£173,285
1(j)	(ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure.	See Appendix 1.
1(k)	summary details of any notices served in accordance with regulation 59E, including—	Not Applicable
1(k)	(i) the total value of CIL receipts requested from each parish council;	Not Applicable
1(k)	(ii) any funds not yet recovered from each parish council at the end of the reported year;	Not Applicable
1(l)	the total amount of—	Not Applicable
1(l)	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0
1(l)	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0
1(l)	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£173,285
1(l)	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£1,029,175

Table 2 below sets out the S.106 Reporting information as required by CIL Regulation 121A (3).

<b>Regulation 121A reference</b>	<b>Description</b>	<b>Amount</b>
3.(a)	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£167,172
3.(b)	the total amount of money under any planning obligations which was received during the reported year;	£477,926
3.(c)	the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£397,942
3.(d)	Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:-	Not applicable
3.(d)	(i) in relation to affordable housing, the total number of units which will be provided;	28
3.(d)	(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	Not Applicable
3.(e)	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£4,489,043
3.(f)	the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£1,028,046
3.(g)	in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items allocated to each item;	See Appendix 1
3.(h)	in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	Not applicable
3.(h)	(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	See Appendix 1
3.(h)	(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0

<b>Regulation 121A reference</b>	<b>Description</b>	<b>Amount</b>
3.(h)	(iii)the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) relation to the delivery of planning obligations;	£0
3.(i)	(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year and	£5,572,587
3.(i)	(ii) Where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	£3,011,710

Table 2 below sets out the S278 Reporting information as required by CIL Regulation 121A (4).

<b>Regulation 121A reference</b>	<b>Description</b>	<b>Amount</b>
4.(a)	Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year	Not applicable.
4.(b)	Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	Not applicable.

Appendix 1 (see below) sets out the expenditure by transfer of Norwich City Council CIL collections to the Infrastructure Investment Fund administered by the Greater Norwich Growth Board.

### **3 Further Information**

3.1 [Access further information about the Norwich City Council Community Infrastructure Levy including the Charging Schedule, Instalment Policy, and Regulation 123 list.](#)

3.2 Further general information about the Community Infrastructure Levy is available:

[Access further information about the Community Infrastructure Levy](#)

[Access guidance on the Community Infrastructure Levy and how it operates.](#)



Annual Infrastructure Funding Statement 2020.21 - Appendix 1

Expenditure by transfer of Norwich City Council CIL collections to the Infrastructure Investment Fund administered by the Greater Norwich Growth Board. 59(4)	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total				
<b>Description</b>													
Norwich CC Contributions to GNGB Infrastructure Investment Fund	£12,210	£128,572	£332,441	£914,965	£635,044	£713,093	£711,268	£924,185	£4,371,778				
<b>Expenditure on Infrastructure in the Norwich City Council district funded by allocations by CIL Neighbourhood contributions. 59(F)</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>Total</b>	<b>Original Budget</b>	<b>Variance</b>	<b>Reallocated</b>	<b>Allocated</b>
<b>Description</b>													
5589 - Community Noticeboards	0	0	£9,488	0	0	0	0	0	£9,488	£10,000	£513	£513	N/a
5590 - Britannia Road Traffic Issues	0	0	£4,881	£1,066	0	0	0	0	£5,946	£20,000	£14,054	£14,054	N/a
AJ5200 - George Fox Way Natural Area	0	0	£2,630	£879	0	£963	£5,409	0	£9,881	£10,000	£119	£119	N/a
5593 - Lakenham Way	0	0	£600	0	0	0	0	0	£600	£7,000	£6,400	£6,400	N/a
5594 - City Trees	0	0	£44,540	£4,386	0	0	0	0	£48,926	£50,000	£1,074	£1,074	N/a
AK5200 Netherwood Green	0	0	0	0	0	£847	£960	£11,000	£12,807	£50,000	£37,193	£21,000	£28,040
AA5200 Ketts Heights	0	0	0	0	£2,991	£564	£6,769	0	£10,324	£10,000	£324	£324	N/a
AB5200 20 Acre Wood	0	0	0	£938	£0	£3,437	£2,381	0	£6,755	£10,000	£3,245	£0	£3,245
AC5200 Chapel Break Play Area	0	0	0	£1,416	£563	£220	0	0	£2,199	£4,000	£1,801	£1,801	N/a
5561 Eaton Green Play Area	0	0	0	0	£3,910	-0	0	0	£3,910	£4,000	£90	£90	N/a
AD5200 Community Enabling Grants	0	0	0	0	£5,000	£515	0	2,609.55	£8,125	£12,000	£3,875	£0	£3,875
AL5200 Matched Funding Community Grants	0	0	0	0	£20,000	£5,000	£29,660	£12,125	£56,785	£61,357	£4,572	£0	£4,572
5597 Grant contribution to Norfolk Car Club	0	0	0	0	£5,000	0	0	0	£5,000	£5,000	£0	£0	N/a
5598 Mile Cross Promenade public realm improvements	0	0	0	0	£1,143	£138	0	0	£1,281	£1,281	£0	£0	N/a
AN5200 Parish Partnership Matched Funding - Drayton Road x'ing	0	0	0	0	0	0	£25,000	0	£25,000	£25,000	£0	£0	N/a
AN5200 Parish Partnership Matched Funding - Barnes Close Alley	0	0	0	0	0	0	£7,500	0	£7,500	£7,500	£0	£0	N/a
AA1133 CILN Bowers Avenue Play Area	0	0	0	0	0	0	0	£24,997	£24,997	£50,000	£25,003	£25,003	N/a
AQ5200 CIL Neighbourhood West Earham	0	0	0	0	0	0	0	£21,541	£21,541	£24,200	£2,659	£2,659	N/a
AR5200 CILN Shopmobility Grant	0	0	0	0	0	0	0	£10,000	£10,000	£10,000	£0	£0	N/a
<b>Total Annual CIL Neighbourhood Expenditure.</b>	<b>£0</b>	<b>£0</b>	<b>£62,138</b>	<b>£8,684</b>	<b>£38,608</b>	<b>£1,684</b>	<b>£77,678</b>	<b>£82,273</b>	<b>£188,793</b>	<b>£371,338</b>	<b>£100,272</b>	<b>£17,065</b>	<b>£39,732</b>
<b>Norwich CC CIL Neighbourhood Contributions Collected</b>	<b>£2,289</b>	<b>£24,107</b>	<b>£62,333</b>	<b>£171,556</b>	<b>£119,071</b>	<b>£133,705</b>	<b>£133,363</b>	<b>£173,285</b>	<b>£646,424</b>				

[Access details of the infrastructure expenditure funded by the GNGB Infrastructure Investment Fund at the Greater Norwich Growth Board Community Infrastructure Levy site.](#)



## **South Norfolk Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding statement for 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021**

Regulation 121A, paragraph 1 (b) of The Community Infrastructure Levy Regulations 2010 (as amended) requires a “contribution receiving authority” (Broadland District Council) to prepare a report in relation to the previous financial year which includes the matters specified in paragraph 1 of Schedule 2. A contribution receiving authority is defined as any charging authority which issues a liability notice during the reported year.

The three planning authorities of Norwich City, Broadland and South Norfolk District Councils have a unique partnership arrangement to manage the re-allocation of their Community Infrastructure Levy (CIL) income. Once the amount for neighborhood CIL and an administration fee is deducted, the remaining balance is transferred to a ‘shared pool’ called the Infrastructure Investment Fund (IIF). Together with Norfolk County Council and the New Anglia LEP, the five partners oversee the delivery of a joint Greater Norwich growth programme of projects under the direction of the Greater Norwich Growth Board (GNGB).

Since the establishment of the GNGB in 2014, the partnership has allocated over £22m of IIF funding and £40m of CIL supported borrowing which has levered in at least an additional £230m to deliver infrastructure projects within the Greater Norwich area.

The GNGB’s partnership working practices, and particularly the pooling arrangements of CIL contributions within the IIF, are considered an ‘exemplar model of working’ by the Planning Advisory Service (PAS). They have also cited the GNGB as a partnership who are pursuing ambitious growth agendas under strong strategic leadership and cross boundary collaboration.

The GNGB have published their project-specific IIF allocations through their joint Five Year Infrastructure Investment Plan on an annual basis since 2016, before it became a legislative requirement to publish this information within an Infrastructure Funding Statement (IFS). Unfortunately, Greater Norwich’s unique CIL pooling arrangements does not concur with a requirement to report CIL allocations on a District specific basis, because their partnership approach delivers infrastructure cross boundaries. Therefore all CIL re-allocation information required within an IFS continues to be publicly reported within the GNGB’s Five Year Infrastructure Investment Plan. [Access the GNGB Five Year Infrastructure Investment Plan.](#)

The GNGB report their CIL income and allocations within each AMR. [Access the AMR.](#)

Allocations from the IIF are currently restricted to Transport, Education, Green Infrastructure and Community (which

includes sports). These four thematic groups are agreed within the Greater Norwich adopted CIL charging policy. When CIL was initially adopted, local authorities were required to report a regulation 123 list confirming the infrastructure thematic groups which were considered within their CIL charging calculations and therefore the groups to which CIL can be reallocated to. Although the need for this list was withdrawn by legislation from September 2019, this does not automatically allow other groups to apply to the IIF as the Greater Norwich authorities are still adhering to their locally adopted CIL charging policy.

The GNGB understand the funding pressures that other infrastructure thematic groups are experiencing and were planning to undertake a review of CIL alongside the development of the Greater Norwich Local Plan. This was put on hold following the publication of the Planning For The Future – White Paper in August 2020, which proposes the cessation of CIL in favour of a new Infrastructure Levy. [Access Planning for the Future – White Paper](#). More details regarding this change are expected to be published by Government but the timetable for this is currently unknown. Until the future of CIL is more certain the GNGB will proceed with their adopted policy.

### **Reporting Information as required by Schedule 2 of Community Infrastructure Levy Regulation 121A for the year 2019 to 2020 for South Norfolk Council**

<b>Paragraph</b>	<b>Description</b>	<b>Amount</b>
1 (a)	The total value of CIL set out in all demand notices issued in the reported year	£4,649,722.24
1 (b)	The total amount of CIL receipts for the reported year	£5,428,217.49
1 (c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	NIL <a href="#">See GNGB website for details</a>
1 (d)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	NIL <a href="#">See GNGB website for details</a>
1 (e)	The total amount of CIL expenditure for the reported year	£5,428,217.49 (passed to GNGB, Parishes & admin)
1 (f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	<a href="#">See GNGB website for details</a>
1 (g)	In relation to CIL expenditure for the reported year, summary details of-	

<b>Paragraph</b>	<b>Description</b>	<b>Amount</b>
1 (g)	(i) The items of infrastructure on which CIL (including land payments) has been spent and the amount of CIL spent on each item	<a href="#">See GNGB website for details</a>
1 (g)	(ii) The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)	<a href="#">See GNGB website for details</a>
1 (g)	(iii) The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with the regulations	£271,410.92 (5% of total CIL collected)
1 (h)	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated and the amount of CIL allocated to each item.	<a href="#">See GNGB website for details</a>
1 (i)	The amount of CIL passed to-	N/A
1 (i)	(i) Any parish council under regulation 59A or 59B and	£991,971.67
1 (i)	(ii) Any person under regulation 59 (4)	£4,154,202.66 passed to GNGB to spend
1 (j)	Summary details of the receipt and expenditure of CIL receipts to which regulations 59e or 59F applied during the reported year including-	N/A
1 (j)	(i) The total CIL receipts that regulations 59E and 59F applied to	£10,632.24
1 (j)	(ii) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item	£4,897.21 See separate box for details
1 (k)	Summary details of any notices served in accordance with regulation 59E, including	N/A

<b>Paragraph</b>	<b>Description</b>	<b>Amount</b>
1 (k)	(i) The total value of CIL receipts requested from each parish council	NIL
1 (k)	(ii) Any funds not yet recovered from each parish council at the end of the reported year	NIL
1 (l)	The total amount of-	N/A
1 (l)	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied	NIL
1 (l)	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied	NIL
1 (l)	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	£10,632.24
1 (l)	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	£927.97

CIL Payments received and allocated for Financial year 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021

Parish	Application number	Amount received	Surcharges (excluded from Parish allocation)	Payment to Parish (excluding surcharges and subject to Parish caps) 15%	Payment to Parish (excluding surcharges and subject to Parish caps) 25%	Amount retained under reg 59F	5% admin	Amount to GNGB
Aldeby	2019/1238	19,321.52	N/A	£2,898.23	N/A	N/A	£966.08	£15,457.22
Alpington	2017/0434	18,825.32	N/A	£2,823.80	N/A	N/A	£941.27	£15,060.26
Alpington	2019/1027	3,622.78	N/A	£543.42	N/A	N/A	£181.14	£2,898.22
Ashwellthorpe	2018/0823	6,180.76	N/A	£927.11	N/A	N/A	£309.04	£4,944.61
Ashwellthorpe	2020/0100	366.41	N/A	£54.96	N/A	N/A	£18.32	£293.13
Ashwellthorpe	2015/0663	10,020.68	N/A	£1,503.10	N/A	N/A	£501.03	£8,016.54
Aslacton	2019/1665	3,262.49	N/A	£489.37	N/A	N/A	£163.12	£2,609.99
Aslacton	2019/2523	12,190.30	N/A	£1,828.55	N/A	N/A	£609.52	£9,752.24
Barford	2019/1117	53,702.77	N/A	£8,055.42	N/A	N/A	£2,685.14	£42,962.22
Barnham Broom	2020/1458	6,546.12	N/A	£981.92	N/A	N/A	£327.31	£5,236.90
Bawburgh	2020/0102	4,016.46	N/A	£602.47	N/A	N/A	£200.82	£3,213.17
Bedingham	2020/0602	3,298.99	N/A	N/A	N/A	£494.85	£164.95	£2,639.19
Bedingham	2020/2246	2,212.97	N/A	N/A	N/A	£331.95	£110.65	£1,770.37
Bracon Ash	2020/1775	8,878.48	N/A	£1,331.77	N/A	N/A	£443.92	£7,102.78
Bramerton	2020/2092	19,889.19	N/A	£2,983.38	N/A	N/A	£994.46	£15,911.35
Bressingham	2018/1018	14,395.36	N/A	£2,159.30	N/A	N/A	£719.77	£11,516.29
Bressingham	2020/0710	1,902.53	N/A	£285.38	N/A	N/A	£95.13	£1,522.02
Bressingham	2019/0404	7,279.11	N/A	£1,091.87	N/A	N/A	£363.96	£5,823.29
Bressingham	2019/1164	898.06	N/A	£134.71	N/A	N/A	£44.90	£718.45
Bressingham	2019/2447	5,496.20	N/A	£824.43	N/A	N/A	£274.81	£4,396.96
Bressingham	18/2692	45,133.86	N/A	£6,770.08	N/A	N/A	£2,256.69	£36,107.09

Parish	Application number	Amount received	Surcharges (excluded from Parish allocation)	Payment to Parish (excluding surcharges and subject to Parish caps) 15%	Payment to Parish (excluding surcharges and subject to Parish caps) 25%	Amount retained under reg 59F	5% admin	Amount to GNGB
Bressingham	2021/0006	947.01	N/A	£142.05	N/A	N/A	£47.35	£757.61
Bressingham	2020/0807	2,734.01	N/A	£410.10	N/A	N/A	£136.70	£2,187.21
Brooke	2020/0464	1,317.68	N/A	£197.65	N/A	N/A	£65.88	£1,054.14
Brooke	2017/2925	9,026.81	N/A	£1,354.02	N/A	N/A	£451.34	£7,221.45
Brooke	2018/2308	9,806.01	N/A	£1,470.90	N/A	N/A	£490.30	£7,844.81
Broome	2016/2689	60,923.75	£2,500.00	£8,763.56	N/A	N/A	£3,046.19	£49,114.00
Bunwell	2017/2904	6,530.74	N/A	£979.61	N/A	N/A	£326.54	£5,224.59
Bunwell	2018/2750	9,248.16	N/A	£1,387.22	N/A	N/A	£462.41	£7,398.53
Burston	2020/0857	3,273.06	N/A	£490.96	N/A	N/A	£163.65	£2,618.45
Burston	2018/0148	20,602.53	N/A	£3,090.38	N/A	N/A	£1,030.13	£16,482.02
Carleton Rode	2020/0971	3,945.99	N/A	£591.90	N/A	N/A	£197.30	£3,156.79
Chedgrave	2019/1950	10,710.55	N/A	£1,606.58	N/A	N/A	£535.53	£8,568.44
Cingleford	2018/2835	563,611.80	N/A	N/A	£140,902.95	N/A	£28,180.59	£394,528.26
Colney (reduced by Parish Cap)	2019/0341	72,749.54	N/A	N/A	N/A	£9,805.44	£3,637.48	£59,306.62
Colney (reduced by Parish cap)	2019/2432	5,031.14	N/A	N/A	N/A	N/A	£251.56	£4,779.58
Costessey	2019/1771	30,265.35	N/A	£4,539.80	N/A	N/A	£1,513.27	£24,212.28
Costessey	2019/1689	23,413.92	N/A	£3,512.09	N/A	N/A	£1,170.70	£18,731.14
Costessey	2016/2284	19,379.43	N/A	£2,906.91	N/A	N/A	£968.97	£15,503.54
Cringleford	2018/2791	1,691.14	N/A	N/A	£422.79	N/A	£84.56	£1,183.80
Cringleford	2018/2783	408,378.42	N/A	N/A	£102,094.61	N/A	£20,418.92	£285,864.89
Cringleford	2018/2200	796,180.81	N/A	N/A	£199,045.20	N/A	£39,809.04	£557,326.57
Cringleford	2018/2404	82,654.08	N/A	N/A	£20,663.52	N/A	£4,132.70	£57,857.86
Cringleford	2018/2784	420,444.43	N/A	N/A	£105,111.11	N/A	£21,022.22	£294,311.10

Parish	Application number	Amount received	Surcharges (excluded from Parish allocation)	Payment to Parish (excluding surcharges and subject to Parish caps) 15%	Payment to Parish (excluding surcharges and subject to Parish caps) 25%	Amount retained under reg 59F	5% admin	Amount to GNGB
Cringleford	2018/2785	68,649.68	N/A	N/A	£17,162.42	N/A	£3,432.48	£48,054.78
Denton	2020/0444	1,571.35	N/A	£235.70	N/A	N/A	£78.57	£1,257.08
Diss	2018/2699	7,693.39	N/A	£1,154.01	N/A	N/A	£384.67	£6,154.71
Diss	2018/1897	7,593.88	N/A	£1,139.08	N/A	N/A	£379.69	£6,075.10
Diss	2020/0742	7,469.20	N/A	£1,120.38	N/A	N/A	£373.46	£5,975.36
Flordon	2018/1318	20,780.69	N/A	£3,117.10	N/A	N/A	£1,039.03	£16,624.55
Gillingham	2019/1013	40,992.34	N/A	£6,148.85	N/A	N/A	£2,049.62	£32,793.87
Gissing	2019/1212	2,951.90	N/A	£442.79	N/A	N/A	£147.60	£2,361.52
Hales	2020/0580	10,745.78	N/A	£1,611.87	N/A	N/A	£537.29	£8,596.62
Hempnall	2019/2576	6,341.77	N/A	£951.27	N/A	N/A	£317.09	£5,073.42
Hempnall	2019/0864	45,572.68	N/A	£6,835.90	N/A	N/A	£2,278.63	£36,458.14
Hethersett	2018/1216	17,631.01	N/A	£2,644.65	N/A	N/A	£881.55	£14,104.81
Hethersett	2018/2769	603.80	N/A	£90.57	N/A	N/A	£30.19	£483.04
Keswick	2019/2370	1,536.12	N/A	£230.42	N/A	N/A	£76.81	£1,228.90
Little Melton	2015/1697	16,693.62	N/A	£2,504.04	N/A	N/A	£834.68	£13,354.90
Little Melton	2019/1309	3,824.05	N/A	£573.61	N/A	N/A	£191.20	£3,059.24
Little Melton	2019/1309	8,050.63	N/A	£1,207.59	N/A	N/A	£402.53	£6,440.50
Little Melton	2015/1697	50,080.87	N/A	£7,512.13	N/A	N/A	£2,504.04	£40,064.70
Loddon	2020/0080	3,269.54	N/A	£490.43	N/A	N/A	£163.48	£2,615.63
Long Stratton	2020/0694	2,043.46	N/A	£306.52	N/A	N/A	£102.17	£1,634.77
Long Stratton	2020/1848	10,287.76	N/A	£1,543.16	N/A	N/A	£514.39	£8,230.21
Long Stratton	2020/2387	309.11	N/A	£46.37	N/A	N/A	£15.46	£247.29
Morningthorpe	2020/1039	4,150.34	N/A	£622.55	N/A	N/A	£207.52	£3,320.27
Mulbarton	2018/2434	19,413.92	N/A	N/A	£4,853.48	N/A	£970.70	£13,589.74
Mulbarton	2020/0630	4,566.08	N/A	N/A	£1,141.52	N/A	£228.30	£3,196.26
Needham	2020/0403	1,234.53	N/A	£185.18	N/A	N/A	£61.73	£987.62



Parish	Application number	Amount received	Surcharges (excluded from Parish allocation)	Payment to Parish (excluding surcharges and subject to Parish caps) 15%	Payment to Parish (excluding surcharges and subject to Parish caps) 25%	Amount retained under reg 59F	5% admin	Amount to GNGB
Norton Subcourse	2020/1851	9,371.73	N/A	£1,405.76			£468.59	£7,497.38
Poringland	2017/2006	6,664.63	N/A	£999.69	N/A	N/A	£333.23	£5,331.70
Poringland	2019/0652	434.73	N/A	£65.21	N/A	N/A	£21.74	£347.78
Poringland	2017/0047	11,946.84	N/A	£1,792.03	N/A	N/A	£597.34	£9,557.47
Pulham Market	2020/0963	8,173.84	N/A	£1,226.08	N/A	N/A	£408.69	£6,539.07
Pulham Market	2019/2568	12,049.37	N/A	£1,807.41	N/A	N/A	£602.47	£9,639.50
Pulham Market	2020/1680	7,398.73	N/A	£1,109.81	N/A	N/A	£369.94	£5,918.98
Scole	2019/0956	33,535.92	N/A	£5,030.39	N/A	N/A	£1,676.80	£26,828.74
Shelfanger	2019/2071	4,427.85	N/A	£664.18	N/A	N/A	£221.39	£3,542.28
Shelton	2020/0131	1,169.70	N/A	£175.46	N/A	N/A	£58.49	£935.76
Spooner Row	2016/0627	55,088.19	N/A	£8,263.23	N/A	N/A	£2,754.41	£44,070.55
Swainsthorpe	2020/1665	1,409.28	N/A	£211.39	N/A	N/A	£70.46	£1,127.42
Swardeston	2020/0874	281.86	N/A	£42.28	N/A	N/A	£14.09	£225.49
Swardeston (reduced by Parish cap)	17/2247	435,723.73	N/A	£62,011.89	N/A	N/A	£21,786.19	£351,925.65
Tharston	2019/0552	12,693.18	N/A	£1,903.98	N/A	N/A	£634.66	£10,154.54
Tibenham	2019/1821	645.93	N/A	£96.89	N/A	N/A	£32.30	£516.74
Tivetshall	2020/2332	407.47	N/A	£61.12	N/A	N/A	£20.37	£325.98
Tivetshall	2020/2035	293.13	N/A	£43.97	N/A	N/A	£14.66	£234.50
Tivetshall	2020/2037	899.94	N/A	£134.99	N/A	N/A	£45.00	£719.95
Toft monks	2019/1261	1,382.03	N/A	£207.30	N/A	N/A	£69.10	£1,105.62
Trowse - reduced by Parish cap	2018/1246	572,849.43	N/A	£64,918.75	N/A	N/A	£28,642.47	£479,288.21

Parish	Application number	Amount received	Surcharges (excluded from Parish allocation)	Payment to Parish (excluding surcharges and subject to Parish caps) 15%	Payment to Parish (excluding surcharges and subject to Parish caps) 25%	Amount retained under reg 59F	5% admin	Amount to GNGB
Trowse (reduced by Parish cap)	2018/1246	319,039.45	N/A	£26,606.61	N/A	N/A	£15,951.97	£276,480.87
Wortwell	2019/0412	8,143.89	N/A	£1,221.58	N/A	N/A	£407.19	£6,515.11
Wramplingham	2019/1186	8,605.12	N/A	£1,290.77	N/A	N/A	£430.26	£6,884.10
Wymondham	2018/0583	30,903.80	N/A	£4,635.57	N/A	N/A	£1,545.19	£24,723.04
Wymondham	2019/2463	8,534.97	N/A	£1,280.25	N/A	N/A	£426.75	£6,827.98
Wymondham	2020/0778	6,257.22	N/A	£938.58	N/A	N/A	£312.86	£5,005.78
Wymondham	2017/2924	9,370.19	N/A	£1,405.53	N/A	N/A	£468.51	£7,496.15
Wymondham	2019/0536	315,283.39	N/A	£47,292.51	N/A	N/A	£15,764.17	£252,226.71
Wymondham	2018/0049	14,750.38	£2,309.86	£1,866.08	N/A	N/A	£737.52	£12,146.78
Wymondham	2019/0536	315,283.39	N/A	£47,292.51	N/A	N/A	£15,764.17	£252,226.71
Wymondham	2019/2463	25,604.90	N/A	£3,840.74	N/A	N/A	£1,280.25	£20,483.92
Wymondham	2020/1105	13,819.78	N/A	£2,072.97	N/A	N/A	£690.99	£11,055.82
Wymondham	2020/1962	1,409.28	N/A	£211.39	N/A	N/A	£70.46	£1,127.42
n/a	n/a	5,428,217.49	£4,809.86	£400,574.08	£591,397.59	£10,632.24	£271,410.92	£4,154,202.66

Funds were distributed to parishes and the GNGB in October 2020 and April 2021

Funds distributed to parishes and the GNGB in October 2020 and April 2021	Funds
Total receipts received by SNC	£5,428,217.49
Total amount to parish/town Councils	£991,971.67
Total for administration	£271,410.92
Total passed to GNGB	£4,154,202.66
Total retained by SNC	£10,632.24

Items of infrastructure to which the CIL receipts to which regulation 59F applied have been spent

Parish	Project	Expenditure
Colney	Refurbishment of Parish rooms	£4,798.82
Framingham Pigot	Replacement defibrillator pads	£98.39

## **Appendix C – Duty to Cooperate**

### **2020/21 Duty to Cooperate Update**

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

The three local authorities working with County Council and Broads Authority are producing a joint Greater Norwich Local Plan. Regulation 19 publication is expected in February/March 2021.

#### **Organisation**

The formal establishment of the **Greater Norwich Growth Board (GNGB)**, with a stronger focus on delivery is led by Member level board including the Chair of the New Anglia LEP. The board is supported by a Director's group, dedicated staff and officer level groupings including planning policy officers. It over sees the implementation of the infrastructure investment programme across Greater Norwich. Through the provision of the Greater Norwich **City Deal** and efforts from the GNGB programme delivery has been successful. Infrastructure constraints on future development have eased considerably in recent years. The Greater Norwich Growth Programme is developed and approved by Broadland Council, Norwich City Council, South Norfolk Council, Norfolk County Council and the New Anglia Local Enterprise Partnership, working as the Greater Norwich Growth Board. The programme is drawn together from the Joint five-year Infrastructure Investment Plan and identifies schemes to be prioritised for delivery within each financial year.

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

This arrangement replaced the **Greater Norwich Development Partnership (GNDP)** which oversaw the development of the JCS (Adopted) (2011) (2014). However, the GNDP has been re-established to provide political guidance to the joint planning team during the plan-making process for the Greater Norwich Local Plan (GNLP), scheduled for adoption in 2022. The partnership consists of representatives from the three Greater Norwich authorities, Norfolk County Council and the Broads Authority. At senior officer level, the **Greater Norwich Infrastructure Delivery and Planning Board (GNIDPB)** serves both the GNDP and GNDB. Membership of this Director's

Board consist of representatives of all four councils, the LEP and the Broads Authority.

Norfolk authorities have a strong record of working together through a range of formal and less formal mechanisms. A Strategic Officer Group has been established for many years and in January 2014 a **Members Forum** was established with the overall purpose of ensuring that the requirements of Duty were met. This comprised Members from each of the Norfolk district councils and the Broads Authority together with Norfolk County Council (the 'Core Group') supported by the **Norfolk Strategic Planning Officer Group (NSPG)** which meets on a quarterly basis to progress work under the duty. Its terms of reference were reviewed in January 2015. The Forum's overall purpose is to ensure that the requirements of Duty to Cooperate when preparing development plans is discharged in a way which enhances the planning and strategic matters and minimises the risk of unsound plans. It will provide the political input and steerage necessary to discharge the duty.

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

The Forum is currently overseeing the preparation of the Norfolk Strategic Planning Framework (NSPF) which considers and seek agreement in relation to the strategically important cross boundary issues affecting the delivery of growth in Norfolk. This framework is intended to inform the preparation of statutory development plans.

The NSPF has been formally endorsed by all Norfolk authorities and published on the Norfolk County Council website in 2018. The framework contains high level agreements on how to work together constructively on strategic planning matters across the county. The framework is a live document that will be updated to reflect the latest change in government legislation. As such, following the requirement set out in Government's new National Planning Policy Framework (NPPF), the second iteration of the framework has been produced reflecting the impacts of the new housing methodology and the ability of each authority to meet its own housing needs as well as meeting the requirement having a Statement of Common Ground. This revised second iteration was formally endorsed by all stakeholder authorities in October 2019.

In 2020, the third iteration of the Framework is currently in the production process and due to be formally endorsed by all stakeholder authorities in January 2021.

**The Norfolk Strategic Planning Officers Group (NSPG)** is a monthly meeting of senior

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

### **Joint Evidence Base**

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

#### **Strategic Housing Market Assessment (SHMA) (2017)**

The updated SHMA (2017) built on the work of the Central Norfolk SHMA 2015 to produce new estimates for OAN and affordable housing needs and types of dwellings across Central Norfolk. In summary this SHMA provides new OAN for Central Norfolk to consider. Revisions to the NPPF in 2019 now mean that the quantity of homes needed are calculated in accordance with the standard methodology in national guidance. This currently applies a fixed uplift to household projections based on the relationship between local incomes and house prices for each local authority area.

The types and tenures of dwelling required are still currently determined by SHMA 2017, until updates emerge from the new housing needs study due to be commissioned in 2020. The due to be commissioned study now titled "Central and Eastern Norfolk Housing Needs

Assessment" has not been officially commissioned in 2020 due to the uncertainty made by the Government's consultation on seeking views on the acceptability of a revised method of accessing housing need. For this reason, it was agreed for each authority will give further consideration to their individual evidence requirement in relation to housing need in order to inform the timescales for procurement.

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

#### **Norfolk Housing and Economic Land Availability Assessment (HELAA)**

Housing and Economic Land Availability Assessments (HELAAAs) are key evidence documents which support the preparation of local plans. Their purpose is to establish

how much suitable development land there is in an area and to test if this land could be developed. They help local planning authorities to understand the level of growth they can plan for and the areas where growth can be accommodated. These assessments are not policy documents and they do not determine if land should be allocated for development or if planning permission should be granted. As part of the Duty to Co-operate a consistent methodology for producing HELAAs is being used across all of the planning authorities in Norfolk. As such The Norfolk HELAA methodology (July 2016) applies to the following authorities:

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

The preparation of HELAAs has been underway following consultation on the approach taken and the adoption of a consistent Norfolk-wide methodology taking account any feedback arising from the consultation.

The methodology is considered to have been prepared in accordance with national guidance but would use an alternative size threshold for sites in certain rural locations and would seek to capture all potentially suitable sites within the Broads Authority area, where development potential is significantly constrained.

HELAA is the starting point and has informed the site analysis for the emerging Greater Norwich Local Plan.

### **East of England Forecasting Model (EEFM)**

The county, working with cross regional partners, has continued to support the East of England Forecasting Model (EEFM) which provides consistent economic forecasts annually for a range of including the New Anglia LEP, Norfolk, Greater Norwich and the individual districts. It therefore provides coverage for all the areas within and surrounding Greater Norwich. The principal purpose of the model is to help to inform strategic planning matters and set bench mark figures to monitor performance and as a robust evidence for fund bidding. The EEFM is overseen by a steering group of officers from upper tier authorities and the LEPs from the model area.

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

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

Specifically, for the Greater Norwich area, there is ongoing work to keep the evidence current, and an updated Needs Assessment is expected in 2022. In addition to a desktop study, evidence gathering will include engagement and interviews with families from travelling communities.

### **Sustainability Appraisal**

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

In order to identify the scope and level of detail of the information to be included in the SA a scoping report was produced for the GNLP, agreed by Broadland District Council, Norwich City Council and South Norfolk Council between January and March 2017.

An Interim SA Report of the emerging policy alternatives within the GNLP: Growth Options consultation document was completed and published as part of that consultation and a further iteration supported the consultation from January to March 2020. A further revised SA will be produced for the Reg19 proposed submission version of Plan, which is currently timetabled for January 2021.

### **Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy**

Norfolk local planning authorities have produced in collaboration with the Environment Agency, Natural England, Wild Anglia, Forestry Commission and other local partners the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy. This is an action plan which addresses the recreational pressures on Natura 2000 protected sites in a coordinated way and therefore helps address requirements arising from Habitat Regulations Assessments from respective Local Plans. The Strategy includes:

- A Recreational Impact Avoidance and Mitigation Strategy (RAMs)- a programme of County Wide mitigation measures to avoid adverse effects on protected habitat sites from the in-combination recreational impacts from new residential development. These measures include deployment of wardens/rangers, signage, fencing and monitoring. The cost of measures is proposed to be funded by a county-wide standard tariff on new residential development. It is proposed for the mitigation to be administered collectively at the county level.
- Identification of GI opportunities which aims to divert visitors from sensitive habitat sites

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

A consortium of Norfolk LPAs, comprising Broadland District Council, Great Yarmouth Borough Council, the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Norwich City Council, South Norfolk Council and the Broads Authority, commissioned a Level 1 SFRA to inform strategic planning decisions, the



preparation of local plans and to inform development management decisions. Strategic Flood Risk Assessments (SFRAs) form part of the evidence base of the local plan and can be used to inform the Sustainability Appraisal. This report, produced by JBA Consulting, is available on the Greater Norwich Local Plan (GNLP) website [here](#).

The Greater Norwich authorities, comprising Broadland District Council and South Norfolk District Council, have commissioned a stage 2 SFRA to further assist in the process of site selection and to meet national planning requirements for allocating sites in areas with some flood risk. This is being produced by JBA consulting and is due to be completed in early 2021.

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

GVA Consultancy was commissioned to undertake an Employment, Retail and Town Centre Study on behalf of the three local authorities (Norwich City Council, Broadland District Council and South Norfolk Council) and Norfolk County Council that form the Greater Norwich area. This report was completed in 2017. It has since been updated in 2020 by Avison Young, now titled as "Greater Norwich Town Centres & Retail Study Update". The same consultant has also produced the "The Greater Norwich Employment Land Assessment Addendum 2020".

### **Greater Norwich Viability Assessment**

The study was commissioned as an evidence document to underpin the GNLP. As is required by guidance for plan-making, it is a high-level study that considers various site typologies. The main document was finalised in December 2020 but supplementary appendices were also commissioned in 2021 and 2022.

These appendices provide additional information on the viability of urban development typologies, specialist older person's housing, and self/custom-build housing.

### **Health Protocol – An Engagement Protocol between Local Planning Authorities, Public Health Sector Organisations in Norfolk (December 2019)**

To help ensure health issues are addressed a protocol for joint working between planning, public health and health sector organisations was agreed in 2017 and has been revised to take account of the emergence of the NHS Sustainability and Transformation Partnership (STP). Throughout this revision support has come from several quarters, including each of the Norfolk and Waveney Clinical Commissioning Group (CCGs). The Protocol seeks to explain the relationship of land-use planning to public health, giving an overview of the planning system to health professionals and an overview of health service commissioning structures to land-use planners. There are mutual commitments to discuss development-related pressures on healthcare services and opportunities for high-quality place-making to enable people to make healthier lifestyle choices. The protocol also provides a single point of contact for local planning authorities within the healthcare system for feedback on planning applications and general advice. Working with STP colleagues affords an opportunity for long term

planning and growth to be considered alongside health infrastructure needs.

The Protocol seeks for health professionals and town planners to work together to secure new healthcare facilities required as a result of development. To assist with such negotiations modelling data has been used to give an indication of future healthcare requirements for Norfolk. Based on each CCG area, projections are given on future demand for acute hospital beds, intermediate care beds, and the numbers of General Practitioners required. The population increases are modelled on low, medium and high scenarios for house-building rates, reflecting the uncertainty as to how economic conditions might affect the house-building industry in coming years. The Protocol also includes a Health Planning Checklist that consists of six place-making themes. Whilst use of the Checklist is not mandatory; it is simply made available to all practitioners as a convenient method to appraise development schemes in advance of, or at the point of, making a planning application. Additionally there is agreement that within the GNLP area all developments in excess of 500 homes should use a Health Impact assessment. HIA use is to be actively encouraged to tackle health inequalities and the promotion of good health across all areas alongside wider use of both HIAs and the checklist to actively consider designing in health benefits.

The Protocol is currently being reviewed and the intention is to have an updated version endorsed by all LPAs by the end of 2022. The review has taken into account the new structures in the NHS including the replacement of the STP with the ICS (Integrated Care System), which comprises an integrated Care Partnership and Integrated Care Board. The review of the Protocol has largely focused on the following:

- Updating of NHS and ICS structures – ensuring LPAs still have a single point of contact into the NHS; and reaffirming their status as “first point of contact”;
- Checking current engagement and feedback process from both planning and NHS perspective and whether this is still the most appropriate way to engage within the changing landscape;
- Inclusion of Infrastructure Delivery Plans (IDPs) – do LPAs need to engage Health Sector on these Plans too;
- Building in principles of healthy design and reviewing the checklist, supported by information on relative impacts on population health i.e. looking at preventative measure towards good health;
- Review the role and scope of HIAs (or similar) proportionate to impact and capacity and affirming prevention principles at early stages.

Whilst the pandemic has clearly altered work patterns for some in terms of a shift towards working from home, this has not been the case for all workers and others are returning to prior levels of activity. The Protocol Review has considered in very broad terms the implications of the Pandemic on Planning in Health, although it is recognised that it is not the remit of the engagement Protocol to address the wider strategic and long term implications arising from the global pandemic.

### **Greater Norwich Local Plan Habitats Regulation Assessment (HRA)**

The Landscape Partnership was commissioned by the Greater Norwich Development Partnership to undertake a Habitat Regulations Assessment (HRA) of

the GNLP. A screening report focussing on the assessment of twenty two strategic growth locations for the emerging plan, was completed in July 2017. Subsequently an Interim HRA was completed which assessed the emerging policy alternatives within the GNLP: Growth Options consultation document. Further updates supported the consultation from January to March 2020. A further revised HRA will be produced for the Reg 19 proposed submission version of Plan, which is currently timetabled for January 2021.

### **Neighbourhood Plans**

The **Localism Act (2011)** brought a range of new powers to communities across the country to enable them to play a greater part in planning their future. One of these powers introduced was **Neighbourhood Plans** produced by parish and town councils and subsequently adopted by the respective local planning authority. As a result, each respective authority supports parish and town councils as well as neighbourhood forums in the case of Norwich which are in the process of developing a Neighbourhood Plan.

To date a number of Neighbourhood Plans have been 'made' by Broadland District Council and South Norfolk Council in accordance with the Joint Core Strategy and in some instances, the Broads Authority Core Strategy as well as the National Planning Policy Framework. In addition, there are other Neighbourhood Plans currently in progress. Once made, a Neighbourhood Plan becomes part of the **Development Plan**.

## Appendix D – Update on Sustainability Appraisal Baseline Environment

Indicator	Target	Source	2019/2020	2020/2021
Percentage of residents who travel to work: a) By private motor vehicle b) By public transport c) By foot or cycle d) Work at home or mainly at home	a) Decrease b) Increase c) Increase d) Increase	Census	See table 3.25 in Objective 7 of main AMR	See table 3.25 in Objective 7
% of river length assessed as good or better: a) Overall status b) Ecological status c) Biological status d) General physio chem status e) Chemical class	To increase the proportion of Broadland Rivers classed as 'good or better'	EA	No data	No data
Development permissions granted contrary to Environment Agency advice on water quality grounds	None	LPA	Greater Norwich area: 0 Broadland: 0 Norwich: 0 South Norfolk: 0	Greater Norwich area: 0 Broadland: 0 Norwich: 0 South Norfolk: 0
Number of designated Air Quality Management Areas (AQMAs)	Decrease	LPA	Greater Norwich area: 1 Broadland: 0 Norwich: 1 South Norfolk: 0	Greater Norwich area: 1 Broadland: 0 Norwich: 1 South Norfolk: 0

Indicator	Target	Source	2019/2020	2020/2021
<p>Concentrations of selected air pollutants (micrograms per litre)</p> <p>a) annual average concentrations of Nitrogen Dioxide</p> <p>b) annual average Particulate Matter</p>	Decrease	LPA	<p>Broadland:</p> <p>a) below 40µg/m<sup>3</sup></p> <p>b) Monitoring not required</p> <p>Norwich:</p> <p>a) 13 (LF); 41 (CM)</p> <p>b) 14 (LF); (CM)</p> <p>South</p> <p>Norfolk: No data</p>	<p>Broadland:</p> <p>a) below 40µg/m<sup>3</sup></p> <p>b) Monitoring not required</p> <p>Norwich:</p> <p>a) 10 (LF); 30 (CM)</p> <p>b) No data South</p> <p>Norfolk:</p> <p>a) 22.2µg/m<sup>3</sup></p> <p>b) No data</p>
Net change in condition of SSSIs – percentage of SSSIs in favourable or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	No data	No data
<p>Norfolk Biodiversity Action Plan progress:</p> <p>a) habitats actions in progress/completed</p> <p>b) species actions in progress/completed</p>	Increase	Norfolk Biodiversity Information Service	Options for other indicators are being explored with Norfolk Biodiversity Partnership	Options for other indicators are being explored with Norfolk Biodiversity Partnership

Indicator	Target	Source	2019/2020	2020/2021
Net change in Local Sites in "Positive Conservation Management" – percentage of sites	To increase	Norfolk Biodiversity Information Service	No data	No data
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register	To decrease	LPA	Greater Norwich area: Broadland a) 28(2%) b) 23(17%) Norwich: a) 28(1.9%) b) 2(8%) South Norfolk: a) 20 b) 5	Greater Norwich area: Broadland: a) 28(2%) b) 23(17%) Norwich: a) 27(2.6%) b) 4(16%) South Norfolk: a) 20 c) 5
Net change in number of Tree Preservation Orders (TPOs)	None to be lost as a result of development	LPA	No data	No data
Total CO2 emissions per capita (million tonnes carbon equivalent)	To decrease	DECC	Broadland: 5.5 Norwich: 3.2 South Norfolk: 6.3	No data
Renewable energy generating capacity permitted by type	Increase	LPA	See table 3.3 of main AMR document	See table 3.3
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	Zero	LPA	Greater Norwich area: 1 Broadland: 0 Norwich: 1 South Norfolk: 0	Greater Norwich area: 0 Broadland: 0 Norwich: 0 South Norfolk: 0

Indicator	Target	Source	2019/2020	2020/2021
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)	None	LPA	Broadland: 0 Norwich: 352 South Norfolk: 0	Broadland: 0 Norwich: 0 South Norfolk: 0
Daily domestic water use – per capita consumption	Decrease	LPA	Norwich and Broads Water Resource Zone: No data	Norwich and Broads Water Resource Zone: No data
Percentage of dwellings built on previously developed land	60%	LPA	Broadland: 57% Norwich: 89% South Norfolk: 11.8%	Broadland: 47% Norwich: 81% South Norfolk: 8%
Percentage of new dwellings completed at: a) Less than 30 per hectare b) 30-50 per hectare c) More than 50 per hectare	100% above 30 dwellings per hectare	LPA	Broadland: <b>A.56% B. 34% C. 10%</b> Norwich: <b>A.10% B. 23% C. 68%</b> South Norfolk: <b>A.78% B. 20% C. 2%</b>	Broadland: <b>A.60% B. 40% C. 10%</b> Norwich: <b>A.2% B. 11% C. 86%</b> South Norfolk: <b>A.89% B. 10% C. 1%</b>
Waste arising: a) Kilograms of waste produced per head of population b) Percentage change on previous year	Decrease	LPA	Broadland: <b>A.383.41 B. 3.13%</b> Norwich: <b>A.398.8 B. +8.3%</b> South Norfolk: <b>A.372.02kg B. 4.22%</b>	Broadland: <b>A.414.2 B. 9.13%</b> Norwich: <b>A.341.06 B. -14%</b> South Norfolk: <b>A.396.65kg B. 8.83%</b>

Indicator	Target	Source	2019/2020	2020/2021
Recycling – percentage of household waste: a) Recycled b) Composted	Increase	LPA	Broadland: <b>A.21.97% B. 27.61%</b> Norwich: <b>A. 22.6% B. 16%</b> South Norfolk: <b>A.22.49% B. 20.04%</b>	Broadland: <b>A.21.54% B. 27.42%</b> Norwich: <b>A. 22.5% B. 15.8%</b> South Norfolk: <b>A.21.92% B. 19.84%</b>



## Social

Indicator	Target	Source	2019/2020	2020/2021
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score	Decrease	DCLG	No data	No data
Index of Multiple Deprivation – average LSOA score	Decrease	DCLG	No data	No data
Total benefit claimants - percentage of working age population claiming benefits	Decrease	Working age client group Key benefit claimant	Data discontinued	Data discontinued
Percentage of working age population receiving ESA and incapacity benefit	Decrease	Working age client group Key benefit claimant	Data discontinued	Data discontinued
Life expectancy of residents (at birth) a) Males b) Females	Increase	ONS	Broadland: <b>A.79 B. 84.3</b> Norwich: <b>A.78.1</b> <b>B.83.2</b> South Norfolk: <b>A.81.1 B. 85.0</b>	Data not yet released

Indicator	Target	Source	2019/2020	2020/2021
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Increase	Annual Population Survey	Greater Norwich area: 33.00% Broadland: 32.90% Norwich: 31.80% South Norfolk: 34.60%	Greater Norwich area: 41.40% Broadland: 36.00% Norwich: 40.90% South Norfolk: 47.00%
Affordable housing stock provision: a) Percentage of housing stock that is affordable b) Total affordable housing units completed in past year c) Percentage of past year's dwellings that are affordable	Increase	LPA	Broadland: <b>A.10.9% B. 211 C. 31.8%</b> Norwich: <b>A.Data not available B.184 C. 43.7%</b> South Norfolk: <b>A.13.31% B. 263 C. 28.68%</b>	Broadland: <b>A.11.12% B. 165 C. 33%</b> Norwich: <b>A.Data not available B.20 C. 5%</b> South Norfolk: <b>A.13.28% B. 129 C. 16.06%</b>
Total dwellings with Category 1 hazards	Decrease	LPA	Broadland: No data Norwich: 3200 South Norfolk: 16737	Broadland: No data Norwich: no data South Norfolk: 16737
Incidences of total crime committed: a) Domestic burglaries b) Violent offences against the person (with/without injury) c) Offences against a vehicle	Decrease	Norfolk Constabulary	Greater Norwich area: <b>A-1090 B-8871 C-1242</b> Broadland: <b>A-249 B-1822 C-286</b> Norwich: A-615 B-5313 C-674 South Norfolk: A-226 B-1736 C-282	Greater Norwich area: <b>A-760 B-8515 C-824</b> Broadland: <b>A-126 B-2122 C-126</b> Norwich: A-493 B-4520 C-487 South Norfolk: A-141 B-1873 C-211

Indicator	Target	Source	2019/2020	2020/2021
Percentage of the economically active population who are unemployed	Decrease	Annual Population Survey	Greater Norwich area: 81.40% Broadland: 86.20% Norwich: 74.60% South Norfolk: 84.90%	Greater Norwich area: 76.80% Broadland: 81.50% Norwich: 77.70% South Norfolk: 71.50%
Percentage of people claiming Job Seekers Allowance (JSA) who have been doing so for: a) over 1 year; b) over 2 years	Decrease	Claimant Court	No data	No data
Unfit housing – percentage of overall housing stock not meeting 'Decent Homes Standard'	Decrease	LPA	No data	No data
Percentage of new public housing stock built to the standard of the Code for Sustainable Homes	All new affordable homes should be built to C4SH level 4	LPA	No data	No data
Percentage of residents who travel to work: a) By private motor vehicle b) By public transport c) By foot or cycle d) Work at home or mainly at home	a) Decrease b) Increase c) Increase d) increase	Census	Greater Norwich: A 67% B 7% C 18% D 6% Broadland: A 75% B 6% C 10% D 6% Norwich: A 52% B 9% C 33% D 4% South Norfolk: A 73% B 6% C 10% D 7%	Greater Norwich: A 67% B 7% C 18% D 6% Broadland: A 75% B 6% C 10% D 6% Norwich: A 52% B 9% C 33% D 4% South Norfolk: A 73% B 6% C 10% D 7%

## Economy

Indicator	Target	Source	2019/2020	2020/2021
Percentage change in total number of active enterprises	Increase	Business Demography	Greater Norwich 1.2%	Data not yet released
Median a) hourly; b) weekly; c) annual pay for full-time employees	Increase	ASHE	Broadland: <b>A. 14.29 B. 544.00 C. 32,070</b> Norwich: <b>A. 13.50 B. 498.60 C. 26,927</b> South Norfolk: <b>A. 15.02 B. 571.80 C. 29,926</b>	Broadland: <b>A. 14.61 B. 558.40 C. 30,400</b> Norwich: <b>A. 15.67 B. 561.10 C. 29,482</b> South Norfolk: <b>A. 15.64 B. 579.20 C. 32,028</b>
Percentage of residents who travel to work: a) By private motor vehicle b) By public transport c) By foot or cycle d) Work at home or mainly at home	a) Decrease b) Increase c) Increase d) increase	Census	Greater Norwich: <b>A 67% B 7% C 18% D 6%</b> Broadland: <b>A 75% B 6% C 10% D 6%</b> Norwich: <b>A 52% B 9% C 33% D 4%</b> South Norfolk: <b>A 73% B 6% C 10% D 7%</b>	Greater Norwich: <b>A 67% B 7% C 18% D 6%</b> Broadland: <b>A 75% B 6% C 10% D 6%</b> Norwich: <b>A 52% B 9% C 33% D 4%</b> South Norfolk: <b>A 73% B 6% C 10% D 7%</b>

Indicator	Target	Source	2019/2020	2020/2021
Percentage of people employed who travel: C 5 to 10km a) 10 to 20km b) More than 20km	Decrease in distance travelled	Census	Greater Norwich area: <b>A.21% B.22% C. 18% D. 15% E.11%</b> Broadland: <b>A.14% B. 21% C. 24% D. 17% E. 9%</b> Norwich: <b>A.34% B 33% C. 9% D. 5% E. 9%</b> South Norfolk: <b>A.15% B. 11% C. 21% D. 22% E. 14%</b>	Greater Norwich area: <b>A.21% B.22% C. 18% D. 15% E.11%</b> Broadland: <b>A.14% B. 21% C. 24% D. 17% E. 9%</b> Norwich: <b>A.34% B 33% C. 9% D. 5% E. 9%</b> South Norfolk: <b>A.15% B. 11% C. 21% D. 22% E. 14%</b>
Amount of various employment developed on previously developed land or conversions	60%	LPA	Broadland: 53.3 Norwich: 94% South Norfolk: No data	Broadland: 50% Norwich: 90% South Norfolk: No data
Unemployment benefit receipt: percentage of population in receipt of Job Seekers Allowance (JSA); claimants of JSA by age range: a) 16-24 years old b) 25-49 years old c) 50+ years old	Decrease	Claimant Court	No data	No data

# Appendix E - Broadland District Council Annual Monitoring Report 2020-21

## 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 2020/21 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.

This report should be read in conjunction with the

- GNDP AMR 2020/21;
- 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 2020 to 31 March 2021; 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 2020 estimates the population to be 131,931. This equates to a 5.8% increase in population in the period between 2011 and 2020. The land area of Broadland district is 55,240 hectares, and is the fifth largest district in Norfolk. Therefore, the population density is 2.39 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.

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%). As of 2020, approximately 48.5% of the district's population are classed as living in the urban wards around Norwich, leaving 51.5% of the population living in rural town hubs and villages.

*Source: Norfolk Insight & GOV.UK*

## **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 2020/21, 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. There have been no new neighbourhood area designations during this period.

4.4. Within this period, Spixworth and Taverham Neighbourhood Plans were approved by Broadland District Council to proceed to referendum. Due to the Covid-19 pandemic, the referendums were scheduled to occur on 6 May 2021.

4.5. There were no further Neighbourhood Plan 'made' (or adopted) in the District during 2020/21, meaning the total number of made Neighbourhood Plans still stands at fourteen. These Plans all form part of the statutory Development Plan

and they were made on the following dates:

<b>Parish</b>	<b>Date Made</b>
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, 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.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
GC2: Location of new development	1, 2, 3	ENV1, ENV9, SOC4, SOC7	Number of planning permissions granted contrary to GC2	None	Two new residential developments have been granted contrary to policy GC2. Both sites take into account the Development Plan and relevant material considerations. Therefore, the benefits of the developments were considered to outweigh the harm.  Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.
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.
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.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
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.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
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 one site outside of settlement limits was granted planning permission for a replacement dwelling. The unit was considered acceptable as the dwelling will be used in association with an agricultural business.  Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
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. All were considered an acceptable change of use as the economic and community benefits outweighed the loss of the dwellings.</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 <sup>2</sup> ) granted planning permission for non-employment uses on strategic employment sites	None	<p>Changes to the use class orders came into effect on 1st September 2020, therefore, use classes are referred to by their descriptors rather than codes to allow for consistency of interpretation.</p> <p>In the monitoring year a total of 5256sqm of floor space was granted permission for non-employment uses on strategic sites. 1295sqm of warehousing was changed to a MOT testing centre/tyre sales and considered complimentary to employment uses. A further 1711sqm had a condition for the premises to return to their previous lawful use upon cessation of the businesses.</p> <p>The remaining 2240sqm was lost from ACL2 through permitted development. Consultation with the economic development team indicated there was no demand for the site to be used for employment use, and as the units could be turned to residential without any significant changes the consensus was that the whole site should be residential.</p>
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<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
E2: Retention of employment sites	3	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E2	None	Six permissions were granted contrary to policy E2. All of the sites would increase the provision of local services or support an existing employment use. Two of the 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	Eight permissions were granted contrary to policy E3. All applications were in locations that would support the rural economy, and the buildings were capable of conversion without substantial alteration.
R1: District, Commercial and Local centres	n/a	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, no permissions were granted which resulted in the loss of retail use.
R2: Sprowston and Sweetbriar retail parks	n/a	ENV9, SOC8, EC1, EC2, EC3, EC4,	No. of permissions granted contrary to Policy R2	None	In the monitoring year, no permissions were granted contrary to Policy R2.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
RL1: Provision of formal recreational space	8, 9, 11	SOC1, SOC2, SOC8	Net gain of recreational open space delivered through developments (Ha)	Net Increase	Data not available.
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.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
TS6: Public safety zones	7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS6	None	None within monitoring year.
CSU1: Additional community facilities	6, 8	SOC1, SOC2, SOC8	No. of permissions granted in accordance with Policy CSU1	Net increase	In the monitoring year, there have been five applications granted for new community facilities. There was no loss of floorspace, therefore, there is 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).

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
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. Permission was granted in June 2020. Works have commenced on site.</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

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
ACL 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 2020	Outline application 20172189 for 140 dwellings was granted in May 2018. Reserved Matters 20191215 for a reduction in dwellings to 137 was granted in June 2020. Building commenced on site in Feb 2021.
ACL 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	ENV1, ENV6, ENV7, ENV8, ENV9, 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. Building commenced on site Sept 2020. Full approval 20190241 for a further 15 dwellings was granted in Dec 2020 (see Policy E1 for the rationale behind this approval).

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
ACL2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	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.
ACL 4	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	This site was completed July 2019
ACL4	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
AYL 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 2016 To complete by Mar 2021	The site was completed March 2019.
AYL1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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.
AYL2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
AYL 3	1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	No activity during this monitoring year.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
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	<p>The north-west corner of the site has been developed for B8 use.</p> <p>On the rest of the site Full Planning application 20200130 for 3 Class B1 office buildings was granted in March 2020. An Outline application 202012 for the development of 2901sqm of B2 use and 3642sqm of E use class was approved in Dec 2020.</p>
BLO 1	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, 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	<p>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.</p> <p>Full approval 20140758 for supermarket and restaurant was granted July 2014. This permission lapsed July 2017.</p> <p>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. 30% of the site has been completed.</p>



<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
BLO1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	The site was completed March 2020.
BLO2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	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 2017	The site was completed in March 2019.
BLO3	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
BLO 4	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 2020	The site was completed March 2020.
BLO4	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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 application 20140968 granted for 36 dwellings February 2015. Reserved Matters application 20162199 granted October 2017. Construction of dwellings has commenced on site.
BLO 5	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	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 2018	The site was completed in March 2017.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
BRU 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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, a supermarket and open space was granted March 2021. Building has commenced on site.
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 in October 2020 for 170 dwellings. Full application 20191974 for recreational space was granted Feb 2020.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
BUX 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 planning permission 20150082 for 21 dwellings granted October 2016. This application lapsed October 2019.
BUX 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	ENV4, SOC2, SOC5, SOC7, SOC8	N/A	N/A	Allocated for extension to burial ground.
CAW 2	1, 2, 4, 6, 7, 9, 10, 11, 12	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	There is a current call for sites proposal for an enlarged area, which includes this site, under the Greater Norwich Local Plan.
CAW 2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	No comments

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
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.
COL 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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.
COL 2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	No comments
DRA 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 2021	A Full Planning application, 20200640, for the erection of 267 dwellings was submitted in March 2020. This was approved shortly after the monitoring year.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
DRA 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	ENV1, ENV6, ENV7, ENV8, ENV9, 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.
DRA 2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	No comments
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.
FOU 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
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. Construction of dwellings underway.
FRE 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	N/a
GLP 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 complete by Mar 2015	The site was completed in March 2015.
GLP 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7 SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
GWI 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.
GWI 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	ENV1, ENV6, ENV7, ENV8, ENV9, 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.
HEL 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	N/a



<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
HEL 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 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 application 20171514 for Phase 1 granted June 2018 reduced the 108 dwellings to 95. 45% of Phase 1 is completed.  A Reserved Matters application 20201679 for a further 157 dwellings (Phase 2) was submitted in September 2020. This was approved shortly after the monitoring year.
HEL 2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & cemetery use.	N/A	Allocated for extension to burial ground.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
HEL 4	8, 9	ENV4, 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	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 2019	The site was completed March 2019.
HEL 5	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	N/a	Provision within the permission in accordance with policy.
HOR 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 complete by Mar 2014	The site was completed in March 2014.
HOR 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
HOR 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 2019	The site was completed in March 2018.
HOR 2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	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 2019	Full Planning application 20182043 for 69 dwellings was approved December 2019. Building on site is underway.
HNF 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
HNF 2	1, 3, 7	ENV1, ENV9, SOC6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	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. Permission was granted in June 2020. Works have commenced on site.
HNF 3	1, 3, 7	ENV1, ENV9, SOC6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	Full Planning application 20201787 for 7 commercial buildings (4,843.6sqm of floor space) for Classes B2, B8 and E(g) purposes and associated works was submitted September 2020.
LIN 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 2016 To complete by Mar 2018	The site was completed in March 2016
LIN 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
RED 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	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. The site was completed March 2021.
RED 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	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 2019	Full Planning application 20200847 for 141 dwellings was submitted April 2020.
REP 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	No comments

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
REP 2	1, 2, 3, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, 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.  The new food store was completed March 2021.
REP 2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	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 2017	The site was completed in March 2018.
SAL 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
SWA 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 20161643 for 21 dwellings was granted December 2017. Pre-application discussions in progress for submitting a reserved matter application in due course.
SWA 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Provision within the permission in accordance with policy.
SPI 1	1, 2, 4, 6, 7, 9, 10, 11, 12	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 2017	The site was completed in August 2015.
SPI 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	ENV1, ENV9, SOC6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & provision of retail uses.	To commence by Mar 2021	Hybrid application 20171782 for A1, A3 and A5 uses granted February 2018. This includes Full Planning for a supermarket. Works commenced on site in 2021.

<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
TSA 1	1, 3, 7	ENV1, ENV9, 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	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 2022	Reserved Matters permission 20160425 for 231 dwellings granted September 2016. Demolition works have commenced on site.  EIA Scoping Opinion for a development of 725 dwellings on TSA2 and TSA 3 combined was granted April 2020.
TSA 2	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7 SOC1, SOC2, SOC5, SOC7, EC3, EC4	Level of Open space provided in relation to Policy EN3 of DM DPD	Policy EN3 met	Permission was under previous Local Plan policy.



<b>Policies</b>	<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Comments</b>
TSA 3	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	Reserved Matters 20160423 for 71 dwellings granted August 2016. Site clearance and pegging out has been carried out on site.  EIA Scoping Opinion for a development of 725 dwellings on TSA2 and TSA3 combined was granted April 2020.
TSA 3	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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	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 2018	The site was completed in March 2018.
WRO 1	1, 4, 7, 8, 9, 10,11	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, SOC1, SOC2, SOC5, SOC7, EC3, EC4	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 <sup>2</sup> of community, retail, business floorspace for every 30m <sup>2</sup> of residential floorspace on Mixed Use Allocations	N/A	<p>Planning permission 20161058 for North Sprowston &amp; 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 available
GT2: Green Infrastructure	Delivery of Public Parks at Harrison's Plantation, Beeston Park and North Rackheath Buffer	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 2.

<b>Policy</b>	<b>Target</b>	<b>Milestone</b>	<b>Progress</b>	<b>Comments</b>
GT2 Green Infrastructure	Delivery of Public Parks at Harrison's Plantation, Beeston Park and North Rackheath Buffer	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.
GT2 Green Infrastructure	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.
GT2 Green Infrastructure	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.

Policy	Target	Milestone	Progress	Comments
GT3:Transport	Completion of Orbital Road & Cycle Links by 2026	Cranley Road to Plumstead Road 2016/17	Planning permission 20090886 granted 28/06/2013.  Milestone not achieved.	Link road has not been completed in accordance with milestone.  Link road junction with Plumstead Road to be a 'temporary' t-junction. This is expected to commence August 2022. The t-junction to be converted to a roundabout at a later date.
GT3:Transport	Completion of Orbital Road & Cycle Links by 2026	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.	No further comments
GT3:Transport	Completion of Orbital Road & Cycle Links by 2026	Wroxham Road to Salhouse Road 2019/20	Completed. Milestone achieved.	No further comments

<b>Policy</b>	<b>Target</b>	<b>Milestone</b>	<b>Progress</b>	<b>Comments</b>
GT3:Transport	Completion of Orbital Road & Cycle Links by 2026	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 delivery of the Beeston Park site.
GT3:Transport	Completion of Orbital Road & Cycle Links by 2026	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 just after milestone in accordance with revised phasing of Beeston Park scheme.
GT3:Transport	Completion of Orbital Road & Cycle Links by 2026	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 2022/23 or 2023/24, in accordance with revised phasing of Beeston Park scheme.

<b>Policy</b>	<b>Target</b>	<b>Milestone</b>	<b>Progress</b>	<b>Comments</b>
GT3:Transport	Completion of Orbital Road & Cycle Links by 2026	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.
GT3:Transport	Delivery of Salhouse Road BRT and Cycle Improvements	Cycle Link to be delivered by 2019/20	Phase 1 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 1 link to Atlantic Way/Salhouse Road Junction and Blue Boar Lane on going, awaiting update.

Policy	Target	Milestone	Progress	Comments
GT3:Transport	Delivery of Salhouse Road BRT and Cycle Improvements	Phase 1 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)
GT3:Transport	Delivery of Broadland Way Cycle and Pedestrian Links between Dussindale and Rackheath / Stonehouse Road	BBP to Rackheath 2019/20	Milestone will not be achieved.	Remains an identified infrastructure priority but progress on delivery of this scheme has now stalled.
GT4: Home Farm	290 Homes Total.	N/A	120 Homes in Phases 2 and 3 completed June 2014.	No further comments
GT4: Home Farm	290 Homes Total	Phase 5 Commencement 2014/15	89 Homes in Phase 5 completed 26/07/2019  Milestone achieved.	No further comments

<b>Policy</b>	<b>Target</b>	<b>Milestone</b>	<b>Progress</b>	<b>Comments</b>
GT4: Home Farm	290 Homes Total	Phase 4 Commencement 2018/19	Reserved Matters 20142051 granted for 75 homes 04/11/2015. Site commenced on 04/10/2017. 77% of site is completed.  Milestone achieved.	Reduction in number of dwellings on Phase 4 will mean that 284 homes of the 290 homes target will be delivered.
GT5: White House Farm	1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park	Phase 1 Commencement 2014/15	Milestone achieved.	Cumulatively, across Phases 1 and 2, 1034 dwellings were completed by end of monitoring year.
GT5: White House Farm	1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park	Phase 2 Commencement 2019/20	Milestone achieved.	All Reserved Matters applications across Phase 2 have commenced.
GT5: White House Farm	1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park	Public Access to Woodland Park - 2018/19	Milestone achieved.	Public Access to Harrison's Woodland Park achieved in April 2016.
GT5: White House Farm	1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park	Primary School - 2018/19	Design stage and land transfer underway in 2018/19.  Milestone not achieved.	New school was opened in September 2019.



Policy	Target	Milestone	Progress	Comments
GT6: Brook Farm	600 Homes, Road and Cycle Links, Local Centre Sports Pitches & Children's Play Space & Informal Open Space	Commencement 2017/18	<p>Outline Planning Permission granted 28/06/2013.</p> <p>S.73 application 20170421 approved 08/09/2017. S.73 permits first phase (270 homes) ahead of completion of link road.</p> <p>A Full Planning application 20161873 was submitted on 27/10/16 for the construction of a roundabout at Plumstead Road. Permission has not yet been issued but a Resolution To Grant was given on 12/07/2017.</p> <p>Milestone not achieved.</p>	<p>The only outstanding constraint to the delivery of the first 270 homes is the construction of the roundabout access at Plumstead Road.</p> <p>Delivery of dwellings is not expected before 2023/24 as no Reserved Matters have been applied for.</p>

Policy	Target	Milestone	Progress	Comments
GT7: Land South of Salhouse Road	1,400 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space, Community Building, Police Beat Base & Informal Open Space	Commencement 2017/18	<p>Outline Planning Permission 20160498 for 803 dwellings and 20170104 for 380 dwellings granted 11/01/2017 &amp; 06/12/2018 respectively.</p> <p>Reserve matters consent 20190485 for 365 dwellings on the outline for 380 granted on 18/07/2019.</p> <p>Phase 1: Reserved Matters consent 20190758 for 251 of the 803 dwellings granted on 25/10/19.</p> <p>Phases 2-4: Reserved Matters consent 20200447 for 535 of the 803 dwellings granted on 26/06/2020.</p> <p>Milestone not achieved.</p>	<p>As of 2020/21 the site is expected to delivery 1,151 homes. This is less than the target of 1,400 homes.</p> <p>However, it is expected that the granting of Phase 5 could increase the overall number of dwellings to 1,191.</p> <p>Development has now commenced on site but was behind milestone.</p>
GT8: Land north of Plumstead Road	45 Homes, vehicular connection to Salhouse Road, formal recreation, and landscaping	Commencement 2016/17	<p>Committee Resolution to Grant Planning Permission 20161873 for Roundabout and Access Road to site 12/07/2017.</p> <p>Milestone not achieved.</p>	Commencement is now forecast behind milestone.

<b>Policy</b>	<b>Target</b>	<b>Milestone</b>	<b>Progress</b>	<b>Comments</b>
GT9: Broadland Business Park (North Site)	7,800sqm B1 Office 49,700sqm B2 / B8	Commencement 2017/18	Outline Planning Permission granted 28/06/2013.  Milestone not achieved.	No further 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	Reserved Matters 20171352 for Car Show Room approved 15/02/2018.  Reserved Matters 20191372 for B1 Office Building approved 20/12/2019.  Separate Reserved Matters applications for 7 warehouses, a new Police Station, retail units and a supermarket were granted within the monitoring year.  Milestone achieved.	Serviced roads on northern section adjacent Poppy Way are under construction.

Policy	Target	Milestone	Progress	Comments
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 applications 20180193 & 20180194 granted for 283 homes across part of the allocation.  Hybrid allocation 20181601 comprising Outline for 205 dwellings and Full Approval for 315 dwellings submitted 27/09/2018. The application was granted shortly after the monitoring year.  Milestone not achieved.	Commencement is now forecast behind milestone in 2021/22
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 2012151 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 2023/24.
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.

<b>Policy</b>	<b>Target</b>	<b>Milestone</b>	<b>Progress</b>	<b>Comments</b>
GT14: Land East of Buxton Road	300 Homes	Commencement 2017/18	Outline Planning Permission 20141725 granted 21/05/2015.  Reserved Matters 20180443 for 225 dwellings was granted 15/10/2020.  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 2021/22.
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.  Reserved Matters 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. The masterplan is in the process of being refreshed. Potential submission of application 2022.	Commencement is now forecast behind milestone.
GT16 North Rackheath	Significant Informal Open Space	Provision of Rackheath Buffer 2021/22	To be progressed through forthcoming planning application	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	Reserved Matters 20151591 for 80 dwellings granted 10/04/2017. This section is nearing completion.  Reserved Matters 20171906 for 10 dwellings granted 10/09/2018. Works commenced 15/03/2021.  Milestone achieved.	Total housing has exceed target by 10 homes as a result of additional permission 20171906 being granted.  Site expected to be completed by then end of 2021/22.

<b>Policy</b>	<b>Target</b>	<b>Milestone</b>	<b>Progress</b>	<b>Comments</b>
GT18: Land South of Green Lane West	300 Homes, cycle links, landscaping	Commencement 2016/17	Full Planning application 20171464 for 322 dwellings granted 25/01/2021.  Milestone not achieved.	Total housing is expected to exceed target by 22 homes.  Commencement is now forecast behind milestone in 2021/22.
GT19: Land South of Green Lane East	150 Homes, cycle links, landscaping	Commencement 2022/23	Outline planning application 20160395 for 157 dwellings approved 31/01/2019.  Full Approval 20200855 for 157 homes granted 16/12/2020.  Milestone achieved	Total housing has exceed target by 7 homes.  Works commenced on site in 2020/21.
GT20: White House Farm (North-East)	460 Homes, formal recreation, landscaping	Commencement 2020/21	Outline Planning Application 20191370 for 456 homes submitted 29/08/2019.	Allocation site is now expected to delivery 456 homes. This is less than the target of 460 homes.  Commencement is now forecast behind milestone.
GT21: Land east of Broadland Business Park (North Site)	300 Homes, formal recreation, landscaping	Commencement 2018/19	Commencement is now forecast behind milestone	No further comments

## 6. Glossary of Terms and Acronyms

<b>Term</b>	<b>Description</b>
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.



<b>Term</b>	<b>Description</b>
Community Facilities	Services available to residents in the immediate area to meet the day-to-day needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
Community Infrastructure Levy (CIL)	Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Broadland District Council in combination with Norwich City Council and South Norfolk Council has implemented a CIL charging schedule with a list (known as the 123 List) of infrastructure projects on which the funds will be spent.
Conservation Area	Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.
County Wildlife Site	Wildlife habitat identified and designated as being of particular local interest of importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest (SSSI).
Development	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development).
Development Brief	A document that sets out the constraints and opportunities presented by a site, and the type of development that might be appropriate.
Development Plan	The primary consideration for the Council in determining planning applications. Comprises of the Regional Spatial Strategy and Development Plan Documents (including Minerals and Waste DPD's produced by Norfolk County Council).
Development Plan Document (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example the Core Strategy, Development Management Plan, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be amended as successive DPDs are adopted.
District Centre / District Shopping Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
Employment Area	Industrial estate or other area which is used primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order, and/or where such development is proposed.
Employment Use	Use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. In the context of the local plan employment use specifically excludes retail, financial or professional services, food and drink, waste disposal or mineral extraction. These are referred to as non-employment uses.

<b>Term</b>	<b>Description</b>
Exception Site (rural)	A small site to be used specifically for affordable housing that would normally be used for housing, because they are subject to policies of restraint. Exception sites should only be used for affordable housing in perpetuity.
Greater Norwich Development Partnership (GNDP)	To oversee the preparation of the new Local Plan the authorities involved have re-established their joint working arrangements under the Greater Norwich Development Partnership (GNDP).
Greater Norwich Local Plan (GNLP)	Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council, have agreed to work together to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy (JCS) for the area. The JCS plans for the housing and jobs needs of the area to 2026 and the GNLP will ensure that these needs continue to be met to 2036. The GNLP will include strategic planning policies to guide future development, and plans to protect the environment. It will look to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.
Green Infrastructure	Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.
Greenfield Land (or Site)	Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.
Institution	Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.
Joint Core Strategy (JCS)	The Joint Core Strategy (JCS) is a strategic local plan document produced between Broadland District Council, Norwich City Council and South Norfolk Council. This strategy sets out the key elements of the planning framework for the area. It comprises a spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long term spatial vision for the area. It is a development plan document, with which all other development plans documents must conform.
Listed Building	A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings published by the Secretary of State (for Culture, Media and Sport). Alteration, demolition or extension of such a Listed Building requires special consent.

<b>Term</b>	<b>Description</b>
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 ( <a href="http://www.broadland.gov.uk">www.broadland.gov.uk</a> ).
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Localism Act	The Localism Act devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. It will provide for neighbourhood development orders to allow communities to approve development without requiring normal planning consent and amend the Community Infrastructure Levy, which allows councils to charge developers to pay for infrastructure as well as abolishing Regional Spatial Strategies.
Local Shopping Centre	A group of shops or services forming a centre of purely local significance. See District Shopping Centre and Commercial Area.
Local Planning Authority (LPA )	The public authority whose duty is to carry out specific planning functions for a particular area.
Monitoring	Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Norwich Fringe	Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. For Broadland this includes the continuously built up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.
Norwich Policy Area (NPA)	Part of the County which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 17 parishes, comprising the fringe and first ring of villages around the city of Norwich.

<b>Term</b>	<b>Description</b>
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).

<b>Term</b>	<b>Description</b>
Residential Institution	Residential establishment, (which may also provide medical care or other support) in which residents live communally with catering and housekeeping services provided centrally. Includes nursing homes, residential homes and also includes hostels where a significant element of care is involved but excludes sheltered and supported housing schemes where the dwelling units are self-contained. Also excludes hotels. See also Institution.
Section 106 Obligation (S106)	Section 106 Obligation. See Planning Obligations.
Sustainability Appraisal	Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Statement of Community Involvement (SCI)	Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. SCI is not a DPD, but is subject to independent examination.
Strategic Environmental Assessment (SEA)	Strategic Environmental Assessment: The term used to describe environmental assessment applied to policies, plans and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practice SA and SEA are often combined.
Settlement Limit	Settlement limits are identified on the Policies Map. These are areas where development appropriate to the settlement in question will usually be permitted subject to consideration of the policies of the NPPF, JCS and Development Management DPD
Site of Special Scientific Interest: SSSI	Site of Special Scientific Interest: Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by English Nature and have protected status under the Wildlife and Countryside Act 1981.
Site Specific Allocations	Allocations of sites for specific or mixed uses or development. Policies in the Site Allocations DPD will identify any specific requirements for individual sites.
Site Specific Policies	Where land is allocated for specific uses (including mixed uses), this should be highlighted in one or more DPDs. The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses.
Supplementary Planning Document (SPD)	A Document which expands on policies set out in a DPD or provides additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
Strategic Housing Land Availability Assessment (SHLAA)	A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with neighbouring authorities where housing market areas cross administrative boundaries.

<b>Term</b>	<b>Description</b>
Strategic Housing Market Assessment (SHMA)	A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with
Supplementary Planning Guidance (SPG)	Supplementary Planning Guidance: Guidance published by the District Council to provide further detailed information on how Local Plan policies are to be applied or interpreted. SPG may also be prepared by Norfolk County Council to interpret Structure Plan policy or jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPG may be concerned with a particular issue, or it may give more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief.
Sustainable (Urban) Drainage System (SUDS)	Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
Travel Assessment	An assessment which may be required in connection with major development proposals, which looks at how people are likely to access the development and its effects on travel patterns. It will also look at how any undesirable consequences can be mitigated. It should consider how access on foot, by cycle or public transport can be promoted and how the demand for car parking can be minimised.
Use Classes Order (UCO)	Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which Use Class Order (UCO) groups land uses into different categories (called Use Classes). Changes of use within a use class and some changes between classes do not require planning permission. Some uses (known as sui generis) do not fall within any use class.
Windfall Site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

# Appendix F - Norwich City Council Report against policies in the adopted Norwich Development Management Policies Local Plan 2014

## Introduction

1. The development plan for Norwich comprises the following documents:
  - Joint Core Strategy for Broadland, Norwich and South Norfolk (the JCS) adopted in March 2011, amendments adopted January 2014;
  - Norwich Site Allocations and Site Specific Policies Local Plan (the Site allocations plan) adopted December 2014; and
  - Norwich Development Management Policies Local Plan (the DM policies plan) adopted December 2014.
2. This appendix monitors the policies in the Norwich Development Management Policies Local Plan 2014 (the DM policies plan). Monitoring of delivery of sites in the Site Allocations and Site Specific Policies Plan 2014 (Site Allocations plan) is incorporated in Appendix A of the AMR as part of the assessment of the five-year housing land supply.
3. 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. The GNLP has now been submitted and is currently undergoing examination with a view that the plan will be adopted in 2023.
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 2021 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'. [Access the advice note](#). Norwich has seen a significant rise in numbers of proposals for new purpose built student accommodation (PBSA) over the past few years. The advice note includes an assessment of the need for purpose-built accommodation and guidance on a range of issues, including

the location, scale, external and internal design, and management of PBSA, and how to encourage an accommodation mix for a wide range of students. 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

meets to discuss issues surrounding student numbers, student preferences for accommodation and student welfare in PBSA. The Working Group will continue to meet approximately 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. [Read the River Wensum Strategy](#). 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 2021, a Delivery Plan was produced setting out project prioritisation for the next approx. 2 years.
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 public-private sector partnership was established in 2020 - the East Norwich Partnership – led by Norwich City Council, to commission a masterplan to deliver comprehensive development of the sites. Consultants were commissioned in early 2021 to undertake the masterplan. Stage 1 of the process was completed in November 2021 with publication of a Stage 1 concept masterplan. Work on Stage 2 (the production of a supplementary planning document) is well underway and a draft is expected to be endorsed by the city council's cabinet in June 2022, with adoption anticipated alongside or shortly after adoption of the GNLP. For further detail of the masterplan project, please [see the report to Norwich City Council cabinet in March 2022](#).
9. Throughout 2020, the Government 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. The impacts of these changes to permitted development rights are considered in the commentary below.



10. It is likely that the COVID-19 pandemic throughout 2020/21 has impacted upon several of the indicators that are monitored. The potential impacts of this are considered in the commentary below.

### **Summary of Main Findings**

11. The AMR gives an overview of progress against the adopted policies of the DM policies plan with reference to the Monitoring Framework contained in Appendix 9 of that plan and also reproduced as Appendix 3 of the Site Allocations plan. [Access the Monitoring Framework.](#)
12. 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. [Access Regulation 10A review of the Local Plan.](#)
13. The following is a summary of the main findings of the AMR for 2020/21:
  - There has been a reduction at both the Lakenfields and Castle Meadow monitoring stations for air quality indicator Nitrogen Dioxide (NO<sub>2</sub>) and airborne particulates (PM<sup>10</sup>) compared with previous monitoring periods. The reduction in NO<sub>2</sub> levels at Castle Meadow has been particularly noticeable this year. This is in part due to the impacts related to reduced travel in the Covid-19 pandemic and reduced bus services.
  - In 2020/21, 335 new homes were granted consent compared with 746 new homes granted consent in 2019/20.
  - The total housing commitment (the number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan) was 6,245. Although this is a reduction on the previous years' figure, it is still significantly greater than the figures recorded for the other monitoring periods since the adoption of the local plan
  - Housing completions in 2020/21 were recorded at 300 dwellings (inclusive of student and C2 accommodation). This is a significant reduction on previous years' completions figures and does not meet the average annual target for Norwich set by the JCS of 477 dwellings per annum. It is likely that the reduced delivery of homes across the 2020/21 period is as a result of the Covid-19 pandemic. This is likely to be both a result of closed construction sites under government rules, and then ongoing material supply chain issues and shortages of labour. This trend has been reflected across the country and is not unique to Norwich.
  - There were no new consents granted in the 2020/21 period for student or C2 accommodation.
  - In 2020/21, there was a continued loss of office space of -6,773.31 m<sup>2</sup>. Interestingly, this period also saw an increase in the number of permitted prior

approval consents for office to residential conversions, and these applications were responsible for the largest overall losses to office floorspace. It is also interesting to note that this monitoring period saw the biggest increase in the amount of office floorspace permitted (note this indicator relates to permissions and not completions). This is largely as a result of 3,300m<sup>2</sup> of office floorspace being approved at Hanger 5 Anson Road for the addition of mezzanine office floorspace associated with an existing business

- The city centre retail sector appeared to be performing well in the 2020/21 period with none of the primary or secondary retail centres falling below their required retail thresholds, despite the monitoring period covering several periods of national lockdown. However, there has been a net loss of retail floorspace across the city centre overall in this period. In terms of district and local centres, the picture is more balanced, with several centres having a reduced proportion of retail floorspace, but several centres also increasing their proportion of retail floorspace.
- The largest amount of community facilities floorspace was approved since the adoption of the local plan, at 11,012m<sup>2</sup>. In total, 12 applications were granted consent.
- The largest amount of education and training floorspace was also approved since the adoption of the local plan, at 44,842m<sup>2</sup>. The majority of this floorspace results from the approval of the application for the Sky House building at UEA.
- The 2020/21 period saw the highest number of applications refused on car parking, servicing or cycle parking grounds since the adoption of the local plan. The refusal of these applications amounts to 24 dwellings that otherwise could have been granted consent.

Policy	Indicator	2020/21	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	16	16 applications were refused on the grounds of loss of light or outlook. There has been a continued reduction in the number of DM2 refusals since 2018/19.
DM2	Refusals on the grounds of schemes falling below minimum space standards	7	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 monitoring period since the adoption of the local plan. There has been a continuation of this trend in 2020/21. Whereas in the last few periods the applications recorded under this indicator have largely been for HMOs and construction of student accommodation, in this monitoring period, the refusals were largely for general needs housing. A total of 7 dwellings were refused on these grounds.
DM3	% of schemes meeting relevant Building for Life 12 criteria	No data	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. <a href="#">Access Building for Life</a> . 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.

Policy	Indicator	2020/21	Commentary
DM3	% of built schemes achieving minimum net residential density (40dph)	74.7%	There is no target for this indicator. The 2020/21 monitoring period saw 74.7% of all completed dwellings achieve a minimum density of 40dph. This is a decrease on the percentage recorded for the 19/20 monitoring period and is a sizeable reduction on the 93.9% achieved in the 2016/17 period.
DM3	"Green" design features on approved development	n/a	Green and wildlife friendly design features continue to be negotiated on schemes across the city including green roofs and bat/bird boxes. In this monitoring period, it has not been possible to quantify the number of applications which have incorporated green design features.
DM4	Renewable energy capacity permitted by type	4,000 kWh pa	There is no target for this indicator. This provision comes solely from application 20/00538/PA at the Big Yellow Storage store for 152 solar panels on the existing building.
DM5	Number of schemes approved contrary to Environment Agency advice: 1) flood protection 2) water quality	0	The target for this indicator is no schemes approved contrary to Environment Agency advice. This target was achieved for the 2020/21 monitoring period.
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 2020/21 period.

Policy	Indicator	2020/21	Commentary
DM6	Development resulting in a loss or reduction in area within the Yare Valley Character Area (m <sup>2</sup> )	306	<p>The target for this indicator is no loss of or reduction of the Yare Valley Character Area (YVCA) as a result of development.</p> <p>For this monitoring period, there were two applications approved within the YVCA. One of these applications (20/00836/F) was approval for a householder extension and 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. It should also be noted that the largest contribution to this year's figure is from the large overall site area of the application for the sculpture at UEA – in reality, the area lost in the YVCA is much smaller and limited to the size of the sculpture itself.</p>
DM7	Number of protected trees/hedgerows lost as a result of development	No data	<p>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 replacement planting where an application results in the loss of protected trees/hedgerows.</p>

Policy	Indicator	2020/21	Commentary
DM7	Number of new street trees delivered through development	0	There is no target for this indicator. No new planning obligations and no commuted sum funded expenditure on tree planting in 2020/21. The planning team may have secured street tree provisions through the imposition of planning conditions however these are not directly monitored. For application 21/00484/F at Guildhall Hall £10,000 maintenance contribution for one tree has been received, however development had not commenced and therefore there is no expenditure recorded in this monitoring period.
DM8	Development resulting in a net loss of open space (contrary to policy)	-456.90m <sup>2</sup>	The target for this indicator is no loss of open space (contrary to policy DM8). Three applications were approved within areas of designated open space in 2020/21. The largest loss was application 20/01536/F Jessopp Road for the construction of a scout hut and alterations to the parking area. The loss of open space was deemed acceptable given the nature of the new development, that it would result in an overall improvement in facilities and the benefits to recreation outweighed the loss.
DM8	Areas of new open space and/or play space delivered through development	n/a	There is no target for this indicator. No new open space or play space was provided in 2020/21 via commuted sum.

Policy	Indicator	2020/21	Commentary
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>There were five applications which included partial demolition of listed structures. For all five applications, it was considered that on balance the harm of the demolition was outweighed by the benefits of the scheme.</p>
DM9	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 2020/21 period, the number of buildings on the register was 28, including two Scheduled Ancient Monuments.</p> <p>The Council continues to work with property owners and Historic England to address the most serious problems of deterioration and neglect on the 8 priority buildings on the register.</p>

Policy	Indicator	2020/21	Commentary
DM10	Number of permitted installations/prior approval notifications within: 1) Conservation areas 2) Other protected areas (where planning permission is required)	19	There is no target for this indicator. A total of 19 applications for notifiable telecommunications installations were approved in the monitoring period which is a significant increase on all the previous monitoring years for this plan. 7 were in conservation areas and 12 were outside conservation areas. Whilst the reason behind the significant increase in telecomms applications is unknown, it may be related to the prevalence of homeworking and electronic communications that became the norm during the pandemic and the need to upgrade existing systems. Two of the applications were allowed on appeal - inspectors reasons for overturning the decisions included determining that the public benefit from improved access to communications outweighed the harm to designated heritage assets.
DM10	Number of appeals lost where officer recommendations are overturned	2	The target for this indicator is no appeals lost. In the 2020/21 monitoring period 19/01735/FT and 20/00241/T for new telecoms infrastructure were allowed on appeal. In the first appeal the inspector agreed that the application would cause harm to heritage assets however considered that the public benefit of providing improved and continued access to communications infrastructure outweighed this harm. In the second appeal, the inspector's view was that the proposal was acceptable in terms of its design, appearance and impact on the character of the surrounding area.
DM11	Number of hazardous substance consents	0	There is no target for this indicator. There were no hazardous substances consents submitted during the 2020/21 monitoring period.



Policy	Indicator	2020/21	Commentary
DM11	Impact of development on air quality indicators: 1) NO2 2) PM10	n/a	<p>Lakenfields NO<sub>2</sub> - 10 µg/m<sup>3</sup> (slight decrease from 2019/20) PM<sup>10</sup> - 13 µg/m<sup>3</sup> (slight decrease from 2019/20)</p> <p>Castle Meadow NO<sub>2</sub> - 30 µg/m<sup>3</sup> (decreased from 2019/20) PM<sup>10</sup> - 19 µg/m<sup>3</sup> (same as 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.</p> <p>There has been a reduction across the board in NO<sub>2</sub> and airbourne particulates compared with previously reported levels, and they are well below the recommended annual mean of 40 micrograms per cubic metre. At Castle Meadow the reduction in NO<sub>2</sub> measurement is particularly noticeable. It is likely that this reduction is related to the impacts of the Covid-19 pandemic and reduced bus services.</p>
DM12	Number of homes permitted in the monitoring period	335	<p>Permissions and prior approvals were granted in the monitoring period for a total of 335 new dwellings in 20/21. This represents a reduction in permitted dwellings compared with the previous monitoring period. The figure includes homes from prior approval applications, student and C2 accommodation.</p> <p>Notable new permissions in 20/21 include approval of the next phase of development at Bartram Mowers for 50 units, and a prior approval application for 44 units at Vantage House, Fishers Lane.</p>

Policy	Indicator	2020/21	Commentary
DM12	Annual change in total housing commitment (number of dwellings with outstanding planning permission but unbuilt)	6,245	At 1 April 2021 the total number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan was 6,245. Although this is a reduction on the previous two years' figures, 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 to the ability to now include student and communal institutional (C2) accommodation within the housing commitment due to changes in the NPPF. Further discussion of issues around communal accommodation appears below in DM13.
DM12	Number of housing completions	300	The number of completions reduced significantly in 2020/21 monitoring period and this does not meet the average annual target for Norwich set by the JCS (477 dwellings per annum). It is likely that the reduced delivery of homes across the 2020/21 period is as a result of the Covid-19 pandemic. This is likely to be both a result of closed construction sites under government rules, and then ongoing material supply chain issues and shortages of labour (also influenced by Brexit). This is something that has been reflected across the country and is not unique to Norwich. The government have recognised this and have reduced the requirements to meet the housing delivery test for that period
DM12	Housing land supply	N/A	This information is reported in the Greater Norwich Five Year Land Supply Statement.

Policy	Indicator	2020/21	Commentary
DM13	Number of HMO licences	No data	No specific data 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.
DM13	Institutional development permitted on housing allocations (hectares)	0	The target for this monitoring indicator is no institutional development permitted on allocated housing land. There were no new applications approved for institutional development in the 2020/21 monitoring period.
DM13	Number of student bedrooms permitted	0	There was a further decrease in the number of student bedrooms permitted in the 20/21 period compared with previous years with zero applications for purpose built student accommodation being approved. It is likely that this trend has been impacted by the Covid-19 pandemic and the disruption to the construction industry (discussed above for DM12).
DM13	Number of residential institution bedrooms permitted	0	There is no target for this indicator. In the 20/21 period, there were no residential institution bedrooms permitted. It is likely that this is as a result of the Covid-19 pandemic and the disruption to the construction industry (discussed above for DM12).
DM14	Number of new pitches permitted	0	There were no new pitches permitted within the 20/21 monitoring period.
DM14	Loss of existing pitches	0	The target for this indicator is no overall loss of pitches. No pitches were lost within the 20/21 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 20/21 monitoring period.

Policy	Indicator	2020/21	Commentary
DM15	Loss of allocated housing land to other uses (number of allocated dwellings)	0	<p>There is no target for this indicator. There was no loss of allocated housing land to other uses.</p> <p>It should be noted that application 18/01315/F at the Barn Road Car Park was implemented, and student accommodation development completed. Although this type of development differs from the that envisaged in the allocation policy, student accommodation can still be counted as a contribution towards housing supply and therefore this is not considered a loss of allocated housing land to another use for this monitoring indicator.</p>

Policy	Indicator	2020/21	Commentary
DM16	Use Class B development permitted (m <sup>2</sup> ):  Class B1 (a) offices, Class B1 (b) R&D Class B1 (c) industrial uses suitable in residential areas	n/a	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>B1a: minus 6,773.31m<sup>2</sup> B1b: minus 313m<sup>2</sup> B1c: minus 1,907m<sup>2</sup></p> <p>In this monitoring period there was a continued loss of office space and at a greater rate than the 2019/20 period. Interestingly, this monitoring period saw an increase in the number of permitted prior approval for office to residential conversions compared with the last monitoring period. These applications were responsible for the largest losses including -2,927m<sup>2</sup> at Vantage House, -1,296m<sup>2</sup> at 1-17 Westlegate and -1,006m<sup>2</sup> at Boars Head Yard. It is important to note that there were also a fair number of smaller applications resulting in the loss of office space, as well as a significant addition of 3,300m<sup>2</sup> of office floorspace at Hanger 5 Anson Road for the addition of mezzanine office floorspace associated with an existing business.</p> <p>There has also been a comparatively fair increase in the amount of permitted B1c Light industrial floorspace. The applications largely responsible for this are 1,675m<sup>2</sup> of potato storage at Kettle Foods.</p>
DM16	Use Class B development permitted (m <sup>2</sup> ):  Class B1 (a) offices, Class B1 (b) R&D Class B1 (c) industrial uses suitable in residential areas	n/a	<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 have not necessarily been implemented and as such the overall loss of floorspace is likely to be less than reported in this monitoring report.</p>

Policy	Indicator	2020/21	Commentary
DM16	Employment uses permitted (net change): a) within employment areas b) elsewhere	a) -4,309  b) 2,641	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>Employment Area – Gains: 1,728.22 m<sup>2</sup> Losses: minus 6,038 m<sup>2</sup> Net change: <b>minus 4,309m<sup>2</sup></b></p> <p>Elsewhere – Gains: 14,660.2 m<sup>2</sup> Losses: minus 12,018 m<sup>2</sup> Net change: <b>2,641.9 m<sup>2</sup></b></p> <p>In 2020/21, the overall trends for employment space shows a net loss within designated employment areas, and a net gain elsewhere in the city. The biggest loss of employment floorspace to other uses includes several prior approval office to residential applications including the changes of use at Vantage House and 1-17 Westlegate.</p>
DM17	Loss of B1a use class office space under 1,500m <sup>2</sup> (m <sup>2</sup> )	-6,918	<p>The target for this indicator is no loss of small office space (under 1,500 m<sup>2</sup>).</p> <p>The net loss of office space continued in 2020/21 at an increased rate compared with the previous past few monitoring periods. This is largely due to applications for the change of use to residential floorspace, however the largest floorspace change was to a place of worship with associated office space. It will be important to continue to monitor the changes in office floorspace in the city.</p>

Policy	Indicator	2020/21	Commentary
DM17	New small/medium business space permitted (premises up to 1500m <sup>2</sup> ) (m <sup>2</sup> )	5,298.42	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>2020/21 permitted floorspace (gross) - B1a = 2452.8 m<sup>2</sup>, B1b = 0 m<sup>2</sup>, B1c = 232 m<sup>2</sup>, B2 = 1689.61 m<sup>2</sup>, B8 = 924.01 m<sup>2</sup></p> <p>2020/21 saw a slight reduction in the amount of permitted small business floorspace compared with the previous monitoring period.</p> <p>Whilst several of the use classes experienced a net increase in floorspace, both B1c and B2 saw an overall net loss.</p>
DM18	Main town centre uses permitted (m <sup>2</sup> ): a) within defined centres b) elsewhere	a) 2,696 b) 2,322.5	<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 with the hierarchy of centres, contained within the JCS. The data shows that in 2020/21 a greater proportion of floorspace for main town centre uses was permitted in defined centres than elsewhere in Norwich and continues the trend also observed in the last monitoring period.</p>
DM18	New retail floorspace permitted (m <sup>2</sup> ) in: a) city centre b) district centres c) local centres	a)-287 b) 27.8 c) -150	<p>The target for this indicator is the contribution towards the provision of 20,000m<sup>2</sup> net of comparison goods floorspace to 2016 and no loss of floorspace in district and local centres.</p> <p>Overall, there has been a net loss of retail floorspace across the city in the 2020\21 monitoring period, which is likely to be related to the impacts of the Covid-19 pandemic and periods of lockdown on the retail sector. However, this year there was a net increase in retail floorspace permitted in district centres for the first time in the last 5 years.</p>

Policy	Indicator	2020/21	Commentary
DM18	Development approved contrary to the maximum indicative floorspace limits for individual units in appendix 4 (unless specifically allocated): a) within defined centres b) elsewhere	0	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.
DM18	Number of C1 hotel: a) floorspace (m <sup>2</sup> ) b) bedrooms permitted	a) 405 b) 16	There is no target for this indicator. 16 hotel bedrooms were approved in an extension to the Premier Inn Delft Way in application 20/00222/F.
DM18	Improvements to public realm as a result of development	n/a	There is no target for this indicator. This indicator has not been monitored for the 2020/21 period due to resource constraints.
DM18	Use Class B1a office floorspace permitted (m <sup>2</sup> ):	a) 1088.3 b) 0	The target for this indicator is to contribute to the JCS target of 100,000m <sup>2</sup> increase by 2026.
DM19	a) within the office development priority area (ODPA) b) elsewhere in city centre c) in employment areas d) elsewhere	c) 4068.5 d) 596	The biggest increase in office floorspace was as a result of application 20/00704/F Hangar 5 Anson Road for the alteration of the existing building to incorporate additional office floorspace.



Policy	Indicator	2020/21	Commentary
DM19	Loss of office floorspace (m <sup>2</sup> )	-12,562	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>In 2020/21 there was a significant increase in the amount of office space lost compared with the previous year and continues the trend observed over the last 4 years. The majority of applications responsible for this loss are prior approval office to residential applications, including several large consents at Vantage House, Fishers Lane, and 1-17 Westlegate.</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 as such the overall loss of floorspace is likely to be less than reported in this monitoring report.</p>

Policy	Indicator	2020/21		Commentary
DM20  See note at end of table for list of defined centres referred to in policies DM20 and DM21	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 PC02 PC03 PR01 PR02 PR03 PR04 PR05 PR06 SR01 SR02 SR03 SR04 SR05 LD01 LD02	88.1% 83.0% 95.7% 67.7% 71.8% 83.6% n/a n/a 66.0% 76.1% 67.6% 59.4% N/A N/A N/A N/A	<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>None of the primary or secondary retail frontages were below the indicative thresholds outlined in the main town centre uses and retail frontages SPD. However, there was a reduction in retail frontage in PC01, PC02, PC03, PR01, PR03, SR01 and SR03 compared with previous years.</p> <p>It is worth noting that permitted development rights provide a degree of flexibility for units to change use such as the ability to change between shops and financial and professional services etc. In addition, further changes to permitted development rights were introduced on 1st September 2020 involving the creation of a new use class (Class E). This means that the majority of commercial business and service uses now fall within the same class and so can change easily without the need for planning permission. Ongoing monitoring of different use in centres will need to be reviewed on the back of these changes.</p>

Policy	Indicator	2020/21		Commentary
DM20	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	<p>There is no target for this indicator.</p> <p>In the 2020/21 monitoring period, only SR03 St Benedicts Street was below the indicative minimum threshold for A1 ground floor frontage specified in the SPD. However, during this monitoring period the proportion of retail has actually increased compared with the last survey of this area and it would only take a few more units to change back to retail for the frontage zone to no longer be below the threshold.</p>
		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	59.4%	
		SR04	N/A	
		SR05	N/A	
		LD01	N/A	
		LD02	N/A	

Policy	Indicator	2020/21		Commentary
DM21	Proportion of A1 uses within district and local centres	DC01	52.9%	<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%. Data for this indicator was not collected in the 2019/20 monitoring period due to the impacts of the Covid-19 pandemic. Therefore, the current data is compared with that collected in 2018/19.</p> <p>District Centres - Since then, five district centres have a lower proportion of A1 uses within them. This year, an additional centre, DC08 Dereham Road/Distillery Square has fallen below the 60% threshold. However, within the same period five centres have either retained the same proportion or increased the proportion of retail uses within the centres.</p>
		DC02	73.3%	
		DC03	47.1%	
		DC04	56.2%	
		DC05	52.4%	
		DC06	80%	
		DC07	57.1%	
		DC08	59.5%	
		DC09	42.9%	
		DC10	57.9%	

Policy	Indicator	2020/21		Commentary
DM21	Proportion of A1 uses within district and local centres	LC01	85.7%	Local Centres: Since the last full monitoring period, there were five local centres where the proportion of A1 units was reduced. This year an additional three centres have fallen below their indicative thresholds; LC02 Hall Road/Queens Road, LC10 Aylsham Road/Glenmore Gardens and LC20 Colman Road/The Parade. Interestingly several local centres had an increased proportion of A1 uses, although this did not result in any centres being above their indicative A1 thresholds.
		LC02	46.4%	
		LC03	57.1%	
		LC04	64.3%	
		LC05	55.6%	
		LC06	46.5%	
		LC07	25.0%	
		LC09	87.5%	
		LC10	46.2%	
		LC11	50.0%	
		LC12	42.9%	
		LC13	66.7%	
		LC14	50.0%	
		LC15	37.0%	
		LC17	50.0%	
		LC18	54.5%	
		LC19	75.0%	
		LC20	45.5%	
		LC21	66.7%	
		LC22	72.7%	
		LC23	80.0%	
		LC24	66.7%	
		LC25	60.0%	
		LC26	22.2%	
		LC27	80.0%	
		LC28	50.0%	
		LC29	20.0%	
		LC30	45.5%	

Policy	Indicator	2020/21		Commentary
DM21	Proportion of community uses/non-retail uses in district and local centres	N/A	N/A	There is no target for this indicator. Further details in relation to alternative uses and the vitality and diversity of centres can be found in the retail survey report.

Policy	Indicator	2020/21		Commentary
DM21	Loss of anchor food store floorspace (m <sup>2</sup> )	0	0	There was no loss of anchor food store space in the 20/21 monitoring period.
DM22	New community facilities permitted (m <sup>2</sup> )	11,012		There is no target for this indicator. In the 2020/21 monitoring period, the largest amount of community facilities floorspace was approved since the adoption of the local plan. In total 12 applications were granted consent, with the largest contribution to community floorspace provided through permission 20/01418/F 24 Ipswich Road for a new building for a skin and wellbeing clinic.

Policy	Indicator	2020/21	Commentary
DM22	New education or training facilities permitted (m <sup>2</sup> )	44,842	There is no target for this indicator. The 2020/21 monitoring period saw the greatest 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 19/01427/F for the new Sky House building at UEA.
DM22	Loss of a) community facilities (m <sup>2</sup> ) and b) Public Houses	a) 0  b) 0	There is no target for this indicator. There were no applications resulting in the loss of community facilities floorspace in the 2020/21 monitoring period. However, there are a number of applications resulting in the change of use from community uses to other types of community uses.
DM22	ACV registrations	0	There is no target for this indicator. Within the 2020/21 period, no new ACVs were added to the list.
DM23	Development of new evening economy and leisure uses (m <sup>2</sup> )	2,080	The target for this indicator is to contribute to the JCS target for the provision of 3000(m <sup>2</sup> ) of leisure and tourism floorspace by 2016. Within the 2020/21 monitoring period, 11 applications for evening economy and leisure uses were approved.
DM23	Development of late night uses in the a) late night activity zone and b) elsewhere (m <sup>2</sup> )	a) 0 b) 142.2	The target for this indicator is no late night activity uses outside of the late night activity zone (LNAZ). In 2020/21 there were more late night/evening economy uses approved outside of the LNAZ than within it. The purpose of DM23 is to direct late night uses which could have noise and other related impacts on the surrounding area to protect amenity across the city. In the 2020/21 period, one application for the change of use from retail to a micro pub was approved outside of the LNAZ.



Policy	Indicator	2020/21	Commentary
DM24	Floor space (m <sup>2</sup> ) for A5 uses within: a) district centres b) local centres c) elsewhere	a) 160.5 b) 60 c) 0	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 residential amenity and on highway and pedestrian safety. In the 2020/21 period, three applications for hot food takeaways were approved within either district or local centres. No A5 floorspace was permitted elsewhere in the city within this period.
DM24	No refusals on grounds of amenity	0	There is no target for this indicator. There were no refusals on ground of amenity for A5 uses within the monitoring period.
DM25	Number of approvals and refusals to vary conditions on retail warehousing and other retail premises	0	There is no target for this indicator.

DM26	Progress on the implementation of the UEA Masterplan	n/a	<p>The strategic masterplan for the UEA is embodied in the UEA Development Framework Strategy, November 2010 (the DFS) which identified three areas for development; Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road. Each of these has been allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41.</p> <p>In Autumn 2015 a new strategic growth plan was announced for the UEA (UEA 2030 Vision) which would involve increasing student numbers and investment in the university campus. It will consider the latest higher education and wider global trends that might impact on the university and its development priorities over the next 15 years. The UEA 2016–20 Plan represented the first of three five-year plans that will to guide the UEA through to their longer term vision which included £300 million investment in their estate by 2030 to develop new buildings and to refurbish the 1960s Lasdun Academic Wall.</p> <p>The UEA current projections based on 2019 evidence are for an incremental increase in overall student numbers of 22% from 2016/17 (17,195 total full and part-time students) to 2035/36 (22,000 total students). Progress has been made on the DFS review in 2019/20, which is now in final draft stage until further information is available as part of the preparation of the GNLP examination.</p> <p>Historic England also designated Earlham Park (and not the Campus) in 2020 as historic parkland which has potential implications for Earlham Hall development and the now lapsed permissions.</p> <p>Covid 19 has had some impact on university operations and will likely affect the rate of expansion and development into the future. There is only one additional proposed allocation area within the GNLP which is</p>
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			<p>proposed as a reserve site. Any impacts on development rates are unlikely to require a radical rethink of planned allocation areas. In any event UEA are also undertaking a review of their Estates Strategy (which is 10 years since the last update) in order to understand building refurbishment or extension requirements with a view to maximising development within the existing plan boundary. They will discuss their findings with Norwich City Council in Autumn 2022 to identify options for growth and refurbishment of their building stock.</p>
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Policy	Indicator	2020/21	Commentary
DM27	Progress on the implementation of the Airport masterplan	n/a	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 was delayed. A SAS has now been submitted in draft to the council for comment.
DM27	Relevant applications	n/a	There have been no new permissions within this monitoring period.
DM28	Site specific obligations for transport improvements	0	There is no target for this indicator. No new planning obligations were raised for transport improvements within the monitoring period.
DM28	Walking and cycling levels at each main cordon	<b>No data</b>	There is no target for this indicator. Data could not be obtained.
DM28	CIL spending on Reg 123 List	0	There is no target for this monitoring indicator. There was no spend of commuted sums within the monitoring period.
DM28	Enhancements to strategic cycle network	<b>No data</b>	There is no target for this indicator. Data could not be obtained.
DM28	Progression of introduction of Bus Rapid Transport System scheme	<b>No data</b>	There is no target for this indicator. Data could not be obtained.

Policy	Indicator	2020/21	Commentary
DM28	Number of car parking spaces lost/gain (estimated)	9,800	<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 2020/21. 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>
DM29	Expansion of 20mph zones	n/a	<p>Policy DM30 sets local planning criteria for the consideration of proposals involving the creation of new vehicular accesses. It requires measures to be included in new developments, which improve highway safety by: removing unnecessary access points onto main traffic routes, designing to limit traffic speeds to 20mph, ensuring pedestrian safety and adequate circulation within the site and allowing for any alterations to on-street parking arrangements necessary as a result of the new development.</p> <p>Development proposals continue to be designed to achieve 20mph traffic zones. Some recent improvements include the Earlam Road upgrades.</p>

Policy	Indicator	2020/21	Commentary
DM30	No. applications refused on car parking, servicing, cycle parking grounds	7	There is no target for this indicator. During the 2020/21 monitoring period, seven 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 24 dwellings that otherwise could have been granted consent.
DM31	No. approved schemes of low car and car free housing	4	There is no target for this indicator. 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. In the 2020/21 period, one scheme was approved for low car housing, and three schemes were approved as car free housing.
DM32	N/A	N/A	This indicator has not been monitored in previous years. 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.

Policy	Indicator	2020/21	Commentary
DM33	N/A	N/A	<p>This indicator has not been monitored in previous years. 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>

DM20 list of defined centres	DM21 list of defined district and local centres
<p>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>DC06 - Earlham  House DC07 - The  Larkman  DC08 - Dereham Road/Distillery  Square DC09 - Hall Road  DC10 - Sprowston Road/Shipfield  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  LC22 - St John's Close/Hall  Road LC23 – Tuckswood  centre</p>



	<p>LC24 - Witard Road  LC25 - Clancy Road LC26 - UEA  LC27 - Long John Hill  LC28 - Magdalen Road/Clarke  Road LC29 - Aylsham  Road/Copenhagen Way LC30 - St  Stephens Road</p>
<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</p>	<p>DC01 – Bowthorpe  DC02 – Drayton  Road DC03 - Eaton  centre DC04 -  Plumstead Road  DC05 - Aylsham Road/Mile Cross</p>

## Appendix G: South Norfolk District Council Annual Monitoring Report 2020-21

### Policy DM4.1 – Renewable Energy

Indicator	Target
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. 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.

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

Indicator	Target
Percentage of household waste that is a) recycled and b) composted	Year on year 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 DM4.4 – Natural environmental assets – designated and locally important open space

Indicator	Target
Hectares of development in highly sensitive landscapes (SSSI, SAC, SPA, CWS, River Valleys, Important Open Local Spaces)	No specified target

A total of 46 planning applications were coded against this policy in the 2020/21 monitoring period. 37 were approved, with particular attention to DM4.4 required in 9 cases as below:

2020/1281 – Erection of workshop building, Ditchingham. Ecology report detailing potential minor impacts and mitigation deemed acceptable. 2020/1357 – Demolition of existing building and erection of replacement buildings, Long Stratton. Ecology report detailing potential minor impacts and mitigation deemed acceptable.

2020/1206 – Extension to broiler breeder units, Starston. Natural England originally objected but later accepted the development would reduce impacts on adjacent Gawdyhill SSSI.

2020/1220 – Change of use of woodland to forest school business, Intwood. Concerns over impact acceptably answered by ecology statement and management plan by applicant.

2020/1721 – Conversion and extension of outbuilding to provide annexe, Tacolneston. Ecology report detailing potential minor impacts and mitigation deemed acceptable.

2020/0751 – Erection of 9 dwellings, Great Moulton. Ecology report detailing potential minor impacts and mitigation backed by conditions. 2020/2413 – Upgrading of access, Fersfield. Condition imposed to protect mature hedgerow.

2020/0798 – Variation of condition 2 of 2019/1665, Aslacton. Ecology concerns answered by landscape plan provided by applicant and imposition of conditions.

2019/1788 – Erection of 90 dwellings, Wymondham. Ecology concerns answered by site layout plan and conditions, but requested further enhancements not deemed possible.

9 applications were refused, with contravention of DM4.4 given as a reason in 2 cases:

2020/0785 – Erection of a dwelling in Costessey. Appeal in progress. 2020/1044 – Erection of a garage, Thorpe Abbott.

As with previous years the majority of applications considered against this policy were addressing ecology or biodiversity strategies on new developments, as opposed to the loss of any highly sensitive landscape. Where concerns have been raised around proposals, the use of conditions has precluded unacceptable loss. It can therefore be concluded that the policy continues to be successfully implemented and works as intended.

### Policy DM4.6 – Landscape setting of Norwich

Indicator	Target
Amount of Norwich Southern Bypass Landscape Protection Zone lost to development (ha)	Target to minimise

A total of 5 applications were coded against this policy in 2020/21, which is in line with figures from previous years. 3 applications were approved, and one was withdrawn.

#### Approved

2020/0578 – 24-bed hospice, Colney

2020/2299 – Indoor player training building, Colney

2021/0178 – Telecommunications mast, Cringleford

The remaining application, 2020/1989, was initially refused but later allowed on appeal. However, DM4.6 was not contravened or a reason for refusal in this case. 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 performs as intended.

### Policy DM4.7 Strategic Gap between settlements in the Norwich Policy Area

Indicator	Target
Amount of Strategic Gap lost to development (ha)	Target to minimise

A total of 3 applications were determined in accordance with this policy in 2019/20, a decrease from previous monitoring periods. All three applications were refused.

2020/0620 for 2 dwellings was refused in part due to its contravention of DM4.7, a decision and reasoning which was upheld at appeal.

2020/1941 for 1 dwelling was also refused and had an appeal dismissed, and 2020/2466 for 1 dwelling was refused, but DM4.7 was not a factor in either of these decisions.

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. Only one of the applications refused on the basis of this policy; the others failed for separate reasons. Based upon the above assessments it may therefore be considered that the policy is functioning as intended.

#### **Policy DM4.8 – Protection of trees and hedgerows**

<b>Indicator</b>	<b>Target</b>
Number and area of trees protected by Tree Preservation Orders served	Target to maximise

A total of 15 Tree Preservation Orders were served during the 2019/20 monitoring period, out of a possible total of 16 TPOs.

These comprised:

46 individual trees

2 areas of trees

2 groups of trees

1 woodland

The levels of TPO's being assessed and served have now remained consistent for the past three monitoring years (2018/19 onwards), 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.

#### **Policy DM4.10 – Heritage Assets**

<b>Indicator</b>	<b>Target</b>
Percentage of Listed Building consents granted	Target to maximise
Percentage of Conservation Areas with appraisals	Target to maximise (until all completed)
Number of Listed Buildings lost/demolished	None

### **Listed building consents**

During the monitoring period 2019/20 a total of 105 listed building applications were coded against this policy. Of these, only one application was withdrawn, and none were refused.

A reduced number of Listed Building applications were submitted in 2020/21 compared to previous monitoring periods, although not significantly enough to be remarkable. 100% of consents being granted has been achieved in the current monitoring period, meeting the set target. It may therefore be considered that the policy continues to be applied consistently and is performing as intended.

### **Conservation Area Appraisals**

This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 8 in the GNDP AMR.

### **Listed Buildings 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.

## **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 was not possible during 2020/21. The combined impact of Covid-19 and changes to the use class orders are likely to have had a significant effect on the composition of Town Centres and Primary Shopping Areas. Re-establishing monitoring in this area will therefore be necessary to determine the success of this policy.

Employment land monitoring data was not available for the period 2020/21, and therefore progress towards DM policies 2.1, 2.2 and 2.4 cannot be evaluated. In order to assess the function of these policies, gathering the relevant data will be a priority for the council.

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 beyond those already discussed.

### **Site Specific Allocation and Policies**

This section monitors the Strategic Principles from the South Norfolk Site Specific Allocations and Policies Document for the period 01/04/20 to 31/03/21 and reflects the indicators shown in the Monitoring Framework which accompanies the plan.

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 address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
EAS1: Land south and east of Easton  2014/2611/O 2020/0962/D 2019/1251/F	Village Centre  Expanded primary school  Protection of allotments & existing community use sites	Play areas for each phase  Village centre  Allotments  School expansion  Open space contribution	Development not yet started
EAS2: Easton gymnastics facility  2014/2069/F	New gymnastics facility	New gymnastics facility	Development complete



Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
COS1: Land west of Lodge Farm, Dereham Rd  2013/0567/F 2016/0402/F	Single form entry primary school	Primary school  Sports pavilion & car parking  Local shop site  5 equipped play areas  Open space contribution	Development well underway

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
HET1: Land north of Hethersett  2011/1804/O 2017/1104/D 2015/1594/D 2015/1681/D 2017/0151/D 2018/2326/D 2018/2500/D	Expansion of local schools (or provision of land for the same)  Community facilities (e.g., open space, community buildings)	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	To be established	No planning permission as at 31/03/21

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
HET4: Land north of Great Melton Rd 2012/1814/F	Contribution towards local schools' expansion	Financial contributions towards education and recreational space Play space	Development complete
COL2: Land rear/east of Institute of Food Research 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 2012/1493/D	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

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
DIS7: Feather Mills site, Park Road	Retail use limited to non-food goods  Office development restricted to A2 use	n/a	No planning permission as at 31/03/21
HAR5: Land off Station Hill	Food store	n/a	No planning permission as at 31/03/21

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
POR1: Land at Heath Farm  2013/1986/O 2014/0732/D 2013/0505/O 2016/2388/F	Open space	Play areas & recreational open space  Transport contribution (Fiveways)  Nursery education contribution  Primary education contribution  Secondary education contribution	Development complete
POR4: Land south of Stoke Rd  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

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
POR5: Land south of Heath Loke	Play areas & recreational open space	To be established	No planning permission as at 31/03/21
POR6: Land north of Shotesham Rd and east of Carr Lane  2011/0476/O 2014/0393/D 2014/0319/D 2019/2209/F	- 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  2013/0463/O 2016/0803/D 2016/0805/D 2014/0981/O 2019/2318/F	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	N/a	No planning permission as at 31/03/21

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
LOD1: Land north of George Lane  2013/1647/O 2016/0853/D 2020/1163/F	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  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 complete
TAS1: Land north of Church Rd and west of Tasburgh school	Expansion or improvement of the existing primary school facilities	N/a	No planning permission as at 31/03/21
WOR1: Land at the junction of High Rd and Low Rd	Recreational open space on land adjacent to the site	N/a	No planning permission as at 31/03/21

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**

Policy 4 of the Joint Core Strategy concerns housing delivery and sets a target for affordable homes on all sites of 5 units or more. Considering the most recent Strategic Housing Market Assessment [SHMA], the Council amended its affordable housing target to 28% on both medium and large sites. However, amendments to paragraph 63 of the National Planning Policy Framework [NPPF] mean that it is no longer possible to seek affordable housing on sites of less than 10 dwellings unless they occupy an area of more than 0.5 Hectares.

No affordable housing was secured for sites between 5 and 9 units in the monitoring period. The below table shows applications granted planning consent between 1 April 2020 and 31 March 2021, detailing the total number of dwellings on each site, the site area and whether affordable housing is thus required by the NPPF.

#### **Sites of between 5 and 9 units**

Parish	Planning reference	Total Dwellings	Site area (Ha)	AH required?
Ashwellthorpe	2020/1537	7	0.3	No
Cringleford	2019/1666	6	0.7	Yes
Great Moulton	2020/0751	9	1.16	Yes
Heywood	2020/1256	5	0.13	No
Scole	2020/1236	6	0.21	No
Stoke HC	2020/0821	5	0.13	No
Winfarthing	2020/2480	5	0.33	No
Wymondham	2019/2531	8	0.27	No
Wymondham	2020/0920	7	0.37	No
Wymondham	2020/1371	5	0.16	No

Only two sites qualify for an affordable housing requirement. Cringleford 2019/1666 was reduced in size and became exempt from the requirement. The applicant for Great Moulton 2020/0751 submitted a report demonstrating that the development would not be



viable were it to contain affordable units, and this was accepted by the council.

Sites of 10 or more units retained a requirement to provide 28% affordable housing. These sites are listed below, in a table detailing the total number of dwellings on each site, number of affordable homes secured and the overall percentage of affordable housing.

### Sites of 10 units or more

Parish	Planning reference	Total Dwellings	Affordable Homes	Percentage
Costessey	2019/2546	16	16	100%
Cringleford	2018/2785	62	39	63%
Diss	2020/0478	77	0	0%
Ditchingham	2019/1925	24	9	38%
Easton	2020/0962	291	67	23%
Easton	2019/1251	64	18	28%
Hales	2018/1934	20	6	30%
Hempnall	2019/0864	23	3	13%
Harleston	2019/1618	46	0	0%
Poringland	2019/2209	15	4	27%
Trowse	2019/2318	83	23	28%
Wymondham	2020/2212	22	3	14%
Wymondham	2019/1788	90	90	100%
Wymondham	2019/1804	246	93	38%
Wymondham	2019/0428	21	6	29%

10 of 15 sites met the requirement to provide 28% affordable housing. Although Poringland 2019/2209 appears to pass under this threshold, the low number of units on site mean that the 4 units delivered is the closest whole number to 28% of the total, i.e.  $15 \times 0.28 = 4.2$ . Hempnall 2019/0864 and Harleston 2019/1618 provided viability reports requesting a reduced proportion of affordable units, which was accepted by the council. Affordable units for Easton 2020/0962 and Wymondham 2020/2212 were secured through section 106 agreements and comply with those specific requirements. Diss 2020/0478 concerns an extra care development classed

as C2 residential, whereas all other schemes are C3. However, a High Court ruling in August 2020 demonstrated that use classes are not relevant to the requirement for affordable housing unless explicitly mentioned in the local development plan policy. As such, Diss 2020/0478 should have been required to provide affordable housing at the usual rate, but the decision was made by committee a month before the court ruling.

Excluding reserved matters, approval was granted to 350 dwellings across South Norfolk during the 2020/21 monitoring year. Of these, 41 were affordable units (12%). In summary, 67% of major sites met the 28% affordable 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 unviable therefore lower % provisions were accepted. As the majority of sites continue to meet target affordable levels, the policy can be considered to remain effective.

### Monitoring indicator and target 3: Allocation numbers

#### Norwich Policy Area – Growth Locations

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/19	Units with pp at 31/03/20	Units with pp at 31/03/21
COS1 Costessey	500	509	509	509
EAS1 Easton	900	890	890	954
HET1 Hethersett	1080	1196	1196	1196
HET2 Hethersett	40	0	0	0
HET4 Hethersett	156	151	151	151
<b>TOTAL</b>	<b>2676</b>	<b>2746 (102%)</b>	<b>2746 (102%)</b>	<b>2810 (105%)</b>

## Norwich Policy Area – Norwich Fringe

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/19	Units with pp at 31/03/20	Units with pp at 31/03/21
TROW1 Trowse	160	173	173	181
<b>TOTAL</b>	<b>160</b>	<b>173 (108%)</b>	<b>173 (108%)</b>	<b>181 (113%)</b>

## Norwich Policy Area – Key Service Centres

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/19	Units with pp at 31/03/20	Units with pp at 31/03/21
POR1 Poringland	250	270	270	270
POR2 Poringland	100	100	100	100
POR4 Poringland	20	0	0	0
<b>TOTAL</b>	<b>370</b>	<b>370 (100%)</b>	<b>370 (100%)</b>	<b>370 (100%)</b>

## Norwich Policy Area – Service Villages

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/19	Units with pp at 31/03/20	Units with pp at 31/03/21
BRA1 Bracon Ash	20	0	0	0
BRAM1 Bramerton	10	10	10	10
LIT1 Little Melton	20	20	20	20
MUL1 Mulbarton	150	180	180	180
NEW1 Newton Flotman	30	0	0	0
SPO1 Spooner Row	10	39	39	39
SPO2 Spooner Row	5	7	7	7

STO1 Stoke Hly. Cross	75	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
<b>TOTAL</b>	<b>380</b>	<b>369 (97%)</b>	<b>369 (97%)</b>	<b>369 (97%)</b>

## Norwich Policy Area – Other Villages

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/19	Units with pp at 31/03/20	Units with pp at 31/03/21
BAW1 Bawburgh	5	5	5	5
KES1 Keswick	10	9	9	9
<b>TOTAL</b>	<b>15</b>	<b>14 (93%)</b>	<b>14 (93%)</b>	<b>14 (93%)</b>

## Rural Policy Area – Main Towns

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/19	Units with pp at 31/03/20	Units with pp at 31/03/21
DIS1 Diss	35	0	0	0
DIS3 Diss	42	0	0	0
DIS4 Diss	125	136	136	136
DIS5 Diss	15	6	6	6
HAR1 Harleston	120	120	120	120
HAR3 Harleston	29	35	33	33
HAR4 Harleston	95	0	0	0
<b>TOTAL</b>	<b>461</b>	<b>297 (64%)</b>	<b>295 (64%)</b>	<b>295 (64%)</b>

## Rural Policy Area – Key Service Centres

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/19	Units with pp at 31/03/20	Units with pp at 31/03/21
HIN1 Hingham	95	88	88	88
LOD1 Loddon	200	200	200	200
<b>TOTAL</b>	<b>295</b>	<b>288 (98%)</b>	<b>288 (98%)</b>	<b>288 (98%)</b>

## Rural Policy Area – Service Villages

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/19	Units with pp at 31/03/20	Units with pp at 31/03/21
ALP1 Alpington	10	10	10	10
ASL1 Aslacton	15	15	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	9	9
BRO2 Broome	5	5	5	5
BUN1 Bunwell	8	7	9	9
BUN2 Bunwell	7	8	8	8
CAR1 Carleton Rode	5	3	3	3
CAR2 Carleton Rode	5	6	6	6
DIC1 Dickleburgh	20	22	22	22
DIT1 Ditchingham	20	0	24	27
EAR1 Earsham	20	0	16	16
GEL1 Geldeston	10	13	13	13

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/19	Units with pp at 31/03/20	Units with pp at 31/03/21
GIL1 Gillingham	10	0	22	22
GRE1 Great Moulton	5	10	10	14
HAL1 Hales	10	0	0	0
HEM1 Hempnall	20	0	0	23
PUL1 Pulham Market	10	10	10	10
ROC1 Rockland St Mary	20	21	21	21
SCO1 Scole	15	0	0	0
SEE1 Seething	10	5	5	5
TAC1 Tacolneston	20	0	20	20
THL1 Thurlton	20	30	30	30
WIC1 Wicklewood	6	6	0	0
WIC2 Wicklewood	8	14	14	14
WOO1 Woodton	20	21	21	23
WOR1 Wortwell	5	0	0	0
WRE1 Wreningham	10	10	10	10
<b>TOTAL</b>	<b>381</b>	<b>281 (74%)</b>	<b>368 (97%)</b>	<b>398 (104%)</b>

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 2 (Take up of employment land allocations)

Allocation and Settlement	Allocated Site Area (Ha)	Amount of Available Land	Allocated Use
BKE3 Brooke	4.8	0 Ha	Light industrial, B2, B8
COL1 Colney	39.4	28.09 Ha	Research and development
COL2 Colney	4.24	4.24 Ha	Research and development
COS3 Costessey	15.29	13.3 Ha	Light industrial, B2, B8
HETHEL2 Hethel	20.0	20 Ha	Advanced engineering & technology
HIN2 Hingham	2.24	2.07 Ha	Light industrial, B2, B8
KES2 Keswick	13.02	13.02 Ha	Light industrial
LOD2 Loddon	1.1	1.1 Ha	Light industrial, B2
LOD3 Loddon	1.84	1.84 Ha	Light industrial, B2, B8
POR3 Poringland	4.3	4.3 Ha	Light industrial
TROW2 Trowse	3.2	3.2 Ha	Park and Ride site
DIS6 Diss	1.76	1.13 Ha	Retail (non-food goods), leisure, offices (financial services only)
DIS7 Diss	2.21	2.21 Ha	Retail (non-food goods), leisure, offices (financial services only)
DIS8 Diss	2.89	1.91 Ha	Light industrial
DIS9 Diss	4.22	4.22 Ha	B2, B8
DIS10 Diss	3.7	3.7	Light industrial, B2, B8
HAR5 Harleston	1.23	1.23 Ha	Light industrial, small-scale foodstore, health/community facilities
HAR6 Harleston	1.6	0.99 Ha	Light industrial, B2
HAR7 Harleston	4.0	4 Ha	Light industrial, B2, B8
<b>TOTAL</b>	<b>131.04</b>	<b>110.55 Ha</b>	

Available land refers to the area not covered by detailed planning permissions. The COL1 allocation has outline permission for the whole site but is only part detailed and built out.

Changes to the use class orders came into effect on 1 September 2020. Affected use classes are referred to by their descriptors rather than codes to allow for consistency of interpretation.

The data above has been compiled by analysing the relevant applications coded to policies taken from the 2020/21 AMR. No applications were approved on allocated employment land during the monitoring year 2020/21. The following sites saw an uplift in available land:

COL2 Colney – Area increased 0.54ha from 3.7Ha to 4.24Ha. COS3 Costessey – Area increased 1.99ha from 13.3Ha to 15.29Ha. KES2 Keswick – Area increased 9.02ha from 4.0Ha to 13.02Ha.

### 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.

#### Permissions granted on brownfield land, 2020/21

Area	Units Permitted on Brownfield Allocations	Units Permitted on Brownfield Commitments	Units Permitted on Brownfield Windfalls
NPA	0	0	34
RPA	0	0	77
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>111</b>

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 (111) was a significant increase compared to figures from previous years (41 in 2016/17, 51 in 2017/18, 69 in 2018/19 and 24 in 2019/20) and represented 32% of the total number of units granted planning permission.

### Allocated sites containing brownfield land

Allocation and Settlement	Planning Ref.	Brownfield units	Status
ASL1 Aslacton	2006/0171	15	Outline permission
DIS5 Diss	2017/0042	6	Complete
DIS6 Diss	n/a	n/a	No permission
DIS7 Diss	n/a	n/a	No permission
HAR3 Harleston	2017/0099	33	Complete
WYM2 Wymondham	2016/2668	61	Outline permission

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.

In accordance with legislation the Council has published a brownfield register of previously developed land since December 2017. During the monitoring period 2020/21 there were a total of 37 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.

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. There were no new planning consents granted on allocated sites with identified flood mitigation or enhancement requirements in 2020/21.

**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.

The policy requirements for each site (highways, 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 2020/21 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.

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**

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*

This section monitors the policies from the Long Stratton Area Action Plan for the period 01/04/20 to 31/03/21. These policies have now been monitored for four 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. 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 & 2020/21 monitoring periods.

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

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**

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.

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

## **Policy LNGS4 – Sequential approach and impact assessment for provision in Long Stratton**

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

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

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

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

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

## **Policy LNGS7 – New recreation provision in Long Stratton**

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

## **Policy LNGS8 – Land for new burial ground in Long Stratton**

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

## **Policy LNGS9 – Accessibility**

One application 2020/0209 was assessed against this policy in the current monitoring period, for the erection of an industrial building on Robert Harvey Way, Tharston. This development was deemed acceptable due to its location with the development boundary allowing for access by modes other than private automobile.

**Conclusion**

At this time there is limited data available to effectively assess the implementation of the policy requirements contained in the Long Stratton Area Action Plan. This is principally due to the lack 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**

This section monitors the policies from the Wymondham Area Action Plan for the period 01/04/20 to 31/03/21. 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. 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 & 2020/21 monitoring periods. Several 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**

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

### **Policy WYM2 – Land at Old Sale Yard, Cemetery Lane**

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**

Outline planning permission was granted for this strategic allocation in 2014, with references 2012/0371 and 2011/0505. A significant number of applications have subsequently been submitted seeking to agree the details secured by condition. Approval of the reserved matters application 2020/2212 for 22 dwellings occurred during this monitoring period. 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**

Outline planning permission was granted for this strategic allocation in 2014, with reference 2014/0799. The reserved matters application 2019/0536 for 300 dwellings was approved during 2019/20, and approval of a further reserved matters application 2020/2212 for 90 dwellings occurred during this monitoring period. Further assessments of this policy will be undertaken in future years as additional applications are submitted.

## **Policy WYM5 – Land at Browick Road**

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

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

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

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

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. No further applications were submitted during the 2020/21 monitoring period.

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.

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.**

Two applications were assessed against this policy in the current monitoring period:

2019/2531 – Erection of 8 dwellings at Northfield Mill, Poynt Close

2019/1804 – Reserved matters for 246 dwellings, London Road.

Both applications were deemed in accord with WYM8 and approved.

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

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**

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**

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

## **Policy WYM12 – Protecting existing recreation or amenity land in Wymondham**

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

## **Policy WYM13 – New recreation provision in Wymondham**

One application was assessed against this policy in the current monitoring period, reserved matters 2019/1804 for 246 dwellings, London Road. The quantity of open space was agreed as part of the outline application and secured through the S106 agreement. This sets out that there is a requirement for approximately 7.5 hectares of open space, which includes 1.22 hectares of structural landscaping to be retained and 6.28 hectares of open space including play area and recreation space. Part of this open space was secured through the phase 1 application, with the remainder being included as part of application 2019/1804.

## **Policy WYM14 – Relocation of Wymondham Rugby Club**

The 2017/18 Annual Monitoring Report set out the position regarding the 2014/0799 permission allowed on appeal on this site. As previously noted, the granting of this planning consent means that the policy objective for the allocation of this site cannot be met.

## **Policy WYM15 – Land for a new burial ground in Wymondham**

Following the approval of planning application 2014/2495, a number of planning applications were submitted during the 2018/19 period determined in 2019/20. One of these (2018/2758) was approved in May 2019 for Phase 1 of the development (89 dwellings). Phase 2 of the development (2019/1804) received approval during the 2020/21 monitoring period, which also saw a number of applications approved for discharge of conditions.

## **Policy WYM16 – Changes of use in Wymondham Town Centre**

No monitoring could take place during the monitoring period due to the Covid pandemic, which both restricted movement and led to significant fluctuations in the functioning of all use classes. Future evaluation is therefore vital to determine the long-term impact of

this situation on the composition of units within the Primary Shopping Area (PSA) and Town Centre Boundary (TCB). Furthermore, significant amendments were made to the use class orders, effective from 01/09/2020. As a result, many of the classes referred to by the Wymondham Area Action Plan have been dissolved. Future monitoring will therefore consider both legacy and new classes, with respect to the WAAP and the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 respectively.

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

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

### **Policy WYM18 – Land at Norwich Rd/Postmill Close**

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**

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

### **Conclusion**

Progress in Wymondham has been characterized by the significant ongoing development beyond that envisaged in the Area Action Plan. However, it may generally be concluded that the policies in the Wymondham AAP continue to be applied consistently and operate effectively. A major exception concerns the planning consent granted for residential development at the former Wymondham Rugby Club ground. Town centre monitoring for policy WYM16 was not possible during 2020/21. The combined impact of Covid-19 and changes to the use class orders are likely to have had a significant effect on the composition of Town Centres and Primary Shopping Areas, previously defined as an area of concern in the context of this Area Action Plan. Re-establishing monitoring in this area will

therefore be necessary to determine the success of this policy. Further assessments will take place throughout the plan period for the Wymondham Area Action Plan.