

# Appendix 1: Greater Norwich Annual Monitoring Report Duty to Cooperate Statement 2024/2025

**Published July 2026**

# 1. 2024/2025 Duty to Cooperate Update

- 1.1 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.
- 1.2 The three local authorities working with Norfolk County Council and the Broads Authority adopted a joint Greater Norwich Local Plan (GNLP) in March 2024. A review of the local plan will be progressed, primarily to take account of increased housing need resulting from changes to national policy at the end of 2024.

# 2. Organisation

- 2.1 The formal establishment of the Greater Norwich Growth Board (GNGB), with a stronger focus on delivery is led by a member level board. The board is supported by a directors' group, dedicated staff and officer level groupings including planning policy officers. It oversees 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 District Council, Norwich City Council, South Norfolk Council and Norfolk County Council, working as the GNGB. 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.
- 2.2 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.
- 2.3 This arrangement replaced the Greater Norwich Development Partnership (GNDP) which oversaw the development of the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS (adopted 2011, amendments adopted 2014). However, the GNDP

was re-established to provide political guidance to the joint planning team during the plan-making process for the GNLP. The partnership consists of representatives from the three Greater Norwich authorities, Norfolk County Council and the Broads Authority. The GNLP remains in place and is progressing a GNLP Review.

- 2.4 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 the duty to cooperate were met. This comprises 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.
- 2.5 The forum's overall purpose is to ensure that the requirements of Duty to Cooperate when preparing development plans are discharged in a way which enhances the planning and strategic matters and minimises the risk of unsound plans. It provides the political input and steerage necessary to discharge the duty.
- 2.6 The forum meets 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 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 recommends actions to partner authorities. It aims to reach a consensus where possible. Its recommendations are not binding on the actions of any of the partners.
- 2.7 The forum oversees the preparation of the Norfolk Strategic Planning Framework (NSPF) which considers and seeks agreement in relation to the strategically important cross boundary issues affecting the delivery of growth in Norfolk. This framework informs the preparation of statutory development plans. It will continue to play a valuable role in the future as Breckland's local plan will be examined under the legacy plan-making system alongside Kings Lynn & West Norfolk, North Norfolk, Great Yarmouth and Greater Norwich's commitments to review their plans under the new plan-making system to provide for higher housing numbers.
- 2.8 The NSPF was 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 has been 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 was 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.

- 2.9 The third iteration of the Framework was endorsed by all stakeholder authorities in January 2021. The fourth iteration was in production during the 23/24 monitoring period and has subsequently been endorsed by all partners. Its updates reflect changes in legislation, the need for shared policy approaches on nutrient neutrality and changes in structures for example at the NHS and the abolition of the New Anglia Local Economic Partnership (LEP).
- 2.10 The 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).
- 2.11 The success of this ongoing cooperation is reflected by the fact that the Norfolk authorities have used the NSPF to meet the Duty to Cooperate requirement successfully for all local plan examinations in the county since 2018. As the NSPF evidenced that the GNLP had met the duty, it was a significant contributory factor in enabling plan adoption in March 2024.

### **3. 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:

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

- 3.1.1 An updated SHMA (2017) built on the work of the Central Norfolk SHMA 2015 to produce new estimates for objectively assessed need (OAN) and affordable housing needs and types of dwellings across Central Norfolk.
- 3.1.2 Revisions to the NPPF in 2019 meant that the quantity of homes needed had to be calculated at the local authority level in

accordance with the standard methodology in national guidance. This required a Housing Needs Assessment to be prepared to establish a minimum Local Housing Need (LHN) figure using the standard method which was set out in Planning Practice Guidance (PPG). In addition, Housing Needs Assessments were required to identify the size, type and tenure of housing needed for a range of different groups in the community. This is largely consistent with the scope for SHMAs that the original NPPF identified.

- 3.1.3 As a result, the Greater Norwich Local Housing Needs Assessment was produced by Opinion Research Services in June 2021 to update evidence for the GNLP.
- 3.1.4 In addition, in November 2021 a county wide study of specialist housing for older people produced by Opinion Research Services and Three Dragons provided further updates to the evidence used for the GNLP.
- 3.1.5 This evidence informed the policy approach taken to housing, in particular affordable housing, in [policy 5](#) of the adopted GNLP.
- 3.1.6 Consideration is now being given to the need for updated housing market evidence to inform the GNLP Review.

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

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

3.2.2 Using the agreed county wide methodology, a Greater Norwich HELAA was published in 2017 to assess sites submitted for consideration for inclusion in the GNLP. Three addenda were published in October 2018, January 2020 and December 2020 to assess new or amended sites which were submitted to the GNLP after 2017. The assessments informed the [GNLP Strategy](#) and the choice of sites for adoption in its [Sites Plan](#). Consideration is now being given to the need for an updated HELAA to inform local plan reviews.

### **3.3 Economic Projections**

3.3.1 Subsequent to the last run of the East of England Forecasting Model (EEFM) for economic growth was completed in 2017, Norfolk authorities commissioned a county wide set of economic data projections through Oxford Economics. These projections provide a set of baseline forecasts designed to facilitate the setting of consistent housing and jobs targets.

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

3.4.1 In January 2017, five Norfolk local authorities (Broadland District Council, Great Yarmouth Borough Council, North Norfolk District Council, Norwich City Council and South Norfolk 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.

3.4.2 Specifically, for the Greater Norwich area, an updated Needs Assessment was published in June 2022. In addition to a desktop study, evidence gathering by consultants RRR included engagement and interviews with families from travelling communities.

### **3.5 Sustainability Appraisal**

3.5.1 As part of the preparation of the GNLP an appraisal of the social, environmental and economic impact of the plan was carried out. This appraisal is known as a Sustainability Appraisal (SA). The SA also met the requirements for Strategic Environmental Assessment (SEA) of the GNLP.

3.5.2 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.

- 3.5.3 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. Further revised SA work was produced for the Regulation 19 proposed submission version of Plan in March 2021 and the submission version of the plan in July 2021. Ongoing updates to the SA have been produced during the examination of the plan when they have been required.
- 3.5.4 Adoption of the plan in March 2024 was accompanied by the final Sustainability Appraisal of the Greater Norwich Local Plan.

### **3.6 Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy and Action Plan**

- 3.6.1 In collaboration with the Environment Agency, Natural England, Wild Anglia, the Forestry Commission and other local partners, Norfolk local planning authorities produced the [Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy](#) in 2021. This 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.
- 3.6.2 In 2023 and 2024 Norfolk Planning Authorities worked with Footprint Ecology to update a detailed [action plan](#) for the strategy. This lists specific projects that are required to mitigate the impacts of increased visitor pressure. Implementation of these projects is being progressed.

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

- 3.7.1 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 in section B21 of the [Greater Norwich Local Plan \(GNLP\) website](#).



- 3.7.2 The Greater Norwich authorities commissioned a stage 2 SFRA to further assist in the process of site selection for the GNLP and to meet national planning requirements for allocating sites in areas with some flood risk. This was produced by JBA consulting and was completed in February 2021. Consideration is now being given to the need for an updated SFRA to inform local plan reviews.

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

- 3.8.1 GVA Consultancy was commissioned to undertake a Greater Norwich Employment, Retail and Town Centre Study. 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".

### **3.9 Greater Norwich Viability Assessment**

- 3.9.1 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.

### **3.10 Health Protocol – An Engagement Protocol between Local Planning Authorities, Public Health Sector Organisations in Norfolk**

- 3.10.1 To help ensure health issues are addressed in planning a protocol for joint working between planning, public health and health sector organisations was agreed in 2019 and has been revised to take account of the emergence of the Norfolk and Waveney Integrated Care System (ICS), an umbrella body bringing together the organisations planning, buying and providing publicly funded healthcare to the population of the area. Throughout this revision support has come from several quarters, including county and district council planners, the Norfolk & Waveney Integrated Care Board and Norfolk County Council Public Health.
- 3.10.2 The Protocol presents a process describing how relevant NHS organisations, Norfolk & Suffolk County Council Public Health and the Norfolk and East Suffolk Local Planning Authorities jointly consult to



ensure that health considerations are adequately accounted for in plan making and in planning applications and their subsequent developments. In this context, the term “health considerations” includes planning for health service provision (e.g. the provision of enough doctors' surgeries to meet population needs) as well as ensuring that health promotion is considered in the design and provision of developments (e.g. the provision of walking and cycling infrastructure or maintenance of good air quality).

3.10.2 Objectives for the protocol are:

- To establish a working relationship and set a protocol for engagement between Norfolk and East Suffolk Local Planning Authorities (LPAs), and relevant health and social care partners within the ICS, Norfolk County Council (NCC) and Suffolk County Council (SCC) Public Health.
- To outline a standardised process for obtaining robust and consistent health and social care and public health information to inform plan making and planning decisions.
- To support appropriate health infrastructure, with technical input from appropriate public health, health, and social care information teams.
- To ensure that the principles of prevention, health and wellbeing are adequately considered in plan making and when evaluating and determining planning applications.
- To establish a collective response to planning consultations from relevant health and social care partners and commissioning organisations through the appropriate mechanism.
- To agree a defined threshold indicator for Planners to contact health and Public Health teams for input into planning applications and spatial plans.

3.10.3 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 ICS colleagues affords an opportunity for long term planning and growth to be considered alongside health infrastructure needs.

3.10.4 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 allocated sites in excess of 500 homes, or non-allocated housing sites in excess of 100 homes, and any housing proposal with a significant amount of housing for the elderly 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.

- 3.10.4 This revision streamlines the processes and simplifies and shortens the Protocol to make it easier to use and embed into the work of all partner agencies. Updated population healthcare needs assessments as well as population and demographic change estimates will be published separately to increase the longevity of the Protocol and facilitate timely updates. These will support plans to deliver new healthcare infrastructure formulated by NHS colleagues.
- 3.10.5 The updated protocol was approved by Norfolk Strategic Planning Member in October 2024 and subsequently endorsed by all LPAs.

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

- 3.11.1 The Landscape Partnership was commissioned by the GNDP to undertake a Habitat Regulations Assessment (HRA) of the GNLP. A screening report focusing 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 and the Reg 19 submission version of Plan in July 2021. During the plan's examination HRA updates were provided in relation to Nutrient Neutrality and Gypsy and Traveller policies. HRA updates were provided in late 2023 for the main modifications to the plan.

### **3.12 Greater Norwich Green Infrastructure Strategy**

- 3.12.1 During 2023 and 2024, work was undertaken on updating the [Greater Norwich Green Infrastructure \(GI\) Strategy](#). First produced in 2008, the GI Strategy updates were endorsed by the GNGB in March 2025. The strategy aims to enhance green spaces, promote biodiversity, and support sustainable growth in the Greater Norwich area. To do this, it provides a flexible framework for guiding and prioritising the most suitable types, locations and scale of GI needed to support future growth, alongside health and wellbeing, biodiversity and climate resilience.

### **3.13 Neighbourhood Plans**

- 3.13.1 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.

- 3.13.2 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 2: Greater Norwich Sustainability Appraisal 2024/2025

*This report assesses how the Greater Norwich area is performing against the Sustainability Appraisal indicators of the Greater Norwich Local Plan, and are used to monitor the key environmental, social and economic themes.*

**Published July 2026**

# Contents

Introduction..... 3

Overview of performance..... 4

Index: Air..... 6

Index: Biodiversity, Flora and Fauna ..... 8

Index: Climatic Factors ..... 10

Index: Cultural Heritage ..... 10

Index: Human Health ..... 14

Index: Landscape ..... 16

Index: Population and Material Assets..... 18

Index: Soil..... 22

Index: Water Quality/Flood ..... 24

## Introduction

The Sustainability Appraisal (SA) is designed to evaluate the social, environmental, and economic impacts of the Greater Norwich Local Plan (GNLP) and its implementation. It ensures that development aligns with sustainability principles and complies with Strategic Environmental Assessment (SEA) requirements.

In the context of monitoring, the SA:

- Tracks progress against key indicators such as housing density, waste generation, recycling rates, and CO<sup>2</sup> emissions.
- Identifies areas of concern where targets are not being met.
- Supports transparency and accountability by publicly publishing data.

These indicators are listed in Monitoring section of the adopted plan as [Table 3 - Sustainability Appraisal Indicators](#).

## Overview of performance

A RAG (Red, Amber, Green) rating system has been used to evaluate progress against indicators to provide a quick visual assessment of progress. The definition of each RAG rating is provided under each metric.

It has not been possible to RAG rate all the metrics as baseline data is not available for some metrics. This is because for some metrics, monitoring processes are still in the process of being established. In addition, several of the metrics do not have specific targets and so data is included for information only.

Where metrics are red, this creates a trigger for action. These have been considered under each metric.

| Policy                     | Indicator                            | 24/25 RAG Rating |
|----------------------------|--------------------------------------|------------------|
| <a href="#"><u>SA1</u></a> | Concentration of NO2, PM10 and PM2.5 | Not applicable   |
| <a href="#"><u>SA2</u></a> | Traffic flows on main roads          | Not applicable   |
| <a href="#"><u>SA3</u></a> | Rates of public transport uptake     | Not applicable   |

Table 1 - Air Index 24/25 RAG Ratings.

| Policy                     | Indicator                                                                                                                      | 24/25 RAG Rating |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------|
| <a href="#"><u>SA4</u></a> | Percentage of Sites of Special Scientific Interest (SSSI's) in favourable condition                                            | Green            |
| <a href="#"><u>SA5</u></a> | Number of Planning Approvals granted contrary to the advice of Natural England, Norfolk Wildlife Trust or the Broads Authority | Green            |
| <a href="#"><u>SA6</u></a> | Percentage loss of the ecological network                                                                                      | Not applicable   |

Table 2 - Biodiversity, Flora and Fauna Index 24/25 RAG Ratings.

| Policy                     | Indicator                   | 24/25 RAG Rating |
|----------------------------|-----------------------------|------------------|
| <a href="#"><u>SA7</u></a> | CO2 emissions per capita    | Green            |
| <a href="#"><u>SA8</u></a> | Renewable energy generation | Not applicable   |

Table 3 - Climatic Factors Index 24/25 RAG Ratings.

| Policy                      | Indicator                                                  | 24/25 RAG Rating |
|-----------------------------|------------------------------------------------------------|------------------|
| <a href="#"><u>SA9</u></a>  | Number of Conservation Area appraisals                     | Green            |
| <a href="#"><u>SA10</u></a> | Number of heritage assets identified as 'heritage at risk' | Amber            |

Table 4 - Cultural Heritage Index 24/25 RAG Ratings.

| Policy                      | Indicator                              | 24/25 RAG Rating |
|-----------------------------|----------------------------------------|------------------|
| <a href="#"><u>SA11</u></a> | Percentage of physically active adults | Green            |
| <a href="#"><u>SA12</u></a> | Number of GP Surgeries                 | Not applicable   |

Table 5 - Human Health Index 24/25 RAG Ratings.



| Policy                      | Indicator                                                                                                                                  | 24/25 RAG Rating |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <a href="#"><u>SA13</u></a> | Number of planning approvals granted contrary to the advice of the Broads Authority on the basis of adverse impact on the Broads landscape | Red              |
| <a href="#"><u>SA14</u></a> | Quantity of non self or custom-build housing development in the open countryside                                                           | Red              |

Table 6 - Landscape Index 24/25 RAG Ratings.

| Policy                      | Indicator                                                                                               | 24/25 RAG Rating |
|-----------------------------|---------------------------------------------------------------------------------------------------------|------------------|
| <a href="#"><u>SA15</u></a> | Number of affordable housing completions                                                                | Red              |
| <a href="#"><u>SA16</u></a> | Percentage of economically active residents                                                             | Green            |
| <a href="#"><u>SA17</u></a> | Lower-layer Super Output Areas (LSOAs) in Greater Norwich within the 10% most deprived in Great Britain | Green            |
| <a href="#"><u>SA18</u></a> | Quantity of household waste generation                                                                  | Green            |

Table 7 - Population and Material Assets Index 24/25 RAG Ratings.

| Policy                      | Indicator                                                                                  | 24/25 RAG Rating |
|-----------------------------|--------------------------------------------------------------------------------------------|------------------|
| <a href="#"><u>SA19</u></a> | Percentage of dwellings built on Previously Developed (brownfield) land                    | Green            |
| <a href="#"><u>SA20</u></a> | Number of dwellings built on Best and Most Versatile Agricultural land (Grades 1, 2 or 3a) | Red              |

Table 8 - Soil Index 24/25 RAG Ratings.

| Policy                      | Indicator                                                                               | 24/25 RAG Rating |
|-----------------------------|-----------------------------------------------------------------------------------------|------------------|
| <a href="#"><u>SA21</u></a> | Number of planning permissions granted contrary to Environment Agency flood risk advice | Green            |
| <a href="#"><u>SA22</u></a> | Quality of watercourses                                                                 | Not applicable   |
| <a href="#"><u>SA23</u></a> | Water Efficiency in new homes                                                           | Green            |

Table 9 - Water Quality/Flood Index 24/25 RAG Ratings.

## Index: Air

### SA1 Concentration of NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>

**Target:** Decrease.

**24/25 RAG Rating: Not applicable:** This information cannot be RAG rated for Greater Norwich because it comprises three separate datasets for individual districts. As these datasets represent distinct areas and cannot be aggregated into a single measure, an overall RAG rating is not applicable.

| Area          | 23/24  | 24/25  |
|---------------|--------|--------|
| Broadland     | 15mg/L | 17mg/L |
| Norwich       | 24mg/L | 22mg/L |
| South Norfolk | 16mg/L | 16mg/L |

Table 10 - Concentration of NO<sub>2</sub> (Micrograms per litre).

| Area          | 23/24   | 24/25   |
|---------------|---------|---------|
| Broadland     | No data | No data |
| Norwich       | 14mg/L  | 15mg/L  |
| South Norfolk | No data | No data |

Table 11 - Concentration of PM<sub>10</sub> (Micrograms per litre).

| Area          | 23/24   | 24/25   |
|---------------|---------|---------|
| Broadland     | No data | No data |
| Norwich       | 8mg/L   | 9mg/L   |
| South Norfolk | No data | No data |

Table 12 - Concentration of PM<sub>2.5</sub> (Micrograms per litre).

There has been an increase in NO<sub>2</sub> in Broadland, while levels have stayed the same in South Norfolk. It is important to note that monitoring stations for NO<sub>2</sub> are in more polluted areas, meaning this figure may not be accurate across the whole districts.

Broadland and South Norfolk Councils do not have any monitoring stations for PM<sub>10</sub> and PM<sub>2.5</sub>, and as such no data is available.

In Norwich, the data provided is from the monitoring station at Castle Meadow (Castle Meadow 2). There was a slight reduction in NO<sub>2</sub> which is largely down to the introduction of more electric buses which is having a positive impact on air quality. PM<sub>10</sub> and PM<sub>2.5</sub> have increased. The Air Quality Annual Status Report 2025 does not provide an explanation for these increases; however, it does note for PM<sub>2.5</sub> that a new FIDAS monitor has been installed so full year data was not available. The long-term trend for PM<sub>2.5</sub> is yet to be established.

## SA2 Traffic flows on main roads

**Target:** Decrease.

**24/25 RAG Rating: Not applicable:** Data is not available to inform a RAG rating.

Data is not currently available for this metric.

## SA3 Rates of public transport uptake

**Target:** Increase.

**24/25 RAG Rating: Not applicable:** Data is not available to inform a RAG rating.

Data is not currently available for this metric. However, work is being delivered by various Greater Norwich partners to support public transport uptake. This includes:

- Norfolk County Council's residential travel planning team, AtoBetter, supported public transport uptake among residents of AtoBetter developments through personalised travel planning, targeted communications, social media engagement and incentives that encouraged residents to choose bus and rail for everyday journeys as alternatives to the car. This included providing free public transport taster tickets for all major local bus operators and regional rail services. As a result, yearly monitoring and surveys have shown an increase in public transport usage across Norfolk, particularly bus travel.
- Studies are being undertaken for different transport corridors, including a public transport study in the southwest area of Norwich, covering the University of East Anglia and Norwich Research Park employment sites.
- Norfolk County Council's transport team have been working with bus providers and local communities to increase uptake. The team have been working with bus operators to provide enhanced services in the Greater Norwich area, including providing more evening services into and out of Norwich from places like Diss. The team have also been working with town and parish councils to enhance bus infrastructure, with an offer of providing 80% of funding for new bus stop infrastructure like shelters and seating. In addition, physical infrastructure improvements have been made to provide bus priority initiatives, this includes a new bus lane from Harford Park and Ride. Collectively these initiatives provide enhanced bus services, which consequently increases public transport uptake.

## Index: Biodiversity, Flora and Fauna

### SA4 Percentage of Sites of Special Scientific Interest (SSSI's) in favourable condition

**Target:** Increase.

**24/25 RAG Rating: Green:** The percentage of SSSI's in a favourable condition has stayed the same or increased.

| Area                   | 23/24         | 24/25         |
|------------------------|---------------|---------------|
| Broadland              | 56.85%        | 56.77%        |
| Norwich                | 62.50%        | 62.50%        |
| South Norfolk          | 28.57%        | 29.29%        |
| <b>Greater Norwich</b> | <b>46.03%</b> | <b>46.56%</b> |

Table 13 - Percentage of SSSI's in a favourable condition (%).

There has been a slight increase in the percentage of SSSI's in a favourable condition across Greater Norwich.

Nine SSSI sites were added in Broadland and a further five were deemed in a favourable condition, taking the total up to 88/155 in a favourable condition. Norwich stayed the same, with 5/8 sites deemed in a favourable condition. One SSSI site was added in South Norfolk, and one site was deemed in a favourable condition, taking the total number of sites in a favourable condition to 29/99.

### SA5 Number of Planning Approvals granted contrary to the advice of Natural England, Norfolk Wildlife Trust or the Broads Authority

**Target:** Zero.

**24/25 RAG Rating: Green:** No planning permission was granted contrary to the advice of Natural England, Norfolk Wildlife Trust or the Broads Authority.

| Area                   | 23/24    | 24/25    |
|------------------------|----------|----------|
| Broadland              | 0        | 0        |
| Norwich                | 0        | 0        |
| South Norfolk          | 0        | 0        |
| <b>Greater Norwich</b> | <b>0</b> | <b>0</b> |

Table 14 - Number of Planning Approvals granted contrary to the advice of Natural England, Norfolk Wildlife Trust or the Broads Authority.

No planning permission was granted contrary to the advice of Natural England, Norfolk Wildlife Trust or the Broads Authority.

## SA6 Percentage loss of the ecological network

**Target:** Zero.

**24/25 RAG Rating: Not applicable:** *Data is not available to inform a RAG rating.*

No data is currently available for this metric. However, data will be available in future periods via local authority Biodiversity Duty Reports. In addition, monitoring undertaken as part of the Local Nature Recovery Strategy will also provide information to report against this indicator.

## Index: Climatic Factors

### SA7 CO2 emissions per capita

*Note: This metric presents the same information as SGS8.*

**Target:** Decrease.

**24/25 RAG Rating: Green:** Greater Norwich and all district annual figures have decreased from the previous year.

| Area                   | 2020       | 2021       | 2022       | 2023       |
|------------------------|------------|------------|------------|------------|
| Broadland              | 4.7        | 4.9        | 4.5        | 4.1        |
| Norwich                | 2.9        | 3.2        | 2.9        | 2.6        |
| South Norfolk          | 5.6        | 5.8        | 5.5        | 5.2        |
| <b>Greater Norwich</b> | <b>4.4</b> | <b>4.6</b> | <b>4.3</b> | <b>4.0</b> |

*Table 15 - Per capita carbon dioxide emissions (tonnes).*

Data is produced retrospectively and is not yet available for 2024/25.

Figures for 2023/24 show that total CO<sup>2</sup> emissions per capita continued to reduce across all three districts, following a spike in 2021 which bucked the long-term downward trend. The Department of Energy and Climate Change (DECC) attributed this spike to the increase in the use of road transport as nationwide lockdowns were eased, along with increases in emissions from power stations.

Norwich City Council continues to have the lowest levels by quite some margin. Higher density settlements are generally more sustainable with regards to CO<sup>2</sup> emissions due to concentration and availability of sustainable and active travel links, in comparison with more rural areas in Broadland and South Norfolk. However, it is important to note that this is a local contextual indicator rather than a plan indicator as some of the reasons for changes in CO<sup>2</sup> emissions are beyond the scope of planning.

### SA8 Renewable energy generation

*Note: This metric presents the same information as SC5.*

**Target:** Increase.

**24/25 RAG Rating: Not applicable:** This metric is for information only, therefore no rating is applied to the data.

Gathering data on renewable energy is extremely difficult. Applicants are not required to provide mega-wattage as part of applications, and so monitoring officers are not able to provide an accurate picture.

Nationally Significant Infrastructure Project's (NSIP's) are not determined at the district level, so this data is not captured in monitoring. There are a number of significant NSIP projects in the Greater Norwich area which are monitored by [central government](#). These include the East Pye Solar Farm which, if implemented, would deliver 500MW of capacity, and is pending consultation and decision making, as well as Norwich to Tilbury, which, if implemented, would install a high voltage power network and enabling infrastructure for future schemes.

Where energy related projects have come forward below the scale of a NSIP, a positive approach has been taken to approving such schemes where they are deemed appropriate. One example is the approval of additional battery storage equipment alongside the Hornsea Three substation at Swardeston.

In addition, permitted development rights have been extended to allow a wide range of renewable energy schemes (especially solar panels) to be installed without requiring planning permission.

The trend towards renewable energy schemes is part of a strategic commitment towards a post-carbon economy, and as required in GNLP. This supports the ambitious commitments made by national government to transition to clean power and net zero greenhouse gas emissions.

# Index: Cultural Heritage

## SA9 Number of Conservation Area appraisals

Note: This metric presents the same information as EPE2.

**Target:** Increase.

**24/25 RAG Rating: Green:** Percentage of conservation areas with an appraisal has increased from the previous year.

| Area                   | 22/23     | 23/24     | 24/25     |
|------------------------|-----------|-----------|-----------|
| Broadland              | 15        | 17        | 17        |
| Norwich                | 13        | 13        | 13        |
| South Norfolk          | 45        | 45        | 47        |
| <b>Greater Norwich</b> | <b>73</b> | <b>75</b> | <b>77</b> |

Table 16 - Number of conservation areas with an appraisal.

| Area                   | 22/23        | 23/24        | 24/25        |
|------------------------|--------------|--------------|--------------|
| Broadland              | 75.0%        | 85.0%        | 85.0%        |
| Norwich                | 76.5%        | 76.5%        | 76.5%        |
| South Norfolk          | 86.5%        | 86.5%        | 90.4%        |
| <b>Greater Norwich</b> | <b>82.0%</b> | <b>84.3%</b> | <b>86.5%</b> |

Table 17 - Percentage of conservation areas with an appraisal.

There has been a gradual increase in the number of conservation areas with an appraisal across Greater Norwich over the last three monitoring periods. The increase in 2024/25 was due to two new appraisals in South Norfolk for Hedenham and Ditchingham Hall, and for Howe.

Broadland saw an increase of two appraisals in 2023/24 and have maintained the number since. Norwich have maintained 15 throughout the monitoring period, however the Conservation and Design team are working on updating conservation area appraisals to reflect the change in character in some of the areas.

## SA10 Number of heritage assets identified as 'heritage at risk'

Note: This metric presents the same information as EPE3.

**Target:** Decrease.

**24/25 RAG Rating: Amber:** Number of buildings on the buildings at risk register has stayed the same.



| <b>Area</b>            | <b>21/22</b> | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> |
|------------------------|--------------|--------------|--------------|--------------|
| Broadland              | 6            | 4            | 5            | 6            |
| Norwich                | 30           | 30           | 31           | 31           |
| South Norfolk          | 15           | 16           | 16           | 15           |
| <b>Greater Norwich</b> | <b>51</b>    | <b>50</b>    | <b>52</b>    | <b>52</b>    |

*Table 18 - Number of listed buildings, conservation areas and scheduled ancient monuments on the buildings at risk register.*

Levels across Greater Norwich have remained steady over the monitoring period. In 2024/25 one additional building was added to the risk register in Broadland, while one was removed in South Norfolk.

The additional building added in the Broadland area in 2024/25 was the Church of St Peter and Paul, The Street, Burgh and Tuttington.

The number in Norwich has remained the same as 2023/24.

In 2024/25 three sites were removed from the buildings at risk register in South Norfolk, a scheduled monument at Markshall, Becket's Chapel in Wymondham and the Church of St Botolph, Chapel Lane, Morley. In all three cases the buildings were improved or repaired. However, two sites were added to the register, the Church of St Mary, Surlingham and Church of St Margaret Hardley, Lower Hardley Road, Langley with Hardley.

## Index: Human Health

### SA11 Percentage of physically active adults

**Target:** Increase.

**24/25 RAG Rating: Green:** Percentage of physically active adults has increased.

| Area                   | 23/24         | 24/25         |
|------------------------|---------------|---------------|
| Broadland              | 69.43%        | 76.55%        |
| Norwich                | 80.68%        | 78.47%        |
| South Norfolk          | 76.45%        | 77.25%        |
| <b>Greater Norwich</b> | <b>75.67%</b> | <b>77.44%</b> |

Table 19 - Percentage of physically active adults (%).

There has been an increase in the percentage of physically active adults across Greater Norwich over the monitoring period. This trend is clearly reflected across Broadland and South Norfolk, while Norwich has seen a decrease.

The Greater Norwich Sports and Physical Activity Working Group (SPAWG) are working to deliver the Physical Activity and Sport Strategy 2022 (PASS) to help increase levels of physical activity across the area. Further information about the work that the group have been delivering can be found in the [PASS annual updates](#).

### SA12 Number of GP Surgeries

**Target:** Increase.

**24/25 RAG Rating: Not applicable:** Data is not available to inform a RAG rating.

| Area                   | 2024      |
|------------------------|-----------|
| Broadland              | 18        |
| Norwich                | 22        |
| South Norfolk          | 16        |
| <b>Greater Norwich</b> | <b>56</b> |

Table 20 - Number of GP Surgeries.

24/25 is the first-year data has been collected for this metric; therefore no comparisons or trends can be identified.

Norwich has the highest number of GP surgeries while South Norfolk has the smallest.

As part of the GNLP's implementation there are ongoing discussions with the Integrated Care Board (ICB) to ensure GP surgeries are available to residents. Investment into new medical practises is happening as evidenced by the new Magna Medical Centre in Rackheath which is due to open soon. Other initiatives are being taken forward at locations in Hethersett and Taverham.

## Index: Landscape

### SA13 Number of planning approvals granted contrary to the advice of the Broads Authority on the basis of adverse impact on the Broads landscape

*Note: This metric presents the same information as EPE4.*

**Target:** Zero.

**24/25 RAG Rating: Red:** 1 or more planning permissions granted contrary to the advice of the Broads Authority, based on adverse impact on the Broads landscape.

| Area                   | 24/25    |
|------------------------|----------|
| Broadland              | 1        |
| Norwich                | 0        |
| South Norfolk          | 0        |
| <b>Greater Norwich</b> | <b>1</b> |

*Table 21 - Number of planning permissions granted contrary to the advice of the Broads Authority, based on adverse impact on the Broads landscape.*

In 2024/25, one application across Greater Norwich was approved which had been objected to by the Broads, this was:

1. **Gospel Hall, Station Road: Broadland: App ref: 2024/3390:** This application was for a single dwelling. The Broads Authority raised concern that the dwelling would appear 'visually over-dominant' and asked for the footprint of the projecting wing to be reduced or the whole building to be set back further on the site. They also advised removal of the glazed apex of the gable. Permission was granted.

In addition, two planning applications were objected to by the Broads Authority, but were not determined in the monitoring year.

**Action to be taken:** Due to the nature of the advice and the circumstances surrounding the application, a review of GNLP policies is not deemed necessary at this time.

### SA14 Quantity of non self or custom-build housing development in the open countryside

**Target:** Zero.

**24/25 RAG Rating: Red:** 1 or more non self or custom-build housing developments are built in the open countryside.

| <b>Area</b>            | <b>23/24</b> | <b>24/25</b> |
|------------------------|--------------|--------------|
| Broadland              | 39           | 11           |
| Norwich                | 0            | 0            |
| South Norfolk          | 18           | 24           |
| <b>Greater Norwich</b> | <b>57</b>    | <b>35</b>    |

*Table 22 - Number of non self or custom-build housing developments completed in the open countryside.*

There has been a decrease in the number of non self or custom-build housing developments in the open countryside across Greater Norwich, however it is still above the target.

In Broadland the figure has decreased from 2023/24, while in South Norfolk the figure has increased. With the adoption of the GNLP the number of non-self and custom build homes in the countryside will likely decrease due to the focus on allocated development and more schemes coming forward under policy 7.5.

For Broadland and South Norfolk Councils, this data excludes major and allocated sites in the respective monitoring year that are outside of the settlement limits.

# Index: Population and Material Assets

## SA15 Number of affordable housing completions

*Note: This metric presents the same information as H1.*

**Target:** Increase.

**24/25 RAG Rating: Red:** Neither the annual nor the 5-year average target is met.

| Area                   | 23/24      | 24/25      |
|------------------------|------------|------------|
| Broadland              | 0          | 372        |
| Norwich                | 124        | 115        |
| South Norfolk          | 352        | 141        |
| <b>Greater Norwich</b> | <b>476</b> | <b>628</b> |

*Table 23 – Number of affordable homes permitted.*

Note: Delivery of affordable housing via Section 106 and via Homes England grant are two distinct funding streams, and will need to be monitored separately going forward. The two aggregated numbers will be gathered to ensure the overall plan objectives are being met for affordable homes delivered.

There has been an increase in affordable homes permitted in Greater Norwich from 2023/24 to 2024/25.

The number of affordable homes permitted fluctuates depending on the viability of individual sites.

In Norwich three schemes included affordable housing provision, these were secured via planning permissions and S106 agreements.

Broadland District Council have had an increase in the number affordable homes permitted following permissions granted at Land at Norwich Road, Aylsham and Land north of Smee Lane, Great Plumstead.

Whilst South Norfolk recorded a decrease in the number of affordable homes permitted in 2024/25, this reduction should be considered in context. In 2023/24 a significant number of permissions were issued following the approval of 1,875 dwellings in Long Stratton, which included 265 affordable homes.

For Broadland and South Norfolk Councils, these numbers are only the affordable homes required via S106 agreements. They exclude any additional affordable homes permitted by the planning permission subject to funding by Homes England. Consequently, total permissions reported by

MHCLG (which combine final planning permissions reported by the LA and numbers recorded by Homes England) usually exceed the AMR totals.

To reflect this, the authorities have also collected the number of affordable homes delivered in 2024/25.

| Area                   | 24/25      |
|------------------------|------------|
| Broadland              | 289        |
| Norwich                | 72         |
| South Norfolk          | 333        |
| <b>Greater Norwich</b> | <b>694</b> |

Table 24 – Number of affordable homes delivered.

Note: These figures include Homes England funded delivery.

**Action to be taken:** A review of the GNLP is underway, and as part of this affordable housing targets will be reviewed.

## SA16 Percentage of economically active residents

**Target:** Increase.

**24/25 RAG Rating: Green:** Percentage of economically active adults has increased.

| Area                   | 23/24        | 24/25        |
|------------------------|--------------|--------------|
| Broadland              | 74.8%        | 86.1%        |
| Norwich                | 83.2%        | 81.8%        |
| South Norfolk          | 80.0%        | 81.8%        |
| <b>Greater Norwich</b> | <b>79.6%</b> | <b>83.1%</b> |

Table 25 - Percentage of economically active residents (%).

Across Greater Norwich the percentage of economically active residents has increased, with a notable increase in Broadland. By comparison a small increase is observed in South Norfolk and a small decrease in Norwich.

There are ongoing changes to the methodology used for measuring economically active residents by the Office for National Statistics (ONS). ONS have cautioned that while these improvements increase confidence in data long term, it does affect data volatility short term and at a local level.

## SA17 Lower-layer Super Output Areas (LSOAs) in Greater Norwich within the 10% most deprived in Great Britain

**Target:** Decrease.

**24/25 RAG Rating: Green:** Number of LSOAs in Greater Norwich within the 10% most deprived in Great Britain has decreased.

| Area                   | 2019      | 2025     |
|------------------------|-----------|----------|
| Broadland              | 0         | 0        |
| Norwich                | 17        | 9        |
| South Norfolk          | 0         | 0        |
| <b>Greater Norwich</b> | <b>17</b> | <b>9</b> |

Table 26 - Number of LSOA's in Greater Norwich within the 10% most deprived in Great Britain.

There has been a significant decrease in the number of LSOAs across Greater Norwich.

The following eight areas have been removed from the top 10% most deprived areas in Great Britain:

- 1) E01026793 (Norwich 005C): Bowthorpe
- 2) E01026819 (Norwich 013D): Lakenham
- 3) E01026824 (Norwich 007C): Nelson
- 4) E01026826 (Norwich 007E): Sewell
- 5) E01026830 (Norwich 002C): Mile Cross
- 6) E01026848 (Norwich 015A): Crome
- 7) E01033436 (Norwich 005H): Bowthorpe and University
- 8) E01033437 (Norwich 011H): Townclose

The following nine areas remain in the top 10% most deprived areas in Great Britain:

- 1) E01026800 (Norwich 001D): Catton Grove
- 2) E01026808 (Norwich 004F): Crome
- 3) E01026809 (Norwich 004G): Crome
- 4) E01026827 (Norwich 016C): Mancroft
- 5) E01026832 (Norwich 002E): Mile Cross
- 6) E01026833 (Norwich 002F): Mile Cross
- 7) E01026867 (Norwich 006E): Wensum
- 8) E01026868 (Norwich 006F): Wensum
- 9) E01026869 (Norwich 006G): Wensum and University



## SA18 Quantity of household waste generation

**Target:** Decrease.

**24/25 RAG Rating: Green:** Quantity of household waste generation has decreased.

| Area                   | 23/24         | 24/25         |
|------------------------|---------------|---------------|
| Broadland              | 377.26        | 368.84        |
| Norwich                | 301.51        | 298.70        |
| South Norfolk          | 369.86        | 361.64        |
| <b>Greater Norwich</b> | <b>349.54</b> | <b>343.06</b> |

Table 27 - Kilograms of waste per head.

The quantity of household waste generation across all Greater Norwich districts has decreased.

In Broadland and South Norfolk, the change in waste per head is c2.2% for each authority. This can be largely attributed to a reduction in garden waste tonnage, which can vary significantly year-on-year depending on weather conditions. 2024/25 was a dry year, meaning that there were less growth and therefore fewer garden cuttings.

In Norwich, the change in waste per head is 0.94%, the numbers do not demonstrate a significant change. The reason that a change appears to have occurred is due to the assumptions made / equations in Waste Data Flow.

## Index: Soil

### SA19 Percentage of dwellings built on Previously developed (brownfield) land

*Note: This metric presents the same information as SGS7.*

**Target:** Increase.

**24/25 RAG Rating: Green:** 5-year rolling average has met or exceeded the target.

| Area                   | 23/24              | 24/25              |
|------------------------|--------------------|--------------------|
| Broadland              | 135 / 15.2%        | 49 / 6.1%          |
| Norwich                | 517 / 91.7%        | 151 / 83.9%        |
| South Norfolk          | 147 / 16.6%        | 34 / 3.7%          |
| <b>Greater Norwich</b> | <b>799 / 34.1%</b> | <b>234 / 12.4%</b> |

*Table 28 - Number / Percentage of homes delivered on brownfield land.*

The development of significant urban extensions on allocated greenfield sites in Broadland and South Norfolk has contributed to the fall in the percentage of homes delivered on brownfield sites, whilst on-going challenges around the delivery of brownfield sites remain. This means that although the five-year rolling target for this metric has been met, 2024/25 overall saw a reduction in the percentage of housing delivered on brownfield sites.

In 2023/24 brownfield delivery in Broadland was due to the redevelopment of the former Royal Norwich Golf Course in Hellesdon. Further phases of this redevelopment are forecast to deliver in future years which will increase brownfield delivery again.

Brownfield sites in South Norfolk, are limited to a few infill sites. Delivery in 2023/24 can be attributed to sites such as the former Apollo club in Harleston.

Most housing delivery in Norwich is on brownfield sites. In 2023/24 this included Barrack Street, former Bartram Mowers and 90 St Faiths Lane.

### SA20 Number of dwellings built on Best and Most Versatile Agricultural land (Grades 1, 2 or 3a)

**Target:** Decrease.

**24/25 RAG Rating: Red:** Number of dwellings permitted on the Best and Most Versatile Agricultural land has increased.

| <b>Area</b>            | <b>23/24</b> | <b>24/25</b> |
|------------------------|--------------|--------------|
| Broadland              | 742          | 683          |
| Norwich                | 0            | 0            |
| South Norfolk          | 765          | 874          |
| <b>Greater Norwich</b> | <b>1,507</b> | <b>1,557</b> |

*Table 29 - Number of dwellings permitted on the Best and Most Versatile Agricultural land.*

The number of dwellings permitted on the best and most versatile agricultural land has increased by 50 from 2023/24 to 2024/25.

The number in Broadland has decreased while the number in South Norfolk has increased.

Most homes constructed on agricultural land were located at the following sites:

- Land South-West of Newfound Farm, Cringleford
- Land North And South Of Dereham Road, Easton
- Land Between London Road And Sutton Lane, Wymondham

All these sites were classified as Agricultural Land Value 3/3a (Good to Moderate). No permissions were granted on Agricultural Land Values 1 and 2.

*For Broadland and South Norfolk Councils, Agricultural Land grades are represented as spatial data, while completions data is not. As a result, the number of dwellings built is based on permissions rather than the precise location of the completed dwellings. Additionally, grade 3a is not a subgrade within the planning software meaning all dwellings on grade 3 land are included in these figures.*

## Index: Water Quality/Flood

### SA21 Number of planning permissions granted contrary to Environment Agency flood risk advice

*Note: This metric presents the same information as SC6.*

**Target:** Zero.

**24/25 RAG Rating: Green:** No planning permission was granted contrary to the advice of the Environment Agency, on flood defence grounds.

| Area                   | 23/24    | 24/25    |
|------------------------|----------|----------|
| Broadland              | 0        | 0        |
| Norwich                | 0        | 0        |
| South Norfolk          | 0        | 0        |
| <b>Greater Norwich</b> | <b>0</b> | <b>0</b> |

*Table 30 - Number of planning permissions granted contrary to the advice of the Environment Agency, on flood defence grounds.*

In 2024/25, no planning permission was granted contrary to the advice of the Environment Agency on flood defence grounds.

### SA22 Quality of watercourses

**Target:** Increase.

**24/25 RAG Rating: Not applicable:** Data is not available to inform a RAG rating.

Data is not currently available for this metric. However, monitoring is underway for 2025/26.

### SA23 Water Efficiency in new homes

*Note: This metric presents the same information as SC7.*

**Target:** Increase.

**24/25 RAG Rating: Green:** 100% of approved new homes meet the water efficiency policy.

All developments of 10+ dwellings are required to meet the optional higher Building Regulations water efficiency requirement of 110 litres per person per day, and other development is required to maximise water efficiency under

GNLP Policy 2. Therefore 100% compliance is assumed as permission should not be granted without this assurance.

In Autumn 2025, the government consulted on a review of Building Regulations part G2 to further improve water efficiency standards to an option technical standard from 110 litres per person per day to 100 litres per person per day. The government has not yet published its response to the consultation or its intentions for progressing with these standards.

### 5-year supply forecast of housing by district from 01 April 2025

|              |              |
|--------------|--------------|
| BDC          | 3,931        |
| NRW          | 1,510        |
| SNC          | 4,447        |
| <b>Total</b> | <b>9,888</b> |

| Row ID | Greater Norwich 5-Year Housing Land Supply Assessment                                                            |             |
|--------|------------------------------------------------------------------------------------------------------------------|-------------|
| a      | GNLP housing requirement 2018 to 2038                                                                            | 40,541      |
| b      | Total delivery 2018/19 to 2024/25 Completions                                                                    | 15,316      |
| c      | Residuel housing requirement over plan period to 2038 (13 years)                                                 | 25,225      |
| d      | Average Residuel annual housing requirement (c/13)                                                               | 1,940       |
| e      | Total 5-year requirement 2025/26 to 2029/30 (d*5)                                                                | 9,702       |
| f      | Annual housing requirement (a/20) with NPPF 5% buffer for choice and competition in the market for land (d*1.05) | 2,037       |
| g      | Total 5-year requirement 2025/26 to 2029/30 (f*5)                                                                | 10,187      |
| h      | Housing forecast 2025/26 to 2029/30                                                                              | 9,888       |
| i      | Shortfall / surplus of housing (g-h)                                                                             | 299         |
|        | Supply in years (f/h)                                                                                            | <b>4.85</b> |

Broadland

| GNLP / GT<br>reference | GNLP Hierarchy                 | Parish                              | Address                                                               | Planning<br>reference                  | App Type                               | Total Allocated<br>/ Permitted | Net Homes<br>at 1/4/2025 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038 and<br>Beyond | June 2025 Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|--------------------------------|-------------------------------------|-----------------------------------------------------------------------|----------------------------------------|----------------------------------------|--------------------------------|--------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B.AC.1                 | 03 Key Service Centre<br>(KSC) | Acle                                | Land west of Acle (North of Norwich Rd,<br>South of South Walsham Rd) |                                        | Allocation                             | 340                            | 340                      |         |         |         |         | 20      | 50      | 50      | 50      | 20      | 50      | 50      | 50      |         |                    | Both the Northern and Southern landowners intend to submit planning applications for their sites as soon as possible, and significant work has been carried out to ensure that this can be done and to inform the planning applications. The landowners are engaging with development partners to progress on both sites.                                                                                                                                                                                                                                                                                                            |
|                        | 02 Main Towns                  | Aylsham                             | St Michael's Hospital, Cawston Road                                   | 20190597                               | Full                                   | 16                             | 16                       |         |         |         |         |         | 16      |         |         |         |         |         |         |         |                    | Pentaco is in the process of selling the site, therefore there is no evidence that this can be delivered within the 5 year period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| B.AY.1                 | 02 Main Towns                  | Aylsham                             | Land to the south of Burgh Road & West<br>of A140                     | 2023/3003                              | Allocation /<br>Hybrid (PDE)           | 250                            | 250                      |         | 15      | 31      | 31      | 31      | 31      | 31      | 31      | 31      | 31      | 18      |         |         |                    | Hybrid application for 242 dwellings is pending decision. Developer forecasts a start on site in November 2025, with the first completion in October 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| B.AY.2                 | 02 Main Towns                  | Aylsham                             | Land at Norwich Road                                                  | 20222089                               | Full                                   | 252                            | 252                      |         | 35      | 35      | 35      | 35      | 35      | 35      | 35      | 35      | 7       |         |         |         |                    | Developer confirmed that infrastructure works are under way, and expected first completions circa April 2026 with a delivery rate of 35 units per annum thereafter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| B.BH.2                 | 03 Key Service Centre<br>(KSC) | Blofield                            | Land off Blofield Corner Road, Blofield<br>Heath                      | 20162199                               | Reserved<br>Matters                    | 36                             | 5                        | 5       |         |         |         |         |         |         |         |         |         |         |         |         |                    | Forecast confirmed by developer. Developer confirmed there are only 10 units left for sale.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| B.BL.1                 | 03 Key Service Centre<br>(KSC) | Blofield                            | Norwich Camping & Leisure                                             |                                        | Allocation                             | 15                             | 15                       |         |         |         |         |         | 15      |         |         |         |         |         |         |         |                    | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| B.BH.1                 | 04 Broadland Villages          | Blofield<br>Heath                   | Land to the East of Woodbastwick Road                                 |                                        | Allocation                             | 20                             | 20                       |         |         |         |         |         | 20      |         |         |         |         |         |         |         |                    | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                        | 03 Key Service Centre<br>(KSC) | Brundall                            | Land East of Memorial Hall, Brundall,<br>Norwich                      | 20171386 /<br>20211917 /<br>20233021   | Reserved<br>Matters                    | 170                            | 170                      |         |         | 15      | 50      | 50      | 50      | 5       |         |         |         |         |         |         |                    | No response received from developer. Reserved Matters application 2023/3021 approved 14/05/2025. Based on Start 2 Finish of assumption for 3 years from approval to to delivery, first completions are anticipated 2027/28.                                                                                                                                                                                                                                                                                                                                                                                                          |
|                        | 03 Key Service Centre<br>(KSC) | Brundall                            | Land at Yarmouth<br>Road,Postwick/Brundall, Norwich                   | 20161483 /<br>20202009                 | Full                                   | 155                            | 41                       | 26      | 15      |         |         |         |         |         |         |         |         |         |         |         |                    | No response received from developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| B.BX.1                 | 04 Broadland Villages          | Buxton                              | Land to east of Aylsham Road                                          |                                        | Allocation                             | 40                             | 40                       |         |         |         |         |         | 22      | 18      |         |         |         |         |         |         |                    | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| B.BX.2                 | 04 Broadland Villages          | Buxton                              | Land East of Lion Road                                                |                                        | Allocation                             | 20                             | 20                       |         |         |         |         |         |         |         |         |         |         | 18      | 2       |         |                    | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| B.CA.1                 | 04 Broadland Villages          | Cawston                             | Land East of Gayford Road                                             |                                        | Allocation                             | 60                             | 60                       |         |         |         |         |         | 30      | 30      |         |         |         |         |         |         |                    | Landowners confirmed the forecast is an estimate given previous discussions with developers. It is intended that the site will be sold within 2025 with a developer working up a planning application and nutrient neutrality solution which will likely take 12 –18 months.                                                                                                                                                                                                                                                                                                                                                         |
| B.CO.1                 | 04 Broadland Villages          | Coltishall                          | Land at Rectory Road and south of the<br>Bure Valley Railway          | 20170075 /<br>20201627 /<br>2023/2422  | Outline / Full /<br>Full (PDE)         | 55                             | 55                       | 30      | 25      |         |         |         |         |         |         |         |         |         |         |         |                    | Developer has confirmed that both phase 1 (30 homes) and phase 2 (25) have NN solutions arranged by the developer. The Phase 1 development is well underway and all 30 homes are due for completion by December 2025. Subject to the Phase 2 Planning Decision notice being received by July/August 2025 (it is to be a Delegated Officer Decision), then overlapping of Phases 1 and 2 will commence around September 2025 with a 15 month build programme, allowing the Phase 2 work to be completed within 2026/27 figures.                                                                                                       |
| B.CO.2                 | 04 Broadland Villages          | Coltishall                          | Land at Jordan's Scrapyard                                            |                                        | Allocation                             | 25                             | 25                       |         |         |         |         |         |         | 18      | 7       |         |         |         |         |         |                    | No forecast given on joint delivery statement, but the site is ready to be brought forward for a developer / promoter as land registry application and surveying of all areas are complete.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                        | 01 Norwich + Urban<br>Fringe   | Drayton                             | Land Adj. Hall Lane, School Road,<br>Drayton, Norwich                 | 20200640                               | Full                                   | 267                            | 168                      | 50      | 50      | 50      | 18      |         |         |         |         |         |         |         |         |         |                    | Forecast confirmed by developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                        | 01 Norwich + Urban<br>Fringe   | Drayton                             | Former David Rice Hospital Site, Drayton<br>High Road                 | 20201185                               | Reserved<br>Matters                    | 29                             | 29                       |         | 15      | 14      |         |         |         |         |         |         |         |         |         |         |                    | No response received from developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                        | 01 Norwich + Urban<br>Fringe   | Drayton                             | Land off Drayton High Road                                            | 20170212                               | Full                                   | 71                             | 5                        | 5       |         |         |         |         |         |         |         |         |         |         |         |         |                    | Forecast confirmed by developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                        | 01 Norwich + Urban<br>Fringe   | Drayton                             | Drayton Old Lodge, 146 Drayton High<br>Road                           | 20180236 /<br>20210951                 | Full                                   | 38                             | 23                       | 9       | 6       | 8       |         |         |         |         |         |         |         |         |         |         |                    | Forecast confirmed by developer but does not add up. The missing 9 dwellings from the developer's forecast has been spread over the 3 year trajectory.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| B.FO.1                 | 04 Broadland Villages          | Foulsham                            | Land west of Foundry Close                                            |                                        | Allocation                             | 15                             | 15                       |         |         |         |         |         | 10      | 5       |         |         |         |         |         |         |                    | As planning permission has not yet been received, a precautionary approach has been taken in this trajectory. Developer confirmed that a planning application is to be submitted in Q1 2026. Planning approval subject to the local authority anticipated Q3 2026. Forecasted Start on site Q2 2027.                                                                                                                                                                                                                                                                                                                                 |
| B.FR.1                 | 04 Broadland Villages          | Freethorpe                          | South of Bowlers Close                                                |                                        | Allocation                             | 40                             | 40                       |         |         |         |         |         |         |         |         |         |         |         |         |         |                    | Developer confirmed that the site is not coming forwards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| B.GW.1                 | 04 Broadland Villages          | Great<br>Witchingha<br>m            | Land at Bridge Farm Field, St Faiths Close                            |                                        | Allocation                             | 20                             | 20                       |         |         |         |         |         |         |         |         |         |         |         |         |         | 20                 | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| STR.09                 | 01 Norwich + Urban<br>Fringe   | Hellesdon                           | Royal Norwich Golf Club, Drayton High<br>Road                         | 20151770 /<br>20171514 /<br>20201679   | Reserved<br>Matters                    | 1000                           | 737                      |         | 52      | 52      | 52      | 52      | 52      | 52      | 52      | 52      | 52      | 52      | 52      |         | 113                | Developer confirmed that this forecast is subject to planning permission being granted for Phase 3 before the end of H1 2025. Also, this is subject to planning permission being granted for phases 4 to 6 before March 2026. Considering that we are now in June, it is unlikely the permission for phase 3 will be granted before the end of H1. Additionally, the forecast provided only accounts for 119 dwellings. We assume this is for phase 3, but there are 128 dwellings under the permission for phase 3. Developer confirmed that this forecast is calendar year. Case officer confirmed that this timeline is possible. |
| B.HD.1                 | 01 Norwich + Urban<br>Fringe   | Hellesdon                           | Land at Hospital Grounds, southwest of<br>Drayton Road                |                                        | Allocation                             | 300                            | 300                      |         |         |         |         |         |         |         | 25      | 55      | 55      | 55      | 55      | 55      |                    | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| B.HO.1                 | 04 Broadland Villages          | Horsford                            | Dog Lane                                                              |                                        | Allocation                             | 30                             | 30                       |         |         |         |         |         | 18      | 12      |         |         |         |         |         |         |                    | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                        | 04 Broadland Villages          | Horsham<br>and Newton<br>St. Faiths | Land to the East of Manor Road and to<br>the South of Newton Street   | 20191920 /<br>2023/0825 /<br>2024/1865 | Outline /<br>Reserved<br>Matters (PCO) | 19                             | 19                       |         |         |         | 19      |         |         |         |         |         |         |         |         |         |                    | Case Officer confirmed that Members resolve to approve the application at Planning Committee in February 2025, subject to completion of a section 106 agreement. Applicant is currently investigating nutirent neutrality solutions. This may result in phasing of delivery of the scheme.                                                                                                                                                                                                                                                                                                                                           |
|                        | 04 Broadland Villages          | Lingwood &<br>Burlingham            | Former Lingwood First School, Chapel<br>Road                          | 20190278 /<br>20201611                 | Reserved<br>Matters                    | 22                             | 22                       |         |         |         |         |         |         | 18      | 4       |         |         |         |         |         |                    | No response received from developer. No new planning applications received for site and building control application has expired.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| B.LW.1                 | 04 Broadland Villages          | Lingwood &<br>Burlingham            | West of Blofield Road                                                 |                                        | Allocation                             | 30                             | 30                       |         |         |         |         |         | 15      | 15      |         |         |         |         |         |         |                    | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| B.LW.2                 | 04 Broadland Villages          | Lingwood &<br>Burlingham            | East of Station Road                                                  |                                        | Allocation                             | 30                             | 30                       |         |         |         |         |         | 15      | 15      |         |         |         |         |         |         |                    | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| B.RD.1                 | 04 Broadland Villages          | Reedham                             | Land to East of Station Road                                          | 20220887                               | Full                                   | 27                             | 27                       |         | 16      | 11      |         |         |         |         |         |         |         |         |         |         |                    | Forecast confirmed by developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Broadland

| GNLP / GT reference | GNLP Hierarchy              | Parish            | Address                                                 | Planning reference   | App Type               | Total Allocated / Permitted | Net Homes at 1/4/2025 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038 and Beyond | June 2025 Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|-----------------------------|-------------------|---------------------------------------------------------|----------------------|------------------------|-----------------------------|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B.RE.1              | 03 Key Service Centre (KSC) | Reepham           | Land off Broomhill Lane                                 | 20200847             | Full (PDE)             | 141                         | 141                   |         |         | 10      | 31      | 31      | 31      | 31      | 7       |         |         |         |         |         |                 | No response received from developer. Nutrient Neutrality credits were purchased in April 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                     | 03 Key Service Centre (KSC) | Reepham           | Old Station Yard, Cawston Road / Stoney Lane            | 20180963 / 2023/3674 | Full (PCO)             | 50                          | 12                    |         |         |         |         | 12      |         |         |         |         |         |         |         |         |                 | Developer confirmed that 15 bungalows have been built. There is an ongoing application for 22 more C2 units which is pending consideration. Outline application describes a 60 bedroom care home, but unsure of whether this is still going ahead. Ratio calculated to reflect C2 units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| B.SL.1              | 04 Broadland Villages       | Salhouse          | Land adjoining Norwich Road                             |                      | Allocation             | 12                          | 12                    |         |         |         |         |         | 12      |         |         |         |         |         |         |         |                 | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| B.SW.1              | 04 Broadland Villages       | South Walsham     | Land north of Chamery Hall Lane, South Walsham          |                      | Allocation             | 45                          | 45                    |         |         |         |         |         | 12      | 18      | 15      |         |         |         |         |         |                 | Allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     | 01 Norwich + Urban Fringe   | Taverham          | Land off Beech Avenue                                   | 20172148 / 20191065  | Reserved Matters       | 93                          | 6                     | 3       | 3       |         |         |         |         |         |         |         |         |         |         |         |                 | Forecast confirmed by developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B.TA.1              | 01 Norwich + Urban Fringe   | Taverham          | Land adjacent Beech Avenue Business Park, Ringland Road | 20211698             | Full                   | 25                          | 25                    | 25      |         |         |         |         |         |         |         |         |         |         |         |         |                 | Developer confirmed works to all plots have commenced, which are forecasted to be complete by January 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| STR.11              | 01 Norwich + Urban Fringe   | Taverham          | Land between Fir Covert Road and Reepham Road           | 20220455             | Reserved Matters       | 1530                        | 1530                  |         | 75      | 150     | 150     | 175     | 175     | 175     | 175     | 155     | 150     | 30      | 30      | 30      | 60              | Developer confirmed that it is anticipated construction will begin in for infrastructure in August 2025 and for residential plots in February 2026. There are anticipated to be 72 completions in 2026/27, and the final delivery will be seen by 2040. Approximately 70% of completions (1057 homes) are anticipated to be delivered within the first 5 years of construction up to 2031. The developer's forecast is accepted as reliable but a precautionary approach is taken in this trajectory to account for unforeseeable circumstances.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                     | 01 Norwich + Urban Fringe   | Thorpe St. Andrew | Land at Griffin Lane                                    | 20160423             | Reserved Matters       | 71                          | 71                    |         |         |         |         |         |         | 11      | 30      | 30      |         |         |         |         |                 | 20212061 to revise the scheme up to 130 homes is still being considered by the Council. The site will be the subject of a S106 agreement which will need to be agreed post-Committee, along with the purchase of credits to address nutrient neutrality. These timescales are based on those factors, plus likely time to taken market the sites and achieve RMA consents. In addition, the consent alongside the Pinebanks / Langley North and South schemes will be the subject of an occupational restriction to prevent occupations beyond 302 dwellings until such time as the Whittingham WWTW improvements have been completed and AW has confirmed that there is capacity for these sites. It should be noted that this might result in the choice to bring forward one of the Pinebanks sites to start with, which could change the delivery rate on this site. Considering these factors a precautionary approach is taken in the trajectory.                                                |
|                     | 01 Norwich + Urban Fringe   | Thorpe St. Andrew | Pinebanks, 9 Yarmouth Road                              | 20160425             | Reserved Matters       | 231                         | 231                   |         |         |         | 25      | 90      | 90      | 26      |         |         |         |         |         |         |                 | All three applications at Pinebanks (20212058) for up to 260 homes, Langley North (20212059) for up to 90 homes, and Langley South (20212060) for up to 70 homes are still being considered by the Council. Pinebanks and Langley North are expected at Committee soon, with the Langley South application still being the subject of further discussion. The sites will be the subject of S106 agreements which will need to be agreed post-Committee, along with the purchase of credits to address nutrient neutrality. These timescales are based on those factors, plus likely time to taken market the sites and achieve RMA consents. In addition, the consents will be the subject of an occupational restriction to prevent occupations beyond 302 dwellings until such time as the Whittingham WWTW improvements have been completed and AW has confirmed that there is capacity for these sites. Given the pending applications, the trajectory is based on the previously approved scheme. |
|                     | 01 Norwich + Urban Fringe   | Thorpe St. Andrew | 27 Yarmouth Road, Thorpe St Andrew                      | 20170811             | Full                   | 25                          | 25                    | 25      |         |         |         |         |         |         |         |         |         |         |         |         |                 | No response received from developer. Full application 2025/1140 for 27 flats received in April 2025, however it was deemed invalid on receipt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                     | 04 Broadland Villages       | Weston Longville  | Weston Hall, Weston Hall Road                           | 20212331             | Full                   | 11                          | 11                    |         |         | 6       | 5       |         |         |         |         |         |         |         |         |         |                 | Response received from developer, but forecast could not be provided after discussions had with the applicant as they are uncertain of timescales. Forecast provided based on Start 2 Finish approximately 2 years before first completions. This site is a combination of conversions and new builds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| GT11                |                             | x.Growth Triangle | Land North of Smee Lane, Great Plumstead, Norwich       | 20180193 / 20211743  | Reserved Matters       | 272                         | 272                   |         |         | 52      | 55      | 55      | 55      | 55      |         |         |         |         |         |         |                 | No response received from developer. Reserved Matters application 20211743 approved 31/01/25.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| GT11                |                             | x.Growth Triangle | Land North of Smee Lane, Great Plumstead, Norwich       | 20180194             | Outline                | 11                          | 11                    |         |         |         |         |         | 2       | 2       | 2       | 2       | 2       | 1       |         |         |                 | No response received from developer. 1st Jan forecast refers to the intention by developer to submit a new application to replace 20180194, however to date no such application has been received. Therefore, forecast pushed back by a year.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                     |                             | x.Growth Triangle | Land at Green Lane East, Little Plumstead               | 20200202 20221003    | Reserved Matters (PCO) | 181                         | 181                   |         |         |         |         |         | 55      | 55      | 20      |         |         |         |         |         |                 | Developer confirmed that first completions/occupations projected for April 2027 due to NN strategy aligning with planned nutrient extraction upgrades to Whittingham WRC, which we understand remain programmed for completion by end of March 2027. It is therefore anticipated that construction of the dwellings would commence from around September 2026 to facilitate this, as it is assumed that it would take approximately 6 months from commencement to complete construction of the first dwelling, and then completions would follow at a build-out rate of around one dwelling per week, which we would see as typical. The dwelling numbers for the extra care/independent living facility have not been included in the forecast as it is currently anticipated that these will not be developed out, with the land instead being developed for a pharmacy and care hub in accordance with the proposals under planning application 2024/3250 which was approved 04/07/25.              |
|                     |                             | x.Growth Triangle | Land at St Faiths Road, Old Catton, Norwich             | 20180920             | Reserved Matters       | 328                         | 61                    | 42      | 19      |         |         |         |         |         |         |         |         |         |         |         |                 | Forecast confirmed by developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



## Broadland

| GNLP / GT reference | GNLP Hierarchy | Parish            | Address                                                                                     | Planning reference   | App Type                         | Total Allocated / Permitted | Net Homes at 1/4/2025 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038 and Beyond | June 2025 Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------|----------------|-------------------|---------------------------------------------------------------------------------------------|----------------------|----------------------------------|-----------------------------|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     |                | x.Growth Triangle | Land East of Broadland Business Park/South of Smea Lane, Postwick                           | 20181601 / 2024/1137 | Reserved Matters (PCO)           | 520                         | 334                   | 50      | 50      | 50      | 50      | 50      | 50      | 24      |         |         |         |         |         |         |                 | Developer confirmed that phases 1 and 2 (205 units) continue at similar build rate. The numbers include continuity onto Phase 3 and 4. The RMA for Phases 3 and 4 (ref 2024/1137) is pending determination and will be subject to securing nutrient neutrality mitigation (credits). Phases 3 and 4 are controlled under an Option Agreement and will be purchased upon grant of planning permission. There are viability challenges currently being reviewed due to the requirement for nutrient neutrality mitigation and the recent increase in the cost of credits.                                                                                                                                                                                                                      |
|                     |                | x.Growth Triangle | Land South of Green Lane West (Northern Parcel)                                             | 20210507             | Full                             | 120                         | 60                    | 25      | 25      | 10      |         |         |         |         |         |         |         |         |         |         |                 | Forecast confirmed by developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                     |                | x.Growth Triangle | Land off Green Lane West, Rackheath (Southern Parcel)                                       | 20210472             | Full                             | 202                         | 41                    | 41      |         |         |         |         |         |         |         |         |         |         |         |         |                 | Forecast confirmed by developer. Projected to complete on site by the end of 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| B.RA.1              |                | x.Growth Triangle | Land adj Mahoney Green, Rackheath                                                           | 20172208 / 2024/0494 | Outline / Reserved Matters (PCO) | 205                         | 205                   |         |         | 10      | 30      | 30      | 30      | 30      | 30      | 15      |         |         |         |         |                 | No response received from developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| B.RA.2              |                | x.Growth Triangle | Heathwood Gospel Hall, Green Lane West, Rackheath                                           |                      | Allocation                       | 15                          | 15                    |         |         |         |         |         | 15      |         |         |         |         |         |         |         |                 | Allocation. No planning application has been received, therefore no evidence that this can be delivered within the 5 year period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     |                | x.Growth Triangle | Land South of Moorsticks, Buxton Road, Spixworth                                            | 20191472             | Reserved Matters                 | 19                          | 19                    |         |         |         |         |         | 19      |         |         |         |         |         |         |         |                 | No response received from developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                     |                | x.Growth Triangle | Land East of Buxton Road, Spixworth, Norwich                                                | 20180443             | Reserved Matters                 | 225                         | 100                   | 70      | 30      |         |         |         |         |         |         |         |         |         |         |         |                 | Forecast confirmed by developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                     |                | x.Growth Triangle | Land to the North of Sprowston and Old Catton, Btn Wroxham Road & St Faiths Road, Sprowston | 20121516 / 20161058  | Outline                          | 3520                        | 3520                  |         |         | 100     | 100     | 100     | 150     | 150     | 150     | 150     | 150     | 150     | 150     | 150     | 2020            | Developer provided forecast for only 300 dwellings between 2027-2030. The remaining 3220 spread across using the Start 2 Finish average build out rate of 150 dwellings per annum for size of site. Developer confirmed that contracts have been exchanged for the sales of phases 1 and 3 of Beeston Park. The commencement of residential development is dependent on the securing of the relevant permissions required to deliver the Nutrient Neutrality Mitigation Strategy. A number of these permissions have been secured and expectation is the remaining requirements, including an Environmental Permit for the WWTW will be secured in 2025. Housebuilders for phases 1 and 3 are expected to submit initial Reserved Matters applications to the LPA for approval in Q3/4 2025. |
|                     |                | x.Growth Triangle | Phase 1a - Part 2, Land at Blue Boar Lane, Sprowston                                        | 20130224             | Reserved Matters                 | 54                          | 54                    | 28      | 26      |         |         |         |         |         |         |         |         |         |         |         |                 | No response received from developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                     |                | x.Growth Triangle | Phase 1, Land to the South of Salhouse Road, Sprowston                                      | 20190758             | Reserved Matters                 | 251                         | 131                   | 35      | 35      | 35      | 26      |         |         |         |         |         |         |         |         |         |                 | Developer confirmed that the assumptions within the table remain accurate as a projected forecast and their anticipated delivery timeframe has not changed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                     |                | x.Growth Triangle | Phase 2, 3 & 4, Land south of Salhouse Road, Sprowston                                      | 20200447             | Reserved Matters                 | 535                         | 187                   | 68      | 44      | 28      | 47      |         |         |         |         |         |         |         |         |         |                 | Developer timescales goes from July-July, so 1/4 of numbers were taken from the first year of forecasted builds and added on to the last year. Developer provided figures that total 140, however we have more 187 net new homes so an additional 47 was added to the last forecasted year.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                     |                | x.Growth Triangle | Phase 5, Land south of Salhouse Road, Sprowston                                             | 20160498             | Outline                          | 17                          | 45                    |         |         |         |         |         | 45      |         |         |         |         |         |         |         |                 | No response received from developer. These 45 dwellings (previously 17 dwellings) are the remaining left on the outline permission for 803.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                     |                | x.Growth Triangle | Land South of Salhouse Road, Sprowston/Gt Lt Plumstead                                      | 20201880             | Full                             | 380                         | 282                   | 35      | 35      | 35      | 35      | 35      | 35      | 35      | 35      | 2       |         |         |         |         |                 | No response received from developer. Development under way and forecast based on recent completion rates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| STR.10              |                | x.Growth Triangle | White House Farm, off Blue Boar Lane/Salhouse Road, Sprowston                               |                      | Allocation                       | 1200                        | 1200                  |         |         |         |         |         |         |         |         | 60      | 120     | 120     | 120     | 120     | 660             | Allocation, no response received from contact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| GT6                 |                | x.Growth Triangle | Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew                              |                      | Allocation                       | 600                         | 600                   |         |         |         |         |         |         | 68      | 68      | 68      | 68      | 68      | 68      | 68      | 124             | Allocation, no response received from contact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                     |                | x.Growth Triangle | Land East of Pound Lane, Thorpe St. Andrew                                                  | 20190016 / 20211168  | Full                             | 55                          | 55                    |         |         |         | 11      |         |         |         |         |         |         |         |         |         |                 | Developer confirmed forecast. Ratio calculated to reflect C2 units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                     |                | x.Growth Triangle | Oasis Sport and Leisure Centre, Pound Lane                                                  | 20210689 / 2024/1804 | Outline / NMA                    | 24                          | 24                    |         | 12      | 12      |         |         |         |         |         |         |         |         |         |         |                 | Developer confirmed forecast. Developer confirmed that planning permission has been reduced to 30 bungalows, however this is not demonstrated in the planning application and there has been no application since to reduce this. Ratio calculated to reflect C2 units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                     |                | x.Growth Triangle | Racecourse Plantation, Thorpe St Andrew                                                     | 20161896 / 20212075  | Outline / Reserved Matters (PDE) | 239                         | 239                   |         |         |         | 27      | 53      |         | 53      | 53      |         |         |         |         |         |                 | No response received from developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| GT16                |                | x.Growth Triangle | North Rackheath                                                                             | 20220663             | Outline (PCO)                    | 3,850                       | 3,850                 |         |         |         | 43      | 45      |         | 120     | 120     | 160     | 175     | 175     | 175     | 175     | 2551            | EOT agreed until 31st Oct 2025. Developer anticipates an RTG in Q3 2025 with the final permission being delivered Q4 2025/Q1 2026. Discussions on RM's have already commenced and these will be submitted as soon as the permission is released. They anticipate RM approvals late 2026, enabling infrastructure to start early 2027 and first occupation 2028.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| GT20                |                | x.Growth Triangle | White House Farm (North East)                                                               | 20191370 / 2024/3566 | Outline (PCO)                    | 450                         | 450                   |         |         |         | 35      | 50      |         | 50      | 50      | 50      | 50      | 50      | 50      | 15      |                 | Developer confirmed that the intention is to bring the site to market once outline planning permission has been secured. On the basis that consent is secured in Q3 2025, it is envisaged that a Reserved Matters consent could be in place by the end of 2026, with first dwellings delivered in 2027.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Broadland

| GNLP / GT reference                            | GNLP Hierarchy | Parish | Address | Planning reference | App Type | Total Allocated / Permitted | Net Homes at 1/4/2025 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038 and Beyond | June 2025 Notes |
|------------------------------------------------|----------------|--------|---------|--------------------|----------|-----------------------------|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|-----------------|
| Total (Windfall included in yearly total only) |                |        |         |                    |          |                             | 17529                 | 606     | 602     | 767     | 948     | 1008    | 1077    | 1227    | 959     | 968     | 993     | 855     | 820     | 733     | 5558            |                 |

Net Homes only17234

5-year period3931

Norwich

| Address                                                          | Reference                                           | Application Type           | Net Homes at 1/4/2025 | 2024/25 Delivery | 2025/ 26 | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30 | After 1 April 2030 | Variance in 5YLS | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038 and Beyond | Status                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------|-----------------------------------------------------|----------------------------|-----------------------|------------------|----------|----------|----------|----------|----------|--------------------|------------------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Anglia Square                                                    | STR.02<br>22/00434/F                                | Full                       | 1,100                 | 0                |          |          |          | 100      | 200      | 1,100              | -800             |         |         |         |         |         |         |         |         |                 | Allocation. JDS received. Site aquired by Norwich City Council late 2024. Total £38million committed from Homes England to implement extant consent. Demolition commenced late 2024 and permission implemented. In 25/26 the focus will be on completing enabling works. Delivery of some units within Phases 1 and 2 likely within 5 year period. |
| Argyle Street                                                    | NCC.07 (prev. CC11)<br>22/00273/F                   | Full                       | 14                    | 0                |          |          |          | 14       |          | 0                  | 0                |         |         |         |         |         |         |         |         |                 | JDS received. Planning permission granted with anticipated start on site 2028.                                                                                                                                                                                                                                                                     |
| Land at Barrack Street                                           | NCC.02 (prev. CC17a)                                |                            | 200                   | 0                |          |          |          |          |          | 200                | -200             |         |         |         |         |         |         |         |         |                 | Allocation. Assume delivery outside 5 years.                                                                                                                                                                                                                                                                                                       |
| Ber Street, 10-14                                                | NCC.11 (prev.CC3)<br>22/00272/F (9 homes)           |                            | 9                     | 0                |          |          |          | 9        |          | 0                  | 0                |         |         |         |         |         |         |         |         |                 | JDS received. Planning permission granted with anticipated start on site 2028.                                                                                                                                                                                                                                                                     |
| Bethel Street, land to rear of City Hall                         | NCC.13<br>prev. CC24                                |                            | 20                    | 0                |          |          |          |          |          | 20                 | -20              |         |         |         |         |         |         |         |         |                 | Allocation. Delivery assumed beyond 5 year period.                                                                                                                                                                                                                                                                                                 |
| 59 Bethel Street                                                 | 08/00671/F                                          | Full                       | 14                    | 0                |          |          |          | 14       |          | 14                 | 0                |         |         |         |         |         |         |         |         |                 | Recent contact with developer indicates renewed interest in completing remaining dwellings. Assumed delivery using Start to Finish.                                                                                                                                                                                                                |
| Bluebell Road (UEA, land north of Cow Drive) Blackdale Building  | NOS.10<br>15/00121/F,<br>16/00099/MA                | Full                       | 143                   | 0                |          |          |          |          |          | 143                | -143             |         |         |         |         |         |         |         |         |                 | Allocation. Assume delivery outside 5 years.                                                                                                                                                                                                                                                                                                       |
| Bluebell Road, Bartram Mowers site (remainder of allocation)     | NOS.08 (prev.R42)<br>19/00911/F (50 dwellings)      | Full                       | 122                   | 22               |          |          |          |          |          | 0                  | -122             |         |         |         |         |         |         |         |         |                 | Remainder left over from 2019 permission completed in 24/25. Net homes adjusted. 100 addition in GNLP allocation.                                                                                                                                                                                                                                  |
| Bowthorpe Road, Norwich Community Hospital Site                  | NOS.01 (prev.R37)<br>18/00372/O                     | Outline                    | 48                    | 0                |          |          |          |          |          | 200                | -48              |         |         |         |         |         |         |         |         |                 | Allocation. Assume delivery outside of 5 years.                                                                                                                                                                                                                                                                                                    |
| City Road, 24, John Youngs Ltd                                   | NOS.06<br>prev. R7                                  |                            | 45                    | 0                |          |          |          |          |          | 45                 | -45              |         |         |         |         |         |         |         |         |                 | Allocation. Response previously received indicating no immediate plans. Recent permission for new biomass boiler granted. Assume delivery outside 5 years.                                                                                                                                                                                         |
| Friars Quay/Colegate, Car Park                                   | NCC.16                                              |                            | 25                    | 0                |          |          |          |          |          | 25                 | -25              |         |         |         |         |         |         |         |         |                 | Allocation. Response advises site likely to come forward outside of 5 year period.                                                                                                                                                                                                                                                                 |
| Constitution Hill, Constitution Motors                           | NON.03<br>18/00917/O,<br>19/01031/RM,<br>24/01296/D | Outline / Reserved Matters | 12                    | 0                |          |          | 12       |          |          | 0                  | 0                |         |         |         |         |         |         |         |         |                 | All pre-commencement conditions discharged and commenced on site. Assumed delivery timescale using Start to Finish.                                                                                                                                                                                                                                |
| Dereham Road, 238a; Site of former Earl of Leicester PH          | NOS.02<br>prev. R33<br>22/01471/F                   |                            | 9                     | 0                |          |          | 9        |          |          | 0                  | 0                |         |         |         |         |         |         |         |         |                 | JDS received. Planning permission granted 22/01471/F and pre-construction activities underway to facilitate delivery. Pre-commencement conditions still to discharge so delivery pushed back.                                                                                                                                                      |
| Dibden Road, Van Dal Shoes and car park                          | NON.06<br>prev. R17                                 |                            | 25                    | 0                |          |          |          |          | 48       |                    |                  |         |         |         |         |         |         |         |         |                 | JDS received. Site demolition and remediation underway. Delivery pushed back as a cautious approach as no planning application has been submitted.                                                                                                                                                                                                 |
| Duke Street, land adjoining Premier Inn and River Wensum         | NCC.15<br>18/01552/F                                | Full                       | 56                    | 0                |          |          |          |          |          | 0                  | -56              |         |         |         |         |         |         |         |         |                 | Assume delivery outside 5 years.                                                                                                                                                                                                                                                                                                                   |
| Duke Street, former EEB site (Dukes' Wharf)                      | NCC.14<br>(prev. CC21)                              |                            | 100                   | 0                |          |          |          |          |          | 0                  | -100             |         |         |         |         |         |         |         |         |                 | Allocation. Previous owners in administration so current forcast position uncertain. Assume delivery outside 5 years.                                                                                                                                                                                                                              |
| Duke Street, St Marys Works                                      | NCC.19                                              |                            | 150                   | 0                |          |          |          |          |          | 150                | -150             |         |         |         |         |         |         |         |         |                 | Allocation. Assume delivery outside 5 years.                                                                                                                                                                                                                                                                                                       |
| East Norwich Strategic Regeneration Area                         | STR.01<br>12/00875/O (Bracondale Deal Ground R9)    | Outline                    | 3,362                 | 0                |          |          |          |          |          | 3362               | -3,362           |         |         |         |         |         |         |         |         |                 | Allocation. Partial permission. Assume delivery outside 5 years.                                                                                                                                                                                                                                                                                   |
| Land at Garden Street and Rouen Road, Norwich                    | NCC.10<br>prev. CC10                                |                            | 100                   | 0                |          |          |          |          |          | 100                | -100             |         |         |         |         |         |         |         |         |                 | JDS received. Delivery outside 5 years.                                                                                                                                                                                                                                                                                                            |
| Gas Hill, Gas Holder                                             | NOS.04<br>prev.R13                                  |                            | 15                    | 0                |          |          |          |          |          | 15                 | -15              |         |         |         |         |         |         |         |         |                 | Allocation. New landowner - unable to make contact. Assume delivery outside 5 years.                                                                                                                                                                                                                                                               |
| Goldsmith Street                                                 | 15/00272/F,<br>17/00220/MA                          | Full                       | 12                    | 0                |          |          |          |          |          | 12                 | -12              |         |         |         |         |         |         |         |         |                 | JDS received. Anticipating delivery outside 5 years.                                                                                                                                                                                                                                                                                               |
| Hurricane Way                                                    | NON.02<br>prev. R29 - (A&B)                         |                            | 30                    | 0                |          |          |          |          | 35       | 0                  | 5                |         |         |         |         |         |         |         |         |                 | JDS received. Response advises delivery in 2026/27. A planning application is expected in Q2 2025. Delivery pushed back using Start to Finish as a cautious approach as no planning application has been submitted.                                                                                                                                |
| Land at Ketts Hill and east of Bishop Bridge Road                | NOS.03 (prev. R14 + R15)<br>06/00166/F (extant)     | Full                       | 80                    | 0                |          |          |          |          |          | 80                 | -80              |         |         |         |         |         |         |         |         |                 | Allocation. New landowner - unable to make contact. Assume delivery outside 5 years.                                                                                                                                                                                                                                                               |
| King Street, 125-129, 131-133 and Hobrough Lane                  | NCC.09<br>prev. CC7                                 |                            | 20                    | 0                | 0        | 0        | 15       | 30       | 10       | 0                  | 35               |         |         |         |         |         |         |         |         |                 | JDS received. Application submitted 25/00520/F and 25/00521/L. The applications propose 55 dwellings. Pushed delivery back an additional year as consent not yet granted as cautious approach.                                                                                                                                                     |
| King Street, St Annes Wharf                                      | 04/00605/F<br>16/01893/VC<br>19/00440/MA            | Full                       | 190                   | 0                |          |          |          |          |          | 190                | -190             |         |         |         |         |         |         |         |         |                 | Assume delivery outside 5 years.                                                                                                                                                                                                                                                                                                                   |
| King Street, 191                                                 | 19/01389/F                                          | Full                       | 41                    | 0                |          |          |          |          | 41       |                    | 0                |         |         |         |         |         |         |         |         |                 | Permission implemented and works commenced onsite. Conditions discharged but stalled on site so delivery pushed to later years.                                                                                                                                                                                                                    |
| King Street, King Street Stores                                  | NCC.08<br>prev.CC8                                  |                            | 20                    | 0                |          |          |          |          |          | 20                 | -20              |         |         |         |         |         |         |         |         |                 | No extant consent on the site. Allocation. Assume delivery outside 5 years.                                                                                                                                                                                                                                                                        |
| Former Mile Cross Depot<br>Mile Cross Road<br>Norwich<br>NR3 2DY | 24/00134/NF3<br>NON.09<br>prev. R36                 | Full                       | 67                    | 0                |          |          | 35       | 32       | 100      | 0                  | 100              |         |         |         |         |         |         |         |         |                 | JDS received. Planning application approved for phase 1: 67 dwellings. Significant ground work have been completed with further enabling works due 25/26. First delivery 2027.                                                                                                                                                                     |

Norwich

| Address                                                                                                | Reference                                                         | Application Type          | Net Homes at 1/4/2025 | 2024/25 Delivery | 2025/ 26 | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30 | After 1 April 2030 | Variance in 5YLS | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038 and Beyond | Status                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------|-----------------------|------------------|----------|----------|----------|----------|----------|--------------------|------------------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rose Lane and Mountergate, land at                                                                     | NCC.03 prev. CC4a                                                 |                           | 50                    | 0                |          |          |          |          |          | 50                 | -50              |         |         |         |         |         |         |         |         |                 | JDS received. Allocation. Delivery anticipated outside 5 years.                                                                                                                                                                                                                            |
| Mountergate/Prince of Wales, land at                                                                   | NCC.04 prev. CC4b                                                 |                           | 200                   | 0                |          |          |          |          |          | 200                | -200             |         |         |         |         |         |         |         |         |                 | Assume delivery outside 5 years.                                                                                                                                                                                                                                                           |
| Mousehold Lane, Start Rite Factory site                                                                | NON.05 (prev.R18) 18/01772/F, 20/01624/MA, 23/01287/F, 24/01151/D | Full                      | 18                    | 0                | 18       |          |          |          |          | 0                  | 0                |         |         |         |         |         |         |         |         |                 | Care home completed under previous phase. JDS received. Allocation. 23/01287/F construction of 18 units has commenced and is due to complete this year.                                                                                                                                    |
| Muspole Street, St Georges Works,                                                                      | NCC.17                                                            |                           | 110                   | 0                |          |          |          |          |          | 110                | -110             |         |         |         |         |         |         |         |         |                 | JDS received. Planning application 23/00881/F pending consideration for 54 dwellings. Response advises cannot accurately forecast delivery at this stage so assumed outside of 5 years.                                                                                                    |
| Normans Buildings, 11                                                                                  | 21/00636/F                                                        | Full                      | 141                   | 0                |          |          |          | 141      |          | 141                | 0                |         |         |         |         |         |         |         |         |                 | Permission extant and implemented. Cautious delivery timescale as further conditions to discharge.                                                                                                                                                                                         |
| Oak Street, 161                                                                                        | 18/00004/F 24/00373/MA                                            | Full                      | 40                    | 0                |          |          |          |          |          | 40                 | -40              |         |         |         |         |         |         |         |         |                 | Commenced on site but currently stalled. Assumed delivery outside 5 years.                                                                                                                                                                                                                 |
| Prince Of Wales Road, 82 - 96                                                                          | 19/00875/F                                                        | Full                      | 49                    | 0                | 28       | 21       |          |          |          | 0                  | 0                |         |         |         |         |         |         |         |         |                 | Permission implemented and commenced on site. Works have been slow so cautious approach taken. Case officer contact indicates first phase should be complete this financial year.                                                                                                          |
| Queens Road and Surrey Street, land east of Sentinel House                                             | NCC.12 (prev. part CC29) 18/00437/F, 19/01405/MA                  | Full                      | 101                   | 0                |          |          |          |          |          | 101                | -101             |         |         |         |         |         |         |         |         |                 | Allocation and extant permission but previous owners went into administration. Unable to make contact with new owners so assumed outside 5 years as cautious approach. 217 cluster 25 studios                                                                                              |
| Starling Road, Industrial sites; remainder of allocation                                               | NON.07 (prev.R20)                                                 | Allocation                | 23                    | 0                |          |          |          |          |          | 23                 | -23              |         |         |         |         |         |         |         |         |                 | Consent expired. Allocation. Assume delivery outside 5 years.                                                                                                                                                                                                                              |
| Land And Buildings Including 70 - 72 Sussex Street & Land North Side Of 148 Oak Street Norwich NR3 3DE | NCC.20 (CC19) 22/00762/F                                          | Full                      | 34                    | 0                |          |          |          | 22       | 12       | 0                  | 0                |         |         |         |         |         |         |         |         |                 | JDS received. Pushed delivery back to later years as finance and contrator to still be secured as cautious approach.                                                                                                                                                                       |
| Thorpe Road, land west of Eastgate House                                                               | NOS.05 (20) 22/00933/O (19)                                       | Full                      | 19                    | 0                |          |          |          |          | 19       | 0                  | 0                |         |         |         |         |         |         |         |         |                 | JDS received. Allocation. Application 22/00933/O pending consideration. Agent anticipates all 19 dwellings being capable of delivery within the next few years subject to agreement on affordable house with plannign case officer. Delivery assumed in later years using Start to Finish. |
| Thorpe Road: 13-17 Norwich Mail Centre                                                                 | NCC.05 prev.CC15                                                  |                           | 150                   | 0                |          |          |          |          |          | 150                | -150             |         |         |         |         |         |         |         |         |                 | Allocation. Assume delivery outside 5 years.                                                                                                                                                                                                                                               |
| Three Score, Bowthorpe                                                                                 | STR.04 (prev.R38) 755 12/00703/O, 13/02089/VC, 19/00978/MA        | Outline/ Reserved matters | 666                   | 29               |          |          |          |          | 100      | 566                | -566             |         |         |         |         |         |         |         |         |                 | JDS received. Allocation. Phase 3 complete in 24/25. Remainder of strategic allocation delivery.                                                                                                                                                                                           |
| Three Score Site, Land South Of Clover Hill Road                                                       | 24/00070/RM STR.04 (R38)                                          | Reserved Matters          | 89                    | 0                |          |          | 37       | 52       |          | 0                  | 0                |         |         |         |         |         |         |         |         |                 | JDS received. Allocation and detailed permission. Track record of delivery across strategic site.                                                                                                                                                                                          |
| UEA Grounds Depot                                                                                      | NOS.09                                                            |                           | 140                   | 0                |          |          |          |          |          | 140                | -140             |         |         |         |         |         |         |         |         |                 | Assume delivery outside 5 years.                                                                                                                                                                                                                                                           |
| The Childrens Centre, 40 Upton Road                                                                    | 20/01579/F                                                        | Full                      | 23                    | 0                | 7        | 16       |          |          |          | 0                  | 0                |         |         |         |         |         |         |         |         |                 | JDS received. Commenced on site.                                                                                                                                                                                                                                                           |
| Waterworks Road, Heigham Water Treatment Works                                                         | NON.08 prev. R31                                                  |                           | 60                    | 0                |          |          |          |          |          | 60                 | -60              |         |         |         |         |         |         |         |         |                 | Allocations. Delivery outside 5 years.                                                                                                                                                                                                                                                     |
| Westwick Street Car Park                                                                               | NCC.18 prev.CC30                                                  |                           | 30                    | 0                |          |          |          |          |          | 30                 | -30              |         |         |         |         |         |         |         |         |                 | Allocation. Delivery outside 5 years.                                                                                                                                                                                                                                                      |
| Westwick Street, BT Exchange Site                                                                      | 16/00456/F 20/00539/D                                             | Full                      | 42                    | 0                |          |          |          |          |          | 42                 | -42              |         |         |         |         |         |         |         |         |                 | Assume delivery outside 5 years.                                                                                                                                                                                                                                                           |
| Windmill Road, land north of                                                                           | NON.04 (prev. R19) 19/00971/F 20/01156/VC                         | Full                      | 17                    | 0                |          |          | 17       |          |          | 17                 | 0                |         |         |         |         |         |         |         |         |                 | JDS received. Planning permission granted. Delivery timescales to be conditioned in site disposal.                                                                                                                                                                                         |
| Sites of 9 or fewer                                                                                    |                                                                   |                           | 88                    | 0                | 12       | 12       | 12       | 12       | 12       |                    |                  |         |         |         |         |         |         |         |         |                 |                                                                                                                                                                                                                                                                                            |
| Discounted Windfall (Per Annum)                                                                        |                                                                   |                           | 129                   | 0                | 0        | 0        | 42       | 85       | 129      |                    |                  |         |         |         |         |         |         |         |         |                 |                                                                                                                                                                                                                                                                                            |
| Total (Windfall included in yearly total only)                                                         |                                                                   |                           | 8,248                 | 51               | 65       | 49       | 179      | 511      | 706      | 7,346              | -6,860           | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0               |                                                                                                                                                                                                                                                                                            |

South Norfolk

| GNLP reference | Level in GNLP Heirarchy   | Parish      | Address                                                                                            | Planning Reference                            | App Type                                  | Total Allocated / Permitted | Net New Homes at 1/4/2025 | 2025/ 26 | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30 | 2030/ 31 | 2031/ 32 | 2032/ 33 | 2033/ 34 | 2034/ 35 | 2035/ 36 | 2036/ 37 | 2037/ 38 | 2038 and Beyond | June 2025 Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|---------------------------|-------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------|-----------------------------|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S.CN.3         | 01 Norwich + Urban Fringe | Colney      | Colney Hall, Watton Road                                                                           | 2022/1547                                     | Outline (Pending)                         | 111                         | 139                       |          |          |          | 30       | 70       | 20       | 19       |          |          |          |          |          |          |                 | JDS provided 17.07.2025. Times scales above are approximate and depend on the speed of granting of planning permission. Intention to complete within 3 years of starting, with approx 40 units per calendar year, build rate is in line with a scheme delivering in North Norfolk. Developer intends to submit a planning application in September /October 2025 with an expectation of approval in spring/summer of 2026. The Case Officer of outline application 2022/1547 advised that based on the previously agreed extension the determination period until the end of 2025 its unlikely a decision will be determined before then. The developer forecast provided has been pushed back to reflect this and as it only accounts for 120 of the 139, 19 units added to end of the trajectory. |
| Commitment     | 01 Norwich + Urban Fringe | Costessey   | West of Lodge Farm (outline for primary school)                                                    | 2021/1730                                     | Full                                      | 44                          | 44                        |          | 22       | 22       |          |          |          |          |          |          |          |          |          |          |                 | JDS signed by Developer 30/05/2025- Developer advises that NN Credits in process of being purchased with the hope permission will be issued in the next few weeks with the first completions in the second half of 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| STR.07         | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - GNLP uplift, North of the A11 Land south of Newfound Farm, Colney Lane | 2024/3836 - pending consideration             | Allocation w detailed application pending | 410                         | 410                       |          |          | 10       | 100      | 100      | 100      | 100      |          |          |          |          |          |          |                 | DM Officer advised full application (406 dwellings) is being worked on, hoping to grant permission early 2026 dependent on NN constraints being resolved. Forecast remains as of 1st Jan 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| S.CR.1         | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Barratt/David Wilson site North of A11                                 | 2018/2200 BDW                                 | Detailed                                  | 497                         | 105                       | 50       | 30       | 20       | 5        |          |          |          |          |          |          |          |          |          |                 | BDW -Developer confirmed delivery intentions 02/06/2025. Developers forecast runs from 1st July 2025 and has net homes at 70 however our records show 105 net homes in a monitoring year. Developer's forecast amended slightly to reflect the monitoring year of 1st April to 31st March with the additional 35 plots added not included on the developer forecast.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Barratt/David Wilson site North of A11                                 | 2022/1546 (Plus 2018/2200 AH) Crest Nicholson | Detailed                                  | 153                         | 65                        | 41       | 24       |          |          |          |          |          |          |          |          |          |          |          |                 | Crest Nicholson - Developer confirmed delivery intentions 12/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11                                              | 2013/1494                                     | Outline                                   | 350                         | 2                         |          |          |          | 2        |          |          |          |          |          |          |          |          |          |                 | JDS signed by Developer 01/05/2025 -forecast 59 dwellings in 25/26 and 93 in 2026/27. Due to the different and phases, these figures have been entered into the trajectory split across the applications and are not very different from the 1st Jan 2025 trajectory.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11                                              | 2018/2783                                     | Detailed                                  | 67                          | 7                         |          |          |          | 7        |          |          |          |          |          |          |          |          |          |                 | JDS signed by Developer 01/05/2025 - Remaining 7 units likely to require separate RM application - caught up by NN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11                                              | 2018/2786                                     | Detailed                                  | 55                          | 55                        | 55       |          |          |          |          |          |          |          |          |          |          |          |          |                 | Under construction. JDS signed by Developer 01/05/2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11                                              | 2018/2787                                     | Detailed                                  | 22                          | 22                        |          | 22       |          |          |          |          |          |          |          |          |          |          |          |                 | Approved Feb 2025. JDS signed by Developer 01/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11                                              | 2018/2788                                     | Detailed                                  | 29                          | 29                        |          | 29       |          |          |          |          |          |          |          |          |          |          |          |                 | Approved Sept. 2024. Discharge of various conditions approved. JDS signed by Developer 01/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11                                              | 2018/2789                                     | Detailed                                  | 34                          | 34                        |          | 34       |          |          |          |          |          |          |          |          |          |          |          |                 | Approved March 2025. JDS signed by Developer 01/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Tilia site North of A11                                                | 2018/2835                                     | Detailed                                  | 203                         | 50                        | 50       | /        |          |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 12/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Tilia site North of A11                                                | 2018/2836                                     | Detailed                                  | 90                          | 90                        | 20       | 45       | 25       |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 12/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Commitment     | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Tilia site North of A11                                                | 2022/1913 - pending consideration             | Outline w detailed application pending    | 36                          | 36                        |          |          |          | 36       |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 12/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| STR.08         | 01 Norwich + Urban Fringe | Easton      | Land N & S of Dereham Road                                                                         | 2014/2611 (Outline)                           | Detailed                                  | 890                         | 164                       |          |          |          |          |          |          |          | 64       | 100      |          |          |          |          |                 | This is the remaining 135 dwellings on the outline plus 29 dwellings (from permission 2021/1612 reduction from 114 to 85 dwellings). A reserved matters application has not been submitted and these dwellings were not addressed in the completed JDS from Persimmon therfore they have been forecast outside of the 5YHLS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| STR.08         | 01 Norwich + Urban Fringe | Easton      | Land N & S of Dereham Road (Phase 1 - aka Phase W & Z)                                             | 2020/0962                                     | Detailed                                  | 291                         | 43                        | 43       |          |          |          |          |          |          |          |          |          |          |          |          |                 | This application has been built out ahead of forecast 1st Jan 2025 , based on this the remaining dwellings to be completed entered in 25/26. Persimmon JDS 15/05/2025 forecast is on calendar year (2025/26 22 & 110 respectively) however does not seem to take into account this permission , as 403 dwellings are forecasted (2021/1612 (85) & 2021/2417 (318) .                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| STR.08         | 01 Norwich + Urban Fringe | Easton      | Land N & S of Dereham Road (Phase 2 - aka Phase U)                                                 | 2021/1612                                     | Detailed                                  | 85                          | 85                        |          | 50       | 35       |          |          |          |          |          |          |          |          |          |          |                 | Persimmon JDS 15/05/2025 forecast is on calendar year (2026/27/28 110,105 & 104 respectively). CIL commencement notice 20th January 2025. Based on this and the 1st Jan 2025 forecast 85 dwellings to be completed between 2026 to 2028 however this may deliver sooner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

South Norfolk

| GNLP reference                      | Level in GNLP Heirarchy   | Parish                   | Address                                                                             | Planning Reference                                                                                  | App Type                               | Total Allocated / Permitted | Net New Homes at 1/4/2025 | 2025/ 26 | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30 | 2030/ 31 | 2031/ 32 | 2032/ 33 | 2033/ 34 | 2034/ 35 | 2035/ 36 | 2036/ 37 | 2037/ 38 | 2038 and Beyond | June 2025 Notes                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------|---------------------------|--------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STR.08                              | 01 Norwich + Urban Fringe | Easton                   | Land N & S of Dereham Road (Phase 3 & 4 aka Phases V, X & Y)                        | 2021/2417 - Pending                                                                                 | Outline w detailed application pending | 350                         | 350                       |          |          | 16       | 60       | 70       | 104      | 68       | 32       |          |          |          |          |          |                 | Persimmon JDS 15/05/2025 forecast is on calendar year and is based on the application2021/2417 for 318 dwellings being approved in the first half of 2025. DM Officer confirmed a decision will be issued by the end of August 2025 at the latest. Developers forecast pushed back by a year to reflect the decision date. Remaining 32 of the 350 added to the last year of the trajectory. |
| S.TW.1                              | 01 Norwich + Urban Fringe | Trowse                   | Land on White Horse Lane and to the rear of Charolais Close & Devon Way             | 2016/0803 & 2016/0805 (7-Detailed) (White Horse Lane) 2019/2318 (83-Full) (Devon Way & Hudson Ave.) | Outline / Detailed                     | 90                          | 48                        | 25       | 23       |          |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 08/05/2027                                                                                                                                                                                                                                                                                                                                           |
| S.TW.2                              | 2 Norwich + Urban Fringe  | Trowse                   | May Gurney site                                                                     | 2011/0152 (outline) 2023/1825 (RM pending)                                                          | Outline w detailed application pending | 90                          | 73                        |          |          |          |          |          | 73       |          |          |          |          |          |          |          |                 | Application is being led by the City Council. Extension of time recently agreed. No forecast.                                                                                                                                                                                                                                                                                                |
| S.DI.1                              | 02 Main Towns             | Diss                     | Frontier Agriculture Ltd, Sandy Lane                                                | N/A                                                                                                 | Allocation                             | 150                         | 150                       |          |          |          |          |          |          |          |          |          | 10       | 40       | 40       | 40       | 20              | Allocation-Frontier Agriculture confirm they are committed to the site however no forecast available due to significant considerations and variables. Forecast from 1st Jan 20525 pushed back a year.                                                                                                                                                                                        |
| Diss & District Neighbourho od Plan | 02 Main Towns             | Diss                     | DDNP01 Land north of the Cemetery, west of Heywood Road and east of Shelfanger Road | 2021/2782                                                                                           | Outline                                | 179                         | 179                       |          | 15       | 35       | 35       | 35       | 35       | 24       |          |          |          |          |          |          |                 | JDS signed by Developer 08/05/2025 -RM pending, intention to commence January 2026. Developer forecast only went up to 2029/30 so the additional 59 units not on forecast spread over 2030-32                                                                                                                                                                                                |
| Commitment                          | 02 Main Towns             | Diss                     | DDNP02 Site of derelict Victorian Infant School, the Causeway                       | N/A                                                                                                 | Allocation                             | 10                          | 10                        |          |          |          |          |          | 10       |          |          |          |          |          |          |          |                 | Allocation                                                                                                                                                                                                                                                                                                                                                                                   |
| Diss & District Neighbourho od Plan | 02 Main Towns             | Diss                     | DDNP03 Land west of Nelson Road and east of Station Road                            | N/A                                                                                                 | Allocation                             | 25                          | 25                        |          |          |          |          |          | 13       | 12       |          |          |          |          |          |          |                 | JDS signed by Developer 05/05/2025- Northern part of site forecast only- anticipated planning application submission 2026/27 (subject to AH funding being confirmed by Government). Southern part of the site owned seperately, address details provided and forecast for these 12 dwellings remains as of 1st Jan 2025.                                                                     |
| Commitment                          | 02 Main Towns             | Diss                     | DDNP04 Land north of Nelson Road,                                                   | 2020/0478                                                                                           | Detailed                               | 43                          | 43                        |          |          |          |          |          | 21       | 22       |          |          |          |          |          |          |                 | The scheme at Nelson Road, although implemented, is currently on hold because of viability issues and there is no information about the owners further intentions.                                                                                                                                                                                                                           |
| Diss & District Neighbourho od Plan | 02 Main Towns             | Diss                     | DIS1 DDNP06 Land north of Vince's Road                                              | 2022/1344                                                                                           | Detailed                               | 35                          | 35                        | 35       |          |          |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 09/05/2025                                                                                                                                                                                                                                                                                                                                           |
| Diss & District Neighbourho od Plan | 02 Main Towns             | Diss                     | DIS 2 DDNP14 Land off Park Road                                                     | 2023/3587                                                                                           | Full-Withdrawn                         | 10                          | 15                        |          |          |          |          |          | 15       |          |          |          |          |          |          |          |                 | Allocation                                                                                                                                                                                                                                                                                                                                                                                   |
| Diss & District Neighbourho od Plan | 02 Main Towns             | Diss                     | DIS 7 Feather Mills site, Park Road                                                 | ENQMEM/2023/04 18                                                                                   | Allocation                             | 12                          | 17                        |          |          |          |          |          |          |          |          |          |          |          |          |          |                 | Allocation                                                                                                                                                                                                                                                                                                                                                                                   |
| LSAAP                               | 02 Main Towns             | Long Stratton            | LNGS1 AAP Allocation (part - East of Long Stratton)                                 | 2018/0111                                                                                           | Hybrid - Housing in outline            | 1,275                       | 1,275                     |          |          |          | 10       | 50       | 100      | 100      | 100      | 100      | 100      | 100      | 100      | 100      | 415             | JDS signed by Developer 08/05/2025 -forecast provided for 260 dwellings in 5 years so the addional 1015 dwellings spread over trajectory outside of 5YLS. Site currently being marketed with a RM due September 2026.                                                                                                                                                                        |
| LSAAP                               | 02 Main Towns             | Long Stratton            | LNGS1 AAP Allocation (part - North West of Long Stratton)                           | 2018/0112                                                                                           | Hybrid - 213 dwellings in detail       | 600                         | 600                       | 8        | 35       | 35       | 35       | 35       | 35       | 57       | 60       | 100      | 100      | 100      |          |          |                 | JDS signed by Developer 08/05/2025-forecast provided for 148 dwellings in 5 years so the additional 452 dwellings spread over trajectory outside of 5YLS. Infrastructure works underway with first completions expected Feb 2026.                                                                                                                                                            |
| S.HA.1                              | 02 Main Towns             | Redenhall with Harleston | South of Spirketts Lane                                                             | 2023/3610                                                                                           | Full                                   | 150                         | 162                       |          | 42       | 40       | 40       | 40       |          |          |          |          |          |          |          |          |                 | JDS signed by Developer 07/05/2025. Archeological dig due to be completed Summer 2025 and a hope that S106 will also be signed within this time. Build out rates based on a smiliar scheme delivered by Orbit using the MMC timber frame methods.                                                                                                                                            |
| S.HA.2                              | 02 Main Towns             | Redenhall with Harleston | Briar Farm, Mendham Lane                                                            | 2022/0067                                                                                           | Full                                   | 461                         | 408                       | 68       | 90       | 90       | 70       | 70       | 20       |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 14/05/2025, the 107 extra care homes have slipped back a year. Developers forecast spread over 6 year trajectory as a more precautionary approach.                                                                                                                                                                                                   |
| S.HA.3                              | 02 Main Towns             | Redenhall with Harleston | Spirkett's Lane/Limes Close                                                         | 2023/1418                                                                                           | Full                                   | 95                          | 89                        | 20       | 20       | 20       | 20       | 9        |          |          |          |          |          |          |          |          |                 | Developer confirmed that forecast from previous monitoring year is still accurate 08/05/2025.                                                                                                                                                                                                                                                                                                |
| S.HA.4                              | 02 Main Towns             | Redenhall with Harleston | Land off Station Hill                                                               | 2019/2115                                                                                           | Outline                                | 40                          | 40                        |          |          |          | 10       | 10       | 10       | 10       |          |          |          |          |          |          |                 | JDS signed by Developer 27/05/2025. Delivery based on the sucessful renewal of the outline permission 2025/0519.                                                                                                                                                                                                                                                                             |
| S.WY.1                              | 02 Main Towns             | Wymondham                | Land at Johnson's Farm                                                              | N/A                                                                                                 | Allocation                             | 100                         | 100                       |          |          |          |          |          |          |          |          |          | 16       | 22       | 22       | 22       | 18              | Allocation. Forecast remains as of 1st Jan 2025                                                                                                                                                                                                                                                                                                                                              |
| S.WY.2                              | 02 Main Towns             | Wymondham                | North of Tuttles Lane                                                               | N/A                                                                                                 | Allocation                             | 50                          | 50                        |          |          |          |          |          |          |          |          |          | 10       | 20       | 20       |          |                 | Allocation. Forecast remains as of 1st Jan 2025                                                                                                                                                                                                                                                                                                                                              |
| Commitment                          | 02 Main Towns             | Wymondham                | South Wymondham                                                                     | 2012/0371                                                                                           | Outline                                | 730                         | 0                         |          |          |          |          |          |          |          |          |          |          |          |          |          |                 | There is no reserved matters application submitted and these appear undeliverable within the development subject to approval of RM application 2021/0055.                                                                                                                                                                                                                                    |



South Norfolk

| GNLP reference | Level in GNLP Heirarchy     | Parish                | Address                                                        | Planning Reference                                                         | App Type    | Total Allocated / Permitted | Net New Homes at 1/4/2025 | 2025/ 26 | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30 | 2030/ 31 | 2031/ 32 | 2032/ 33 | 2033/ 34 | 2034/ 35 | 2035/ 36 | 2036/ 37 | 2037/ 38 | 2038 and Beyond | June 2025 Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------|-----------------------------|-----------------------|----------------------------------------------------------------|----------------------------------------------------------------------------|-------------|-----------------------------|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commitment     | 02 Main Towns               | Wymondham             | South Wymondham (Outline 2012/0371)                            | 2021/0125                                                                  | Detailed    | 231                         | 181                       | 41       | 46       | 50       | 43       | 1        |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 12/05/2025.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Commitment     | 02 Main Towns               | Wymondham             | South Wymondham (Outline 2012/0371)                            | 2021/0054                                                                  | Detailed    | 35                          | 35                        | 17       | 18       |          |          |          |          |          |          |          |          |          |          |          |                 | Developer (Vistry) was unable to complete the forecast 13/05/2025 due to NN issues. Forecast from 1st Jan 2025 pushed back a year.                                                                                                                                                                                                                                                                                                                                            |
| Commitment     | 02 Main Towns               | Wymondham             | South Wymondham (Outline 2012/0371)                            | 2021/0055 (Pending)                                                        | Detailed    | 217                         | 217                       |          | 29       | 53       | 52       | 43       | 40       |          |          |          |          |          |          |          |                 | Developer (Vistry) was unable to complete the forecast 13/05/2025 due to NN issues. Forecast from 1st Jan 2025 pushed back a year.                                                                                                                                                                                                                                                                                                                                            |
| Commitment     | 02 Main Towns               | Wymondham             | London Road/Suton Lane                                         | 2014/2495 (Outline up to 375) 2018/2758 (89) 2019/1804 (246)               | Full        | 335                         | 55                        | 55       |          |          |          |          |          |          |          |          |          |          |          |          |                 | No response received from developer however only 55 dwellings remaining on site so all completion entered in 2025/26 based on previous conversations with developer of approximately 50 per annum. The care home has been approved under application 2021/2581 and is dealt within the line below.                                                                                                                                                                            |
| Commitment     | 02 Main Towns               | Wymondham             | London Road/Suton Lane                                         | 2021/2581                                                                  | Full        | 35                          | 35                        |          | 35       |          |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 08/05/202. C2 ratio applied to dwelling figure.                                                                                                                                                                                                                                                                                                                                                                                       |
| Commitment     | 02 Main Towns               | Wymondham             | Industrial Site west of Stanleys Lane                          | 2019/0428                                                                  | Detailed    | 21                          | 1                         | 1        |          |          |          |          |          |          |          |          |          |          |          |          |                 | Only 1 plot remaining so developer not contacted, assumed last plot completed 2025/26.                                                                                                                                                                                                                                                                                                                                                                                        |
| Commitment     | 02 Main Towns               | Wymondham             | Former Sale Ground, Cemetery Lane                              | 2016/2668 (Outline) 2020/1439 (Detailed) 2022/2396-7 (NMA)                 | Detailed    | 58                          | 58                        |          |          |          |          |          |          |          |          |          |          |          |          |          |                 | No reponse from developer. Case officer not aware of any progress on site other than the bare minimum carried out to implement the consent. No forecast entered.                                                                                                                                                                                                                                                                                                              |
| STR.12         | 03 Key Service Centre (KSC) | Hethersett            | Land north of the Poppyfields development (Original outline)   | 2011/1804 (1196)                                                           | Outline     | 1196                        | 57                        |          |          |          |          |          |          |          |          |          |          |          |          |          |                 | Applications 2021/1965 and 2021/2226 include land to be offered to South Norfolk Council that could total approximately 57 dwellings, and are forecast to deliver outside the 5-year land supply.                                                                                                                                                                                                                                                                             |
| STR.12         | 03 Key Service Centre (KSC) | Hethersett            | Land north of the Poppyfields development (TW Phase A2)        | 2018/2326 A2                                                               | Detailed    | 181                         | 22                        | 9        | 13       |          |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 12/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                            |
| STR.12         | 03 Key Service Centre (KSC) | Hethersett            | Land north of the Poppyfields development (TW Phase A3 & A4)   | 2021/1965 A3                                                               | Detailed    | 200                         | 176                       | 45       | 50       | 43       | 38       |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 12/05/2025. Developer had 7 dwellings less (169) on net new homes figure so the additional 8 dwellings were added to their 2028/29 total of 31 dwellings.                                                                                                                                                                                                                                                                             |
| STR.12         | 03 Key Service Centre (KSC) | Hethersett            | Land north of the Poppyfields development (Persimmon Phase B2) | 2018/2500 B2                                                               | Detailed    | 191                         | 3                         | 3        |          |          |          |          |          |          |          |          |          |          |          |          |                 | Existing phase onsite and being completed.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| STR.12         | 03 Key Service Centre (KSC) | Hethersett            | Land north of the Poppyfields development (Persimmon Phase B3) | 2021/2226 B3                                                               | Detailed    | 148                         | 121                       | 46       | 69       | 6        |          |          |          |          |          |          |          |          |          |          |                 | Developer provided figures based on calendar years and are adjusted to reflect monitoring years.                                                                                                                                                                                                                                                                                                                                                                              |
| STR.12         | 03 Key Service Centre (KSC) | Hethersett            | Land north of the Poppyfields development                      | 2021/0758 (Pending) Persimmon and Taylor Wimpey (GNLP Uplift of 200 homes) | Outline     | 200                         | 200                       |          |          | 30       | 46       | 50       | 74       |          |          |          |          |          |          |          |                 | This forecast (for Persimmon units only) has been provided in calendar years instead of monitoring years. Taylor Wimpey units have been projected following completion of earlier phases.                                                                                                                                                                                                                                                                                     |
| S.HE.1         | 03 Key Service Centre (KSC) | Hethersett            | North of Grove Road                                            | N/A                                                                        | Allocation  | 40                          | 40                        |          |          |          |          |          |          |          |          |          |          |          |          |          |                 | Allocation-no agent/developer details                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| S.HI.1         | 03 Key Service Centre (KSC) | Hingham               | Land to the south of Norwich Road                              | N/A                                                                        | Allocation  | 80                          | 80                        |          |          |          |          | 14       | 22       | 22       | 22       |          |          |          |          |          |                 | Allocation - no reponse from Developer- no further applications in since the 2023 enquiry. Forecast moved on a year from the 1st Jan 2025 forecast.                                                                                                                                                                                                                                                                                                                           |
| S.LO.1         | 03 Key Service Centre (KSC) | Loddon with Chedgrave | Land off Beccles Road, Loddon                                  | 2021/2437                                                                  | Hybrid      | 180                         | 180                       |          | 33       | 50       | 50       | 47       |          |          |          |          |          |          |          |          |                 | No response from Developer. Uniform records show a CIL Commencement Notice received with a start date of 26/02/2025 and case officers states 'As I understand it they have been on-site doing some work associated with their pre-commencement condition requirements and preparatory groundworks so as I understand it they are looking to build this site out. They have submitted some DoC applications to us already'. Therefore the forecast from 1st Jan 2025 retained. |
| Commitment     | 03 Key Service Centre (KSC) | Loddon with Chedgrave | Land North of Beccles Road                                     | 2023/3506                                                                  | Outline     | 85                          | 85                        |          |          | 35       | 30       | 20       |          |          |          |          |          |          |          |          |                 | JDS signed 06/05/2025 - Contracts have been exchanged with a housebuilder for the sale of the Site and the reserved matters application is expected to be submitted in Summer 2025.                                                                                                                                                                                                                                                                                           |
| S.CH.1         | 03 Key Service Centre (KSC) | Chedgrave             | Land off Langley Road, Chedgrave                               | 2022/0276 2023/03613                                                       | Detailed    | 60                          | 76                        |          | 25       | 25       | 22       | 4        |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 12/05.2025.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Commitment     | 4 Key Service Centre (KSC)  | Poringland            | Land adjacent the Ridings                                      | 2022/2134                                                                  | Outline PCO | 20                          | 24                        |          |          |          |          | 10       | 14       |          |          |          |          |          |          |          |                 | No response from Developer. DM (RS) response 'The site was being designed with a Nutrient Neutrality package, a bespoke solution to address NN. However, the applicant / agent have more recently suggested they would like to acquire credits potentially instead and that is the latest '. Forecast pushed back a year from 1st Jan 2025 forecast due to NN.                                                                                                                |

South Norfolk

| GNLP reference                     | Level in GNLP Heirarchy            | Parish            | Address                                    | Planning Reference                                       | App Type   | Total Allocated / Permitted | Net New Homes at 1/4/2025 | 2025/ 26 | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30 | 2030/ 31 | 2031/ 32 | 2032/ 33 | 2033/ 34 | 2034/ 35 | 2035/ 36 | 2036/ 37 | 2037/ 38 | 2038 and Beyond | June 2025 Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------|------------------------------------|-------------------|--------------------------------------------|----------------------------------------------------------|------------|-----------------------------|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commitment                         | 03 Key Service Centre (KSC)        | Poringland        | West of The Street/North of Shotesham Road | 2014/0319                                                | Detailed   | 221                         | 18                        | 18       |          |          |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 08/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Commitment                         | 03 Key Service Centre (KSC)        | Poringland        | South West of Bungay Road                  | 2020/1925                                                | Full       | 52                          | 35                        |          | 35       |          |          |          |          |          |          |          |          |          |          |          |                 | No response from Developer. DM (CC) stated 'All pre-commencement conditions discharged, NN credits purchased, and RAM contribution paid and works commenced with the demolition of the existing building 'North Bay' a detached bungalow, therefore the development was lawfully implemented before the expiry of the planning permission on 30 March 2025. Given the investment in the NN credits and RAM's payment, I have no reason to believe they will not continue to build out the development'. Forecast remains as of 1st Jan 2025. |
| Commitment                         | 4 Key Service Centre (KSC)         | Poringland        | North of Heath Loke                        | 2021/0488 (Outline)<br>2023/2523 (Detailed PCO)          | Outline    | 19                          | 19                        |          |          |          | 9        | 10       |          |          |          |          |          |          |          |          |                 | No reponse from Developer. DM (CR) advised 'Awaiting revised suite of amended plans and documents to overcome initial objections, including objections from LLFA and relating to design and details shown for affordable housing provision. Then need to deal with NN. Decision not imminent.' Forecast from 1st Jan 2025 moved back a year.                                                                                                                                                                                                 |
| Commitment                         | 04 South Norfolk Village Clusters  | Aslacton          | Coopers Scrap Yard                         | 2006/0171 (Outline)                                      | Detailed   | 14                          | 2                         | 2        |          |          |          |          |          |          |          |          |          |          |          |          |                 | Site nearly complete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Allocation                         | 04 South Norfolk Village Clusters  | Bracon Ash        | Norwich Road                               | 2021/2579 (Pending)                                      | Full       | 23                          | 23                        |          | 23       |          |          |          |          |          |          |          |          |          |          |          |                 | Developer responded regarding S106 delivery The forecast has been moved back a year from 1st Jan 2025 forecast.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Diss & District Neighbourhood Plan | 04 South Norfolk Village Clusters  | Burston           | DDNP08 Land West of Gissing Road           | Allocation                                               | N/A        | 25                          | 25                        |          |          |          |          |          |          | 10       | 15       |          |          |          |          |          |                 | No agent/developer details. Forecast remains as of 1st Jan 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Commitment                         | 04 South Norfolk Village Clusters  | Caistor St Edmund | North of Heath Farm                        | 2018/2232                                                | Detailed   | 16                          | 1                         | 1        |          |          |          |          |          |          |          |          |          |          |          |          |                 | Site nearly complete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Commitment                         | 04 South Norfolk Village Clusters  | Dickleburgh       | Land west of Dickleburgh Road              | 2018/0980 (Outline)<br>2020/0517 (RVC)<br>2020/0597 (RM) | Outline    | 21                          | 21                        |          |          |          |          |          | 21       |          |          |          |          |          |          |          |                 | JDS signed 02/05/2025. The JDS forecast indicates that 22 dwellings are to be built, but as 1 is being demolished, we have accounted for a net gain of 21 dwellings. JDS commentary refers to a further 25 dwellings proposed under the Dickleburgh NP at the same time. This additional 25 is not in the SYHLS.                                                                                                                                                                                                                             |
| Commitment                         | 04 South Norfolk Village Clusters  | Great Moulton     | High Green                                 | 2015/2536<br>2020/0130                                   | Detailed   | 14                          | 3                         | 3        |          |          |          |          |          |          |          |          |          |          |          |          |                 | Site nearly complete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Commitment                         | 045 South Norfolk Village Clusters | Hales             | Land North of Yarmouth Road(Briar Lane)    | 2023/2472                                                | Full       | 39                          | 39                        |          | 20       | 19       |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 08/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Commitment                         | 04 South Norfolk Village Clusters  | Newton Flotman    | SW of Alan Avenue                          | 2021/2784                                                | Detailed   | 31                          | 31                        |          | 31       |          |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 08/05/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Diss & District Neighbourhood Plan | 04 South Norfolk Village Clusters  | Roydon            | DIS 3 DDNP05 Land off Denmark Lane         | 2022/1976                                                | Detailed   | 47                          | 38                        | 38       |          |          |          |          |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 20/05/2025 and that instead of 47 dwellings, there are instead 43 dwellings on the site in total, and that all remaining dwellings are to be built out by the end of October 2025.                                                                                                                                                                                                                                                                                                                   |
| Diss & District Neighbourhood Plan | 04 South Norfolk Village Clusters  | Roydon            | DDNP07 Land South of Roydon Primary School | N/A                                                      | Allocation | 25                          | 25                        |          |          |          |          |          |          | 10       | 15       |          |          |          |          |          |                 | Allcation - no contact details. Forecast remains as of 1st Jan 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Diss & District Neighbourhood Plan | 04 South Norfolk Village Clusters  | Scole             | SCO1 DDNP09 Old Norwich Road               | N/A                                                      | Allocation | 25                          | 25                        |          |          |          |          | 10       | 15       |          |          |          |          |          |          |          |                 | No response from Orbit. Forecast remains as of 1st Jan 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Diss & District Neighbourhood Plan | 04 South Norfolk Village Clusters  | Scole             | DDNP10 land East of Norwich Road           | 2024/0558                                                | Hybrid     | 112                         | 112                       |          |          |          | 36       | 35       | 35       | 6        |          |          |          |          |          |          |                 | No response from agent. The 1st Jan 2025 forecast had 50 dwellings allocated however hybrid application 2024/0558 has granted full permission for 106 dwellings and outline permission for 6 SB/CB dwellings. Based on Start 2 Finish of assumption for 3 years from approval to to delivery, first completions anticipated 2027/28 with a delivery 35 dwelings per annum as per the lower quartile of the average build out rate.                                                                                                           |
| Commitment                         | 04 South Norfolk Village Clusters  | Spooner Row       | Chapel Lane/Bunwell Road                   | 2014/2472 & 2016/2424                                    | Detailed   | 39                          | 25                        |          |          |          |          |          |          |          |          |          |          |          |          |          |                 | No response from Developer. Case officer states 'Still in discussions around them reducing their affordable housing contribution on-site, until these are resolved, the site is unlikely to progress.'                                                                                                                                                                                                                                                                                                                                       |
| Commitment                         | 04 South Norfolk Village Clusters  | Swardeston        | Main Road                                  | 2023/0908                                                | Full       | 30                          | 43                        |          |          |          |          | 10       | 18       | 15       |          |          |          |          |          |          |                 | JDS signed 22/05/2025. Intention to start as soon as possible to sell at a similar rate to nearby completed site at Bobbins Way, subject to market conditions.                                                                                                                                                                                                                                                                                                                                                                               |



South Norfolk

| GNLP reference | Level in GNLP Heirarchy           | Parish      | Address                             | Planning Reference                  | App Type                                       | Total Allocated / Permitted | Net New Homes at 1/4/2025 | 2025/ 26 | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30      | 2030/ 31 | 2031/ 32 | 2032/ 33 | 2033/ 34 | 2034/ 35 | 2035/ 36 | 2036/ 37 | 2037/ 38 | 2038 and Beyond | June 2025 Notes                                                                                                |
|----------------|-----------------------------------|-------------|-------------------------------------|-------------------------------------|------------------------------------------------|-----------------------------|---------------------------|----------|----------|----------|----------|---------------|----------|----------|----------|----------|----------|----------|----------|----------|-----------------|----------------------------------------------------------------------------------------------------------------|
| Commitment     | 04 South Norfolk Village Clusters | Tacolneston | Land adj. The Fields                | 2017/0225<br>2021/2572<br>2023/3857 | Outline Detailed Full                          | 21                          | 21                        |          |          |          | 11       | 10            |          |          |          |          |          |          |          |          |                 | JDS Signed 13/05/2025. Intention to commence Autumn 2026.                                                      |
| Commitment     | 5 South Norfolk Village Clusters  | Tacolneston | Land at Hill Top Farm, Norwich Road | 2023/2234                           | Full                                           | 29                          | 29                        |          | 6        | 23       |          |               |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions 12/05/2025                                                             |
| Commitment     | 04 South Norfolk Village Clusters | Tasburgh    | Church Road                         | N/A                                 | Allocation                                     | 20                          | 20                        |          |          |          |          |               |          |          |          |          | 10       | 10       |          |          |                 | Allocation --No contact details. Forecast remains as of 1st Jan 2025                                           |
| Commitment     | 04 South Norfolk Village Clusters | Woodton     | Land South of Church Road           | 2023/1386                           | Full                                           | 50                          | 50                        |          | 25       | 25       |          |               |          |          |          |          |          |          |          |          |                 | Developer confirmed delivery intentions and that the forecast from previous monitoring year is still accurate. |
|                |                                   |             |                                     |                                     | Sites of 9 or fewer                            |                             | 529                       | 77       | 77       | 77       | 77       | 77            |          |          |          |          |          |          |          |          |                 |                                                                                                                |
|                |                                   |             |                                     |                                     | Discounted Windfall (Per Annum)                |                             | 87                        | 0        | 0        | 28       | 57       | 87            |          |          |          |          |          |          |          |          |                 |                                                                                                                |
|                |                                   |             |                                     |                                     | Total (Windfall included in yearly total only) | 12248                       | 7,916                     | 771      | 1016     | 812      | 931      | 917           | 795      | 475      | 308      | 300      | 246      | 292      | 182      | 162      | 453             |                                                                                                                |
|                |                                   |             |                                     |                                     |                                                | Net Homes only              | 7300                      |          |          |          |          | 5-year period | 4447     |          |          |          |          |          |          |          |                 |                                                                                                                |

# Appendix D: Background Methodology to the 5-year Land Supply Assessment

## 1. Introduction

- 1.1 The purpose of this Appendix is to give the background methodology to the Greater Norwich Housing Land Supply Assessment 1st April 2025 to 31st March 2030. It refers to the matters of calculating sites of 9 or fewer homes, windfall sites, student accommodation, and older peoples housing and residential institutions.

## 2. Sites of 9 or fewer

- 2.1 This Greater Norwich Housing Land Supply Assessment carries forward the same approach to smaller sites as previous forecasts. The explanation for which is reproduced here from the Greater Norwich Area Housing Land Supply Assessment at 1<sup>st</sup> April 2021:

Under the Revised NPPF glossary definition of “Deliverable” all sites which do not involve major development “should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”.

The Greater Norwich authorities have assumed that all sites of 9 or fewer will be delivered over the 5-year period at an average annualised rate. However, this is subject to a lapse/non-implementation rate discount of 27%, in accordance with the finding set out in [Appendix D2](#).

The Council’s approach to forecasting sites of 9 or fewer dwellings was specifically challenged in the hearing for the Appeal at Becket’s Grove, Wymondham (APP/L2630/W/20/3256206). The Inspector found wholly for the Council on this matter stating in paragraph 79 of his decision that:

*“I consider this method to be sufficiently robust as to give confidence in the Council’s figure for anticipated completions and the number of dwellings to be provided by small sites should be retained.”*

### **3. Windfall**

- 3.1 This Assessment carries forward the same approach to windfall development as previous forecasts, and the approach to windfall provision remains as was set out in the April 2021 Housing Land Supply Assessment. This said:

Greater Norwich authorities have undertaken an assessment of past Windfall completions on sites of 9 or fewer in Broadland and South Norfolk and across all sites in Norwich. This assessment covers a ten year period between 2008/09 to 2017/18. A summary of this assessment is included in [Appendix D1](#).

This assessment of historic rates of windfall therefore covers an extensive period of time and takes into account the period in the immediate aftermath of the 2008 global financial crisis. This is considered to be a representative period across a large part of a market cycle and is not skewed by the exclusion of years of depressed housing market activity or only considering period that include more recent policy interventions such as increased permitted development rights for the conversion of barns or offices.

### **4. Student Accommodation**

- 4.1 This Interim Assessment carries forward the same approach to student only accommodation as previous forecasts, and the explanation given in the April 2021 Housing Land Supply Assessment is reproduced here:

... the Greater Norwich Authorities have included deliverable developments of communal student accommodation in their housing forecast on the basis of a ratio of 1 home to each 2.85 student bedrooms. In accordance with national guidance as set out above, this ratio has been calculated on the basis of the average number of students living in student only households in Norwich and represents the amount of accommodation that new student housing in Norwich can reasonably be expected to release into the wider housing market. This differs from the national ratio of 1 home to 2.5 student bedrooms that is used for the purposes of the Housing Delivery Test. Studio flats which are consistent with the description in the Planning Practice Guidance have been included on a one for one basis. The officer comments and clarifications in [Appendix C1](#) sets out how dwelling equivalents have been calculated for each site.

### **5. Older Peoples Housing and Residential Institutions**

- 5.1 This Interim Assessment carries forward the same approach to older peoples housing and residential institutions only accommodation as previous forecasts, and the explanation given in the April 2021 Housing Land Supply Assessment is reproduced here:

... the Greater Norwich Authorities have included deliverable developments of older peoples housing and residential institutions, such as residential care homes, in their housing forecast. For residential institutions this has been on the basis of a ratio of 1 home to each 1.7 units in Norwich or 1.8 units in Broadland and South Norfolk. This ratio has been calculated in accordance with national guidance and is based on the basis of the average number of adults living in households across the Greater Norwich area. This ratio is also consistent with the national average that forms the basis of the housing delivery test. [Appendix C1](#) sets out how dwelling equivalents have been calculated for each site.

# Broadland District Council Annual Monitoring Report

## Appendix 2024-25

### Executive Summary

This report outlines the progress against targets set out in the monitoring framework of the adopted Local Plan for Broadland District Council.

For the monitoring year 2024/25, the Local Plan for Broadland District Council is comprised of the following documents:

The Greater Norwich Local Plan (2024)

Development Management DPD (2015)

Growth Triangle Area Action Plan (2016)

The Greater Norwich Local Plan (GNLP) was adopted on the 28 March 2024. Therefore, in the 2024/25 monitoring period, the documents outlined in paragraph 1 were the relevant documents for decision making. Upon adoption, the GNLP superseded the Joint Core Strategy (JCS) and the Site Allocations DPD. Monitoring for the 2024/25 period has been conducted against metrics within the GNLP.

Overall, the Broadland District Council AMR concludes that the policies contained in the Broadland District Council Local Plan documents continue to be applied consistently and are functioning as intended. Further monitoring of the Broadland District Council Local Plan documents will take place annually and will continue to assess the effectiveness of the policies contained in these documents, where these remain applicable.

### Introduction

The Annual Monitoring Report (AMR) produced by the Greater Norwich Development Partnership (GNDP) assesses the performance of the GNLP. In doing so, it reports against a number of indicators to highlight how the Greater Norwich area is currently performing against its planning objectives.

This report monitors the specific local plan documents that relate to the Broadland District Council local planning authority area. Specifically, these documents are the Development Management DPD (2015), and the Growth Triangle Area Action Plan (2016). Where appropriate, and to avoid duplication, this report will direct the reader to either the main 2024/25 AMR produced by the GNDP or earlier AMRs.

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

Following the December 2024 changes to the National Planning Policy Framework (NPPF), the five-year housing land supply position previously established through the adoption of the GNLP was reduced, resulting in a shortfall. Consequently, the requirements as set out in NPPF paragraph 11(d) (the 'tilted balance'), applies to housing applications in the 2024/25 monitoring year. Evidence of this can be seen in the determination of planning applications across the monitoring period.

Additionally, nutrient neutrality mitigation began in early 2024. However, constraints continued to delay the determination of planning applications across the district during the monitoring year. Mitigation solutions were initially applied to certain catchment areas / types of development and were not widely available at this point. This is reflected in some of the policy outcomes for the 2024/25 monitoring year.

## Monitoring Framework

The following monitoring indicators provide a framework for monitoring the progress of policies within Broadland District Council's current Local Plan. The monitoring frameworks are:

- a. Development Management DPD (DM DPD) - The DM DPD aims to further the objectives set out in the NPPF and the GNLP (Broadland, Norwich and South Norfolk).
- b. Growth Triangle Area Action Plan (GTAAP) - The GTAAP focusses on Rackheath, Old Catton, Sprowston, Thorpe St Andrew and other parishes which were identified in the Joint Core Strategy as 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

#### Policy GC1: Presumption in favour of sustainable development

| Indicator             | Target         |
|-----------------------|----------------|
| No specific indicator | Not applicable |

See Indicator SGS3 in the Greater Norwich Annual Monitoring Report 2024/25 for this figure.

#### Policy GC2: Location of new development

| Indicator                                              | Target |
|--------------------------------------------------------|--------|
| Number of planning permissions granted contrary to GC2 | None   |

In the monitoring period of 2024/25, most new developments granted outside of settlement limits were either deemed to not cause significant harm or accorded with a specific allocation or policy within the development plan.

Examples of these policies relate to replacement dwellings (H3), rural enterprise (H1), and self/custom-build windfall (GNLP Policy 7.5). Allocations include strategic growth sites such as STR.11 (Land between Fir Covert Road and Reepham Road, Taverham) and STR.14 (Land east of the A140 and north of Norwich International Airport, Horsham St Faith).

An exception to this was application 2023/2723 for the Erection of 5 no. single storey dwellings with associated garages and construction of a vehicular access (existing dwelling to be demolished) at Land to the rear of 15 Highfield Avenue, Brundall. The site is located partially inside and outside of the settlement limit and was considered acceptable in the context of a previously appealed application on the site. Therefore, it can be concluded that the principle of the policy continues to be applied appropriately.

### **Policy GC3: Conversion of buildings outside settlement limits**

| <b>Indicator</b>      | <b>Target</b>  |
|-----------------------|----------------|
| No specific indicator | Not applicable |

Three applications were granted in line with Policy GC3 during the 2024/25 monitoring year:

- **2023/3816** - Salle Park, Salle for the 'Conversion of agricultural buildings to Use Class E, a & c (iii) only, including general internal and external alterations'.
- **2023/1736** - Heath Farm Little Plumstead for the 'Change of use of former care home to holiday accommodation, private residence and associated ancillary storage and office space'.
- **20212331** - Weston Hall, Weston Longville for a 'Residential scheme comprising 11 units, along with associated parking and landscaping'.

The applications were considered acceptable as permissions 2023/3816 & 2023/1736 are change of uses to employment and tourist accommodations, with permission 2023/3816 improving community usage of the site. Permission 20212331 proposed a residential development, which was brought to the Planning Committee and approved under the amended scheme to convert the listed barn at the site and to modify some of the other outbuildings which have historic fabric to them, returning them to a more traditional appearance.

### **Policy GC4: Design**

| <b>Indicator</b>      | <b>Target</b>  |
|-----------------------|----------------|
| No specific indicator | Not applicable |

Indicator SC2 (design) in the Greater Norwich Annual Monitoring Report 2024/25 monitors whether major residential developments perform positively against the Sustainability Statement Supplementary Planning Document (SPD) requirements.

**Policy GC5: Renewable energy**

| Indicator                                             | Target                |
|-------------------------------------------------------|-----------------------|
| Renewable energy capacity installed by type per annum | Year on year increase |

See indicator SC5 in the Greater Norwich Annual Monitoring Report 2024/25 for this figure.

**Policy EN1: Biodiversity and Habitats**

| Indicator                                                                                                                            | Target |
|--------------------------------------------------------------------------------------------------------------------------------------|--------|
| Number of planning applications granted contrary to the advice of Natural England on the grounds of recreational impact on N2K sites | None   |

No planning applications were granted consent contrary to the advice of Natural England during the 2024/25 monitoring year.

This is in line with previous monitoring periods, and it can therefore be concluded that this policy continues to work effectively and is being applied consistently.

**Policy EN2: Landscape**

| Indicator             | Target         |
|-----------------------|----------------|
| No specific indicator | Not applicable |

See indicators EPE1, EPE2, EPE3, EPE4 and EPE5 in the Greater Norwich Annual Monitoring Report 2024/25 for these figures.

**Policy EN3: Green infrastructure**

| Indicator             | Target         |
|-----------------------|----------------|
| No specific indicator | Not applicable |

See indicator EPE8.2 in the Greater Norwich Annual Monitoring Report 24/25 for this figure.

**Policy EN4: Pollution**

| Indicator                                                                                              | Target |
|--------------------------------------------------------------------------------------------------------|--------|
| Number of permissions granted contrary to the advice of the Environment Agency (on pollution grounds). | None   |

No planning applications were granted consent contrary to the advice of the Environment Agency on pollution grounds during the 2024/25 monitoring year. This is in line with previous monitoring periods. Therefore, it can be concluded that this policy continues to



work effectively and is being applied consistently.

### **Policy H1: Dwellings connected with rural enterprises**

| Indicator             | Target         |
|-----------------------|----------------|
| No specific indicator | Not applicable |

One permission was granted in the 2024/25 monitoring year in accordance with Policy H1. Permission 2023/2650 'Erection of new agricultural dwelling' in Little Plumstead was granted in conjunction with applications 2023/2114 and 2023/2510 which are both for the 'Erection of pig rearing building', to house 2000 pigs, which requires a full-time employee to carry out agricultural duties.

Alongside the application, evidence was submitted that demonstrated the need to comply with strict welfare and security standards which requires a 24-hour presence on site. It was therefore accepted that there was a functional need for a 24-hour presence in close proximity to the pig buildings.

Consideration was given to whether there was an existing dwelling to meet this need as per Policy H1, however it was found that the site is more than 400 metres away from any existing dwellings, therefore none of these dwellings met the requirements, justifying the approval of this application.

Therefore, it can be concluded that this policy continues to work effectively and is being applied consistently.

### **Policy H2: Removal of occupancy conditions**

| Indicator             | Target         |
|-----------------------|----------------|
| No specific indicator | Not applicable |

In the 2024/25 monitoring year, no applications were coded against policy H2. This indicates that there was no request to remove occupancy conditions in this monitoring period, and therefore the policy was not applied.

### **Policy H3: Replacement dwellings outside settlement limits**

| Indicator                                                                                          | Target    |
|----------------------------------------------------------------------------------------------------|-----------|
| Number of units granted planning permission for replacement dwellings outside of settlement limits | No target |

During the monitoring period 2024/25, the following two applications were granted permission for replacement dwellings outside of settlement limits.

- **2024/3405** - Demolish existing dwelling and erection of replacement 2 storey self-build dwelling at Lilac Farm, 49 Brick Kiln Road, Hevingham.

- **20212331** - Residential scheme comprising 11 units, along with associated parking and landscaping at Weston Hall, Weston Hall Road, Weston Longville.

Both applications were considered acceptable as the existing buildings were substantially intact, were not abandoned and the proposed replacement dwellings were suitable for the surroundings. As a result, it can be considered the policy is working effectively.

#### **Policy H4: Change of use of a dwelling**

| <b>Indicator</b>                                | <b>Target</b> |
|-------------------------------------------------|---------------|
| Number of dwellings lost through change of use. | No target     |

During the 2024/25 monitoring period, four applications were approved that resulted in the loss of a dwelling through change of use. Of these four applications, one dwelling was lost to extend a neighbouring dental practice and three dwellings became C2 units:

- **2024/0428** - Change of use of existing dwelling (No. 183) to enlarge adjoining Dental Practice (No. 185), provision of additional car parking spaces within combined curtilage at 183 Wroxham Road, Sprowston, Norwich, NR7 8AG.
- **20220546** - Change of use and extension of dwelling to care centre and installation of a public footpath at Hill House, Hall Lane, Drayton, NR8 6HH.
- **2023/2490** - Erection of building to be used as a care facility (use class C2) with associated landscaping scheme and car parking for young adults following the demolition of existing bungalow. -331 Drayton High Road, Hellesdon, NR6 5AA.
- **2024/1781** - Change of use from use from house of multiple occupancy (C3/C4) to a care home (C2)-177 Thunder Lane, Thorpe St Andrew, NR7 0JF.

The benefit of both an increase in C2 units across the district and a larger dental practice in a parish marked for growth was considered to outweigh the loss of the dwellings and as such the policy is working as intended.

#### **Policy H5: Residential institutions**

| <b>Indicator</b>      | <b>Target</b>  |
|-----------------------|----------------|
| No specific indicator | Not applicable |

There were no applications coded against this policy in the 2024/25 monitoring period. This indicates that there were no applications for residential institutions within settlement limits in this monitoring year.

#### **Policy H6: Sites for Gypsies and Travellers**

| Indicator                        | Target                                  |
|----------------------------------|-----------------------------------------|
| No. of net new pitches permitted | Maintenance of at least a 5-year supply |

See indicator H5 in the Greater Norwich Annual Monitoring Report 24/25 for this figure.

#### **Policy E1: Existing strategic employment sites**

| Indicator                                                                                                                 | Target |
|---------------------------------------------------------------------------------------------------------------------------|--------|
| Amount of floor space (m <sup>2</sup> ) granted planning permission for non-employment uses on strategic employment sites | None   |

In the 2024/25 monitoring year, no planning permissions were approved for non-employment uses on strategic employment sites.

#### **Policy E2: Retention of employment sites**

| Indicator                                        | Target |
|--------------------------------------------------|--------|
| No. of permissions granted contrary to Policy E2 | None   |

In 2024/25, only one planning permission was approved for changing a former commercial site to non-employment use within a settlement limit.

- **2023/1905** - Demolition of existing commercial building and erection of two new semi-detached dwellings including amenity and vehicle parking area at 75, The Green, Freethorpe, NR13 3NY.

The applicant demonstrated the continued employment use was not viable via marketing of the site for the specified time within the policy. Therefore, the policy has not been contravened during the monitoring period.

#### **Policy E3: Tourist accommodation**

| Indicator                                        | Target |
|--------------------------------------------------|--------|
| No. of permissions granted contrary to Policy E3 | None   |

In the 2024/25 monitoring year, there were no applications that were coded against policy E3. Therefore, it can be concluded that the policy is continuing to work successfully.

#### **Policy R1: District, Commercial and Local centres**

| Indicator                                                                 | Target                                                                   |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------|
| % 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 |

One planning permission was approved in the 2024/25 monitoring year that resulted in a loss of retail use within a defined district or commercial centre:

- **2024/0261** - Change of use from retail to residential children's home (C2) to incorporate into main building and changes to windows and doors at Beaconsfield House, The Street, Acle, NR13 3DX.

The application documentation contained a recent survey demonstrating the loss of an A1 unit did not reduce the number of ground floor units below the policy's 50% threshold and was the proposal was therefore assessed as being compliant with Policy R1.

### **Policy R2: Sprowston and Sweetbriar retail parks**

| Indicator                                        | Target |
|--------------------------------------------------|--------|
| No. of permissions granted contrary to Policy R2 | None   |

Two permissions were granted in the monitoring year at Sweet Briar Retail Park where policy R2 applies, to widen the restrictive use from the sale of bulky goods.

Application 2024/3049 (Continued use of building for purposes within Class E at Unit 4, Blackberry Court) allowed the sale of food and convenience goods as well as bulky goods. This departure from the policy was acceptable based on the changes in retail and forecasted oversupply in retail floorspace.

Application 2024/3710 (Variation of condition 3 of 2023/3279 - Specific use) was granted at 2-3 Blackberry Court. Whilst this application falls within the 2024/25 monitoring year and conflicts with policy R2, application 2023/3279 was permitted in the previous monitoring year and had already allowed sales on the site beyond just bulky goods. Therefore, in this case the permission for the wider use of retail/gym was consistent with the previous approval under the policy.

In both cases, Policy R2 has been applied regarding evolving retail patterns, while maintaining appropriate controls on the range and scale of uses. Conditions attached to each decision require prior consent from the local planning authority for any subdivision, ensuring that minimum floor area thresholds set out in the policy are upheld. On this basis, the policy is considered to be operating effectively, although ongoing monitoring will be necessary to ensure it remains responsive to changes in retail needs.

### **Policy RL1: Provision of formal recreational space**

| Indicator                                                               | Target       |
|-------------------------------------------------------------------------|--------------|
| Net gain of recreational open space delivered through developments (Ha) | Net increase |

It was not possible to monitor this policy in accordance with the monitoring indicator during the 2024/25 monitoring period as the data was unavailable. This is in common with previous monitoring periods.

#### **Policy TS1: Protection of land for transport improvements**

| Indicator             | Target         |
|-----------------------|----------------|
| No specific indicator | Not applicable |

See indicators SI2, SI3 and SI4 in the Greater Norwich Annual Monitoring Report 24/25 for this information.

#### **Policy TS2: Travel Plans and Transport Assessments**

| Indicator             | Target         |
|-----------------------|----------------|
| No specific indicator | Not applicable |

In the monitoring year 2024/25, three planning permissions were granted in relation to Policy TS2:

- **20220455** - Outline planning application with all matters reserved except vehicular access (1 access onto Fir Covert Road, 1 access onto Reepham Road and link road between Fir Covert Road and Reepham Road) for: residential development of up to 1530 units, including specialist care units (Class C2/C3), land for a primary school (Class F1 (a), land for a local medical/community centre (Class C2, E and F), a local centre (Class E - commercial, business and service, Class F2 - local community, and sui generis uses - launderettes, betting office/shops, public house, wine bars, or drinking establishments, drinking establishments with expanded food provision, hot food takeaways), together with formal and informal open space, including allotments and MUGA, associated infrastructure and landscaping, and diversion of footpath/cycleway adjacent to site's north western boundary at Fir Covert Road, Taverham.
- **20211743** - Application for the approval of reserved matters for appearance, landscaping, layout and scale of a phased development of 272 dwellings pursuant to conditions 1, 2 and 11 of outline planning permission 20180193 at Land North of Smea Lane, Great Plumstead.
- **2024/1794** - Variation of condition 18 of 20161058 - transport monitoring report at Redmayne Field, North Walsham Road, Sprowston.

Each of these permissions provided a transport assessment / plan in accordance with Policy TS2. More specifically, application 20211743 provided this assessment / plan in the outline permission (20180193). Therefore, it can be concluded that the policy is working effectively.

### **Policy TS3: Highway safety**

| <b>Indicator</b>                                  | <b>Target</b> |
|---------------------------------------------------|---------------|
| No. of permissions granted contrary to Policy TS3 | None          |

In the 2024/25 monitoring year, 51 planning permissions were reviewed in relation to policy TS3. As in the previous monitoring year the majority were compliant with the policy. However, if a proposal was contrary to Policy TS3, it was addressed through specific conditions and / or referred to the planning committee for determination.

### **Policy TS4: Parking guidelines**

| <b>Indicator</b>      | <b>Target</b>  |
|-----------------------|----------------|
| No specific indicator | Not applicable |

In the 2024/25 monitoring year, 39 permissions were granted in relation to Policy TS4. There were 5 applications which were refused, and 1 did not comply with Policy TS4:

- **2024/1602** - Erection of 2-bedroom self-build bungalow at 2 Skedge Way, Blofeld, NR13 4RY. It was deemed that due to the contrived parking and turning layout, the proposal would result in an adverse, sub-standard layout, therefore not in accordance with Policy TS4.

### **Policy TS5: Airport development**

| <b>Indicator</b>      | <b>Target</b>  |
|-----------------------|----------------|
| No specific indicator | Not applicable |

In the monitoring year 2024/25, one permission was granted in accordance with TS5:

- **2024/3104** - Construction of a visitor centre and cafe, alterations & expansions to the existing car parks & associated development at Broadland Country Park, Felthorpe.

An objection to the proposal was raised by Norwich International Airport, unless a condition was imposed on the application. The condition requested was to potentially remove the solar panels should there be any flight safety concerns raised by pilots due to glint and glare. Given the potential for glint and glare to aircraft in this area, and the potential of safety

concerns, the condition was assessed as reasonable and necessary and therefore approved as part of the application.

Compliance with the objection raised by Norwich International Airport proves that the policy is working effectively, with officers taking into consideration the operational needs of the Airport.

#### **Policy TS6: Public safety zones**

| <b>Indicator</b>                                  | <b>Target</b> |
|---------------------------------------------------|---------------|
| No. of permissions granted contrary to Policy TS6 | None          |

During the monitoring period 2024/25, there were no planning permissions issued that were contrary to the requirements of Policy TS6.

There were 2 permissions granted in accordance with the policy:

- **20211743** - Application for the approval of reserved matters for appearance, landscaping, layout and scale of a phased development of 272 dwellings pursuant to conditions 1, 2 and 11 of outline planning permission 20180193 at Land North of Smee Lane, Great Plumstead.
- **2024/3103** - Construction of a visitor centre and cafe, alterations & expansions to the existing car parks & associated development at Broadland Country Park, Felthorpe.

One application was refused:

- **2023/0437** - Siting of caravan for residential purposes, at Great Oak Equestrian, Witton Lane, Witton. However, it was not refused in relation to Policy TS6.

Therefore, it can be concluded that the policy is continuing to work effectively.

#### **Policy CSU1: Additional community facilities**

| <b>Indicator</b>                                          | <b>Target</b> |
|-----------------------------------------------------------|---------------|
| No. of permissions granted in accordance with Policy CSU1 | Net increase  |

During the monitoring year 2024/25, 7 planning applications were approved in accordance with policy CSU1, with six located outside of settlement limits:

- **2024/0428** - Change of use of existing dwelling (No. 183) to enlarge adjoining Dental Practice (No. 185), provision of additional car parking spaces within combined curtilage at 183 Wroxham Road, Sprowston, Norwich, NR7 8AG.
- **2024/0845** - Construction of a new set of amenity buildings & activity spaces to replace the existing facilities, including new fencing & surface treatments at Great Plumstead Recreational Area, Church Road, Great Plumstead, NR13 5AB.
- **2023/3727** - Hybrid planning application comprising: 1. Full permission for the change of use of the site from F1(A) to F2, New highway access onto Plantation Road, New car park, New play equipment. 2. Outline planning permission for a new

community building at Blofield C P School, North Street, Blofield, NR13 4RH.

- **2024/1532** -Proposed Community Workshop at Community Shop, Old Hall Road, Little Plumstead, Norwich, NR13 5FA.
- **2023/2272** - Erection of a single storey local community building and associated works at Lavare Park, Buxton Road, Old Catton, NR6 7GD.
- **2024/3104** - Construction of a visitor centre and cafe, alterations & expansions to the existing car parks & associated development at Land North And South Of Haveringland Road, Broadland Country Park, Horsford.

Most of the approvals outside of the settlement limits were to replace or expand the existing community facilities. The exception to this was application 2024/3104, where a clear and identifiable need was demonstrated for the development.

Overall, the district has benefited from an increase and improvement in a range of community facilities and policy CSU1 is effective.

#### **Policy CSU2: Loss of community facilities or local services**

| <b>Indicator</b>      | <b>Target</b>  |
|-----------------------|----------------|
| No specific indicator | Not applicable |

In the monitoring year 2024/25, 1 planning application was approved in relation to Policy CSU2:

- **2023/3727** - Hybrid planning application comprising: 1. Full permission for the change of use of the site from F1(A) to F2, New highway access onto Plantation Road, New car park, New play equipment. 2. Outline planning permission for a new community building at North Street, Blofield.

Due to the loss of school playing fields and change of use of school buildings, this permission was coded against CSU2. Part of one community facility (school) is being replaced by another (community building and play area), which in itself is not a net loss, rather the provision of a different community use.

Additionally, while it is acknowledged that the new school as a replacement facility is not in the same application, the planning permission for the new school was approved in advance of this application being determined, and the wording of some conditions is reliant on the school having moved prior to certain works and activities taking place.

Furthermore, the application demonstrated to Sport England that the new playing field at the school will provide at least equal provision to the one being lost, and as such, Sport England had no objection to the proposal.

Therefore, it can be concluded that the application meets the requirements of Policy CSU2 and is working effectively.



**Policy CSU3: Provision of community facilities or local services within large-scale residential development**

| Indicator             | Target         |
|-----------------------|----------------|
| No specific indicator | Not applicable |

1 large scale development was approved in the monitoring year 2024/25 that met Policy CSU3:

- **20211743** – Application for the approval of reserved matters for appearance, landscaping, layout and scale of a phased development of 272 dwellings pursuant to conditions 1, 2 and 11 of outline planning permission 20180193 at Land North of Smee Lane, Great Plumstead.

The development will safeguard 2Ha of land for a primary school, provide 34,960m<sup>2</sup> of informal open space and 3,500m<sup>2</sup> for a children's play area.

**Policy CSU4: Provision of waste collection and recycling facilities within major development**

| Indicator                                                                           | Target    |
|-------------------------------------------------------------------------------------|-----------|
| No. of waste collection and recycling facilities within major developments approved | No target |

In the 2024/25 monitoring year, 8 planning applications were approved in relation to Policy CSU4:

- **2023/3620** - Reserved matters application for layout, scale, appearance and landscaping following permission 2023/3543 at Land at New Home Lane, Horsham St Faith.
  - Additionally, reserved matters permissions 2024/0846 and 2024/1116 on the same site.
- **2024/0995** - Reserved matters for appearance, landscaping, layout and scale following outline permission 2023/3543 for five commercial units within use classes E(g) i, ii, and iii (offices, research and development, light industrial processes, etc), B2 (general industry) and B8 (storage and distribution) with ancillary trade counter use for trade and retail sale at Plot 15 and details of conditions 4 (layout, scale, appearance & landscaping), 8 (landscaping), 9 (Drainage Strategy), 13 (Surface Water), 19 (Biodiversity & Ecological Enhancements), 21 (Renewable Energy), 22 (External Lighting), 24 (Roads & Footways), 32 (Vehicular Trips) & 34 (Cycleway & Walking Trips) at Broadway Enterprise Park.
- **20211743** - Application for the approval of reserved matters for appearance, landscaping, layout and scale of a phased development of 272 dwellings pursuant to conditions 1, 2 and 11 of outline planning permission 20180193 at Land North of Smee Lane, Great Plumstead.
- **2024/3104** - Construction of a visitor centre and cafe, alterations & expansions to the

existing car parks & associated development at Broadland Country Park, Felthorpe.

- **2024/1794** - Variation of condition 18 of 20161058 - transport monitoring report at Redmayne Field, North Walsham Road (Beeston Park)
- **20212331** - Residential scheme comprising 11 units, along with associated parking and landscaping at Weston Hall Road, Weston Longville.

Therefore, it is considered that Policy CSU4 is working effectively.

#### **Policy CSU5: Surface water drainage**

| <b>Indicator</b>                                                                                                   | <b>Target</b> |
|--------------------------------------------------------------------------------------------------------------------|---------------|
| No. of planning permissions granted contrary to the advice of the Environment Agency or Lead Local Flood Authority | None          |

See indicator SC6 in the Greater Norwich Annual Monitoring Report 2024/25 for this figure.

### **b. Growth Triangle Area Action Plan Monitoring Framework**

#### **Policy GT1: Form of Development**

Target: 1m<sup>2</sup> of community, retail, business floorspace for every 30m<sup>2</sup> of residential floorspace on Mixed Use Allocations

| <b>Progress</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Comments</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <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) do not meet the target. 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.</p> <p>Planning Permission 20180193 for land east of Broadland Business Park (GT11) is likely to meet the target.</p> |                 |

#### **Policy GT2: Green Infrastructure**

Target: Delivery of Public Parks at Harrison's Plantation, Beeston Park and North Rackheath Buffer

| <b>Milestone</b>                                     | <b>Progress</b>                                                                                                      | <b>Comments</b>         |
|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------|
| Public Access to Harrison's Woodland Park by 2015/16 | Public Access to Harrison's Woodland secured in April 2016.                                                          | Target achieved.        |
| Public Access to Beeston Park by 2016/17             | S.73 application to vary phasing of scheme approved 22/12/2017. Beeston Park now to be delivered as part of Phase 2. | Milestone not achieved. |
| Public Access to North Rackheath Buffer by 2020/21   | Participative process to produce renewed masterplanning completed in accordance with Policy GT16.                    | Milestone not achieved. |

### **Policy GT2: Green Infrastructure**

Target: 4ha of informal open space per 1,000 population

| <b>Progress</b>                                                                                                                                                         | <b>Comments</b>  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| As of 1 April 2019, all planning approvals (or Council resolutions to approve) on allocated sites include on-site or off-site contributions to achieve target standard. | Target achieved. |

### **Policy 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

| <b>Progress</b>                                                                                                                         | <b>Comments</b>  |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------|
| No planning permissions granted contrary to the advice of Natural England on the grounds of increased recreational impact on N2K sites. | Target achieved. |

### **Policy GT3: Transport**

Target: Completion of Orbital Road & Cycle Links by 2026

| <b>Milestone</b>                                                     | <b>Progress</b>                                                                                                                                                                                                                                                                     | <b>Comments</b>                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cranley Road to Plumstead Road 2016/17                               | Planning permission 20090886 at Brook Farm & Laurel Farm granted 28/06/2013.                                                                                                                                                                                                        | The link road is yet to be completed. The planning permission has now lapsed, and a new revised scheme is yet to come forward.                                                                                                                          |
| Plumstead Road to Salhouse Road Cycle and Pedestrian Links 2019/2020 | Permission for the majority of link granted through application 20170104 on 06/12/2018. Reserved Matters application 20190485 includes details for link road and cycle routes. Plumstead Road junction and remaining link road through application 20161873 approved on 24/09/2021. | The link road is yet to be completed through allocation GT8, and no active scheme is currently be progressed.<br><br>A road through allocation GT7 (20190485) is constructed, with further discussions to take place on the level of through traffic.   |
| Wroxham Road to Salhouse Road 2019/20                                | Completed.                                                                                                                                                                                                                                                                          | The milestone for this section of link road is met through the construction of Atlantic Avenue.                                                                                                                                                         |
| Wroxham Road to North Walsham Road 2019/20                           | Outline Planning Permission 20121516 Granted 17/02/2016.                                                                                                                                                                                                                            | Whilst the milestone has not been met, proposals for the link road are currently being progressed through ongoing negotiations. Construction is anticipated to come forward alongside the delivery of the relevant development parcels at Beeston Park. |
| North Walsham Road to Spixworth/Buxton Road 2022/23                  | Outline Planning Permission 20121516 Granted 17/02/2016. Reserved Matters application 20180708 for Strategic Infrastructure, including Link Road submitted 30/04/18.                                                                                                                | Whilst the milestone has not been met, proposals for the link road are currently being progressed through ongoing negotiations. Construction is anticipated to come forward alongside the delivery of the relevant development parcels at Beeston Park  |
| Buxton Road to St Faiths Road 2025/26                                | Outline Planning Permission 20121516 Granted 17/02/2016. Reserved Matters application 20180708 for Strategic Infrastructure, including Link Road submitted 30/04/18.                                                                                                                | The off-site highway works required by permission 20180708 have been completed.                                                                                                                                                                         |

|                                      |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| St Faiths Road to Airport            | Outline Planning Permission 20141955 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. Land for a full link road to Hurricane Way is unavailable, but a link for buses, cycling, and pedestrians via Meteor Close to Hurricane Way remains as a future project. |
| Full Cycle and Pedestrian Links 2026 | Pedestrian and cycleway links to be provided alongside link road as set out above.                                       | Pedestrian and cycleway links to be provided alongside link road as set out above.                                                                                                                                                                                                                                                                                                                                                                                               |

### Policy GT3: Transport

Target: Delivery of Salhouse Road BRT and Cycle Improvements

| Milestone                                            | Progress                                                                                                                                                                                                                                                                               | Comments                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cycle Link to be delivered by 2019/20                | <p>Phase 1 Harrison Plantation Cycle Link &amp; Connection to Norwich Cycle Network delivered 2015.</p> <p>Frontage pedestrian and cycle facilities north of Atlantic way delivered through the development of GT7 allocation.</p>                                                     | <p>Milestone not achieved.</p> <p>Pedestrian and cycle links along Salhouse Road have been delivered as part of the development associated with GT7. Further improvements to Salhouse Road, extending to the junction with the A1270, are expected to be funded through future developer contributions, including those associated with GT16 at Rackheath.</p> |
| Phase 1 Bus Rapid Transit (BRT) Improvements 2019/20 | <p>Atlantic Way and Salhouse Road Junction re-designed from roundabout to priority junction, with capacity for future signal control, to better facilitate BRT.</p> <p>Land dedicated to enable road widening and improvements through permission on GT7 (20160498 &amp; 20170104)</p> | <p>Milestone not achieved.</p> <p>The Transport for Norwich Strategy now favours general bus improvement provision over Bus Rapid Transit (BRT). Further onsite improvements along Salhouse Road are expected to be brought forward in due course to support planned growth at Rackheath.</p>                                                                  |

### Policy GT3: Transport

Target: Delivery of Broadland Way Cycle and Pedestrian Links between Dussindale and Rackheath / Stonehouse Road

| Milestone                                    | Progress                                                                                               | Comments                |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------|
| Broadland Business Park to Rackheath 2019/20 | Remains an identified infrastructure priority but progress on delivery of this scheme has now stalled. | Milestone not achieved. |

### Policy GT4: Home Farm, Sprowston

Target: 290 Homes in total

| Milestone                    | Progress                                                                                                                            | Comments                                                                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Phases 2 and 3 completed     | 120 Homes in Phases 2 and 3 completed June 2014.                                                                                    | None                                                                                                                                         |
| Phase 5 Commencement 2014/15 | 89 Homes in Phase 5 completed 26/07/2019                                                                                            | Milestone achieved.                                                                                                                          |
| Phase 4 Commencement 2018/19 | Reserved Matters 20142051 granted for 75 homes 04/11/2015. Site commenced on 04/10/2017. The site was finally completed 05/11/2021. | Milestone achieved. The reduction in number of dwellings on Phase 4 will mean that only 284 homes of the 290 homes target will be delivered. |

### Policy GT5: White House Farm, Sprowston

Target: 1,233 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space & Woodland Park

| Milestone                                | Progress                                                                                                                                    | Comments                |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Phase 1 Commencement 2014/15             | Cumulatively, across Phases 1 and 2, 1177 dwellings were completed by end of monitoring year in March 2023.                                 | Milestone achieved.     |
| Phase 2 Commencement 2019/20             | All Reserved Matters applications across Phase 2 have commenced. As of 2023/24 one parcel comprising of 54 dwellings remains not commenced. | Milestone achieved.     |
| Public Access to Woodland Park - 2018/19 | Public Access to Harrison's Woodland Park achieved in April 2016.                                                                           | Milestone achieved.     |
| Primary School - 2018/19                 | Design stage and land transfer underway in 2018/19. New school was opened in September 2019.                                                | Milestone not achieved. |

#### Policy GT6: Brook Farm, Thorpe St Andrew

Target: 600 Homes, Road and Cycle Links, Local Centre Sports Pitches & Children's Play Space & Informal Open Space.

| Milestone            | Progress                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comments                                                                                                                                                                       |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commencement 2017/18 | <p>Outline permission 20090886 was granted on 28/06/2013. This application lapsed on 28/06/2023 but it should be noted that a limited amount of employment development is underway on allocation GT9 east of the railway line under separate consents.</p> <p>S.73 application 20170421, which permits the first phase (270 homes) ahead of completion of link road, will not be implemented.</p> <p>A Full Planning application 20161873 was submitted on 27/10/16 for the construction of new junction arrangements and link road at Plumstead Road. The application was approved on 24/09/2021. However, the intention is to propose a revised Link Road solution.</p> <p>EIA Scoping Opinion (ref. 2023/0512) for development of 600 dwellings, a link road, 12 hectares of employment land for Class E, B2 &amp; B8 purposes; a local centre (including retail and community facilities); the site for a rail halt and associated open space was submitted on 01/03/2023.</p> | <p>Milestone not achieved.</p> <p>Due to time limit conditions associated with any new application for the site, delivery of site is expected to be significantly delayed.</p> |

**Policy GT7: Land South of Salhouse Road, Great & Little Plumstead**

Target: 1,400 Homes, Road and Cycle Links, Primary School, Sports Pitches & Children's Play Space, Community Building, Police Beat Base & Informal Open Space

| Milestone            | Progress                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comments                |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Commencement 2017/18 | <p>Allocation is being delivered through two separate planning permissions.</p> <p>Outline permission 20170104 for 380 dwellings, and which relates to the central section of the allocation, was granted on 06/12/2018. Reserve matters 20190485 reducing the dwellings to 365 was granted on 18/07/2019. A variation of conditions application 20201880 further reduced the dwellings to 351. Building commenced in November 2021 with 42 dwellings completed by the end of March 2024.</p> <p>Outline Planning Permission 20160498 for 803 dwellings, which relates to the northern and southern parcels of the site, was granted on 07/03/2019.</p> <p>Phase 1: Reserved Matters consent 20190758 for 251 of the 803 dwellings granted on 25/10/19. By the end of March 2024, 60 dwellings have been completed on this phase of the development.</p> <p>Phases 2-4: Reserved Matters consent 20200447 for 535 of the 803 dwellings granted on 26/06/2020. 203 dwellings have been completed across these phases by the end March 2024.</p> <p>As of 2021/22 the allocation is expected to delivery 1,137 homes. This is less than the target of 1,400 homes. However, it is expected that the granting of Phase 5 could increase the overall number of dwellings to 1,177.</p> | Milestone not achieved. |

**Policy GT8: Land north of Plumstead Road, Great & Little Plumstead**

Target: 45 Homes, vehicular connection to Salhouse Road, formal recreation, and landscaping

| Milestone            | Progress                                                                                                                                                                          | Comments                |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Commencement 2016/17 | Planning application 20161873 for new junction arrangements and link road approved on 24/09/2021. The developers are hoping to progress development of the link road on the site. | Milestone not achieved. |



**Policy GT9: Broadland Business Park (North Site), Thorpe St Andrew**

Target: 7,800sqm B1 Office use and 49,700sqm B2 / B8 uses

| Milestone            | Progress                                                                                                                                                                                                                                                                                                                                                                                                                                | Comments                                                                                                                   |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Commencement 2017/18 | <p>Outline permission 20090886 was granted on 28/06/2013. This application lapsed on 28/06/2023. However, the following employment developments have been approved on separate applications.</p> <p>Full approval application 20191973 for 3170sqm of B2 use floorspace was completed on 09/03/2022.</p> <p>Full approval application 20211918 for 8407sqm of E(g)(ii), E(g)(iii), B2 and B8 use classes was granted on 07/11/2022.</p> | <p>Milestone not achieved.</p> <p>Works commenced on this allocation in 2021 under separate full planning permissions.</p> |

**Policy GT10: Broadland Gate, Postwick**

Target: 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, and 1,200sqm Car Showroom

| Milestone            | Progress                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Comments               |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Commencement 2019/20 | <p>Reserved Matters 20171352 for a Car Show Room approved 15/02/2018 but lapsed in Feb 2021. A revised Full Planning application 20211305 was granted 23/12/2021. Works commenced on site during 2022 and were completed in Mar 2024.</p> <p>Reserved Matters 20191372 for a B1 Office Building was approved 20/12/2019 and the site completed in Dec 2022.</p> <p>Separate planning applications were granted in 2020/21 for a drive-thru restaurant, electric vehicle charging station with retail unit and coffee shop, and a supermarket. All these units were completed in 2021/22.</p> <p>Planning applications for 7 trade counters and a new police station were granted in 2020/21. These were completed in the 2022/23 monitoring year.</p> <p>Full planning application 20210081 for a 66-bed care home was granted on 30/04/2021. The building was completed in Oct 2022.</p> <p>Reserved Matters 20211366 for an E(g) use light industrial unit was granted on 30/11/2021. Works commenced on site in March 2025.</p> <p>Full approval 20220252 for 2787sqm of B8 use class floorspace was granted on 12/07/2022. Works commenced on site during 2023 and were completed in July 2024.</p> <p>Full approval 2023/0923 for 1509sqm of B8 use class floorspace was granted on 28/08/2023. Works commenced on the site in Nov 2023 and were completed in Oct 2024.</p> <p>Full approval 2023/3357 for 6786sqm of B8 use class floorspace was granted on 13/08/2024.</p> <p>Service roads leading south from Poppy Way are largely completed.</p> | Milestone not achieved |

**Policy GT11: Land East of Broadland Business Park, Postwick/Great & Little Plumstead**

Target: 850 Homes, Primary School, Nursery, Community Building, Police Deployment Base, Cycle Links and Landscaping.

| Milestone            | Progress                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comments                                                                                                                               |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Commencement 2018/19 | <p>Outline applications 20180193 &amp; 20180194 (Land North of Smee Lane) were granted on 19/12/2018 for 283 homes across part of the allocation.</p> <p>Reserved matters 20211743 for 272 dwellings was granted on 31/01/2025. A landscaping strategy for the whole site accompanies this application.</p> <p>The remaining 11 units are self-build plots, under the outline permission 20180194.</p> <p>Hybrid allocation 20181601 (Land South of Smee Lane) comprising Outline for 205 dwellings and Full Approval for 315 dwellings was granted on 26/04/2021.</p> <p>Works have commenced on the 315 dwellings granted full approval above with 186 units completed by the end of March 2025.</p> <p>Reserved Matters application 2024/1137 relating to the outline component of the above application is pending decision.</p> | <p>Milestone not achieved.</p> <p>Allocation site is now expected to deliver 803 homes. This is less than the target of 850 homes.</p> |

### Policy GT12: North Sprowston & Old Catton

Target: 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

| Milestone            | Progress                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comments                       |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Commencement 2016/17 | <p>Outline planning permission 20121516 granted 17/02/2016. S.73 application 20161058 to re-phase scheme approved 22/12/2017.</p> <p>Reserved Matters application for Phase One Strategic Infrastructure has been granted. Further reserved matters applications for first on-site housing are currently being drawn up.</p> <p>Commencement is now forecast behind milestone.</p> <p>The Strategic Infrastructure proposals for the site include an on-site Nutrient Neutrality mitigation solution that will enable development to take place.</p> | <p>Milestone not achieved.</p> |

**Policy GT13: Norwich RFU, Old Catton**

Target: 250 Homes

| Milestone            | Progress                                                                                                                   | Comments                |
|----------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Commencement 2018/19 | It is now expected that Norwich RFU will remain on their current site and therefore this allocation will not be delivered. | Milestone not achieved. |

**Policy GT14: Land East of Buxton Road, Spixworth**

Target: 300 Homes

| Milestone            | Progress                                                                                                                                                                                                                      | Comments                                                                                                              |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Commencement 2017/18 | Outline Planning Permission 20141725 granted 21/05/2015.<br>Reserved Matters 20180443 for 225 dwellings was granted 15/10/2020. Works commenced on site during 2022/23 with 125 dwellings completed by the end of March 2025. | Milestone not achieved.<br><br>Allocation site will now deliver 225 homes. This is less than the target of 300 homes. |

**Policy GT15: Land North of Repton Avenue, Old Catton**

Target: 300 Homes and land for employment

| Milestone            | Progress                                                                                                                                                                                                                                                                                                                                           | Comments                                                                                                     |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Commencement 2016/17 | Outline Planning Permission 20141955 granted 18/05/2016. Reserved Matters application 20180920 for 328 homes approved on 18/01/2019. Works commenced on site during 2019/20 with 267 dwellings completed by the end of March 2025.<br>The self-build component of the site, for 12 homes, commenced in 2017/18. All dwellings have been completed. | Milestone not achieved.<br><br>The allocation will deliver 340 dwellings, exceeding the target of 300 homes. |

**Policy GT16: North Rackheath**

Target: 3,000 Homes &amp; 25ha land for employment, Road and Cycle Links, 2 New Primary Schools, Local Centre Sports Pitches &amp; Children's Play Space, Community Building, Home Waste Recycling Centre &amp; Significant Informal Open Space - Possible

## Secondary School

| Milestone                                                          | Progress                                                                                                                                                                                                                                                                                                                                                                                                      | Comments                |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Commencement 2019/20 and the Provision of Rackheath Buffer 2021/22 | <p>Outline application 20220663 for up to 3,850 dwellings, employment land, two local centres, two primary schools, one secondary school, open space and sports provisions has been submitted. The application was validated on 20/04/2022 and is pending decision as of March 2025.</p> <p>Provision of Rackheath Buffer to be phased in accordance with plan to be submitted with planning application.</p> | Milestone not achieved. |

## Policy GT17: Land Adj. Salhouse Road, Rackheath

Target: 80 Homes (79 Net)

| Milestone            | Progress                                                                                                                                                                                                                    | Comments                                                                                                                                 |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Commencement 2016/17 | <p>Reserved Matters 20151591 for 80 dwellings granted 10/04/2017. This section was completed on 14/03/2022.</p> <p>Reserved Matters 20171906 for 10 dwellings granted 10/09/2018. The site was completed on 14/03/2022.</p> | <p>Milestone achieved.</p> <p>Total housing has exceeded target by 10 homes because of additional permission 20171906 being granted.</p> |

## Policy GT18: Land South of Green Lane West, Rackheath

Target: 300 Homes, cycle links, landscaping

| Milestone            | Progress                                                                                                                                                                                                                                                                                                                                                                                                                                          | Comments                                                                                      |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Commencement 2016/17 | <p>Full planning application 20171464 for 322 dwellings granted 25/01/2021.</p> <p>This site is split into two parcels with Full approval. The Northern parcel (20210507) is for 120 dwellings. Works have commenced on site with 60 dwellings completed by the end of March 2025.</p> <p>The Southern parcel (20210472) is for 202 dwellings and works commenced on site during 2022, with 161 dwellings completed by the end of March 2025.</p> | <p>Milestone not achieved.</p> <p>Total housing is expected to exceed target by 22 homes.</p> |

**Policy GT19: Land South of Green Lane East, Rackheath**

Target: 150 Homes, cycle links, landscaping

| Milestone            | Progress                                                                                          | Comments                                                                 |
|----------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Commencement 2022/23 | Full Approval 20200855 for 157 homes granted 16/12/2020. The site was completed in November 2023. | Milestone achieved.<br><br>Total housing has exceeded target by 7 homes. |

**Policy GT20: White House Farm (North-East), Sprowston**

Target: 460 Homes, formal recreation, landscaping

| Milestone            | Progress                                                                                                                                                                                                                                                                                                                                                                | Comments                |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Commencement 2020/21 | Outline planning application 20191370 for 456 homes submitted 29/08/2019. This application was withdrawn by developer in March 2023.<br><br>Another outline planning application 2024/3566 for 450 homes was submitted on 29/11/2024. The application is pending consideration as of March 2025. This application is for 10 less homes than indicated in the milestone. | Milestone not achieved. |

**Policy GT21: Land east of Broadland Business Park (North Site), Great & Little Plumstead**

Target: 300 Homes, formal recreation, landscaping

| Milestone            | Progress                                                                                                                                                              | Comments                |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Commencement 2018/19 | It is not currently intended that the scheme will be progressed until a resolution to the delivery of the nearby Brook and Laurel Farm development has been achieved. | Milestone not achieved. |

### c. Neighbourhood Development Plans

Eleven Neighbourhood Plans were under development in Broadland during 2024/25. The eleven communities developing Plans or Plan reviews were:

- Acle
- Aylsham
- Brundall
- Drayton
- Frettenham
- Hellesdon
- Horsford
- Postwick with Witton
- Rackheath
- Sprowston
- Strumpshaw

The Neighbourhood Plans being developed in Acle, Aylsham, Brundall, Drayton, Hellesdon, Horsford, Rackheath, Sprowston and Strumpshaw are all updates to the original Neighbourhood Plans made in those parishes, adopted between 2014 and 2018.

The District Council has been supporting each of the above projects in a number of ways, including provision of day-to-day advice and guidance, technical assistance, funding, attendance at meetings etc. Each of the parish/town councils has also appointed external consultants to assist them in the process.

The total number of made Neighbourhood Plans in the District stands at twenty. These Plans all form part of the statutory Development Plan, and they were made on the following dates:

| Parish                   | Date Made                      |
|--------------------------|--------------------------------|
| Acle                     | 17th February 2015             |
| Aylsham                  | 18th July 2019                 |
| Blofield                 | 26th July 2016                 |
| Brundall                 | 22nd March 2016                |
| Buxton and Lamas         | 20 <sup>th</sup> February 2025 |
| Drayton                  | 26th July 2016                 |
| Great & Little Plumstead | 16th July 2015                 |
| Hellesdon                | 19th December 2017             |
| Horsford                 | 12th July 2018                 |
| Lingwood & Burlingham    | 25 <sup>th</sup> July 2024     |
| Old Catton               | 26th July 2016                 |
| Rackheath                | 20th July 2017                 |
| Reedham                  | 17 <sup>th</sup> October 2024  |
| Salhouse                 | 20th July 2017                 |
| Spixworth                | 22nd July 2021                 |
| Sprowston                | 8th May 2014                   |
| Strumpshaw               | 10th July 2014                 |
| Taverham                 | 22nd July 2021                 |
| Thorpe St Andrew         | 25 <sup>th</sup> July 2024     |

|               |                  |
|---------------|------------------|
| <b>Parish</b> | <b>Date Made</b> |
| Wroxham       | 28th March 2019  |

The Acle, Brundall, Salhouse, Strumpshaw, Reedham, Thorpe St Andrew and Wroxham Neighbourhood Plans have also been made with the Broads Authority.

#### d. 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,                                                                                                                                                                                                                                                                            |



| <b>Term</b>                                | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                            | community groups, voluntary organisations, developers, statutory agencies etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Community Facilities                       | Services available to residents in the immediate area to meet the day-to-day needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.                                                                                                                                                                                                                                                                                                                                                                |
| Community Infrastructure Levy (CIL)        | Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Broadland District Council in combination with Norwich City Council and South Norfolk Council has implemented a CIL charging schedule with a list (known as the 123 List) of infrastructure projects on which the funds will be spent.                                                                                                                                |
| Conservation Area                          | Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.                                                                                                                                                                                                                                                                                                                                                                                        |
| County Wildlife Site                       | Wildlife habitat identified and designated as being of particular local interest of importance by Norfolk County Council and the Norfolk Wildlife Trust but 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.                                                                                                                                                                                                                                     |
| 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.                                                                                                                                                                                                                                                                                                                                                                 |

| <b>Term</b>                                    | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Greater Norwich Development Partnership (GNDP) | To oversee the preparation of the new Local Plan the authorities involved have re-established their joint working arrangements under the Greater Norwich Development Partnership (GNDP).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Greater Norwich Local Plan (GNLP)              | Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council, have agreed to work together to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy (JCS) for the area. The JCS plans for the housing and jobs needs of the area to 2026 and the GNLP will ensure that these needs continue to be met to 2036. The GNLP will include strategic planning policies to guide future development and plans to protect the environment. It will look to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area. |
| Green Infrastructure                           | Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.                                                                                                                                                                                                                              |
| Greenfield Land (or Site)                      | Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Infrastructure                                 | The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Institution                                    | Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Joint Core Strategy (JCS)                      | The Joint Core Strategy (JCS) is a strategic local plan document produced between Broadland District Council, Norwich City Council and South Norfolk Council. This strategy sets out the key elements of the planning framework for the area. It comprises a spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long-term spatial vision for the area. It is a development plan document, with which all other development plans documents must conform.                                                                                                                                                                                                                          |
| Listed Building                                | A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings published by the Secretary of State (for Culture, Media and Sport). Alteration, demolition or extension of such a Listed Building requires special consent.                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Listed Building Consent (LBC)                  | Listed Building Consent is required from Local Planning Authorities where development involves the demolition of a listed building or a 60 Development Management DPD (2015) Appendix 1 – Glossary Term Description listed building is altered or extended in a manner which would affect its character as a building of special architectural or historic interest.                                                                                                                                                                                                                                                                                                                                                                                                                |
| Local Development Document (LDD)               | Local Development Document: Planning documents which collectively make up the Local Plan (previously known as the Local Development Framework (LDF)). These can either be a DPD, SPD or the SCI.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| <b>Term</b>                                | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 conduct specific planning functions for a particular area.                                                                                                                                                                                                                                                                                                                                                                                                        |
| Monitoring                                 | Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.                                                                                                                                                                                                                                                                                              |
| Neighbourhood Plans                        | A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).                                                                                                                                                                                                                                                                                                                                              |
| Norwich Fringe                             | Area next to the city of Norwich but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. For Broadland this includes the continuously built-up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.                                                                                                                                                                                   |
| Norwich Policy Area (NPA)                  | Part of the County which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 17 parishes, comprising the fringe and first ring of villages around the city of Norwich.                                                                                                                                                                                                                                  |
| National Planning Policy Framework (NPPF)  | The National Planning Policy Framework is the Government's national planning policy document setting out the key principles for sustainable development.                                                                                                                                                                                                                                                                                                                                                |
| National Planning Practice Guidance (NPPG) | National Planning Practice Guidance is provided by the Government issuing guidance on the practical implementation of planning practices.                                                                                                                                                                                                                                                                                                                                                               |
| Northern Distributor Road (NDR)            | A dual-carriageway road proposed to the north of Norwich, linking the A47 to the south-east of the city with the A1067 in the north-west.                                                                                                                                                                                                                                                                                                                                                               |
| Outline Planning Permission (OPP)          | Outline Planning Permission: This gives an outline of the proposed development, such as the Permission size and height of a building, for example. Full details of the building must be provided and approved before building work can start. Detailed planning permission must be applied for within three years.                                                                                                                                                                                      |
| Permitted Development                      | Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to                                                                                                                                                                                                                                                                                                                                                             |

| <b>Term</b>                              | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | first obtain specific planning permission. This may include specified building guidelines or change of use.                                                                                                                                                                                                                                                                                                                                                         |
| Planning Obligations                     | Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken to mitigate the impacts of development proposals. Often called Section 106 obligations. The term legal agreements may embrace S106. Planning obligations are also collected through Community Infrastructure Levy (CIL).                                |
| Previously Developed Land (PDL)          | Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. This excludes land in built-up areas such as private residential gardens. Often called Brownfield land. |
| Policies Map                             | The adopted policies map illustrates all the proposals contained in development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions policies map showing the changes which would be required upon adoption of the document.                                                  |
| Public Rights of Way                     | Public footpaths and bridleways as defined in the Countryside Rights of Way Act 2000 and permissive routes where there is no legal right of way but access is permitted by the landowner.                                                                                                                                                                                                                                                                           |
| Renewable Energy                         | In its widest definition, energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.                                                                                                                                                                                                                                                                                     |
| Reserved Matters                         | These relate to design, external appearance, siting, means of access and landscaping where outline planning permission has already been granted. Conditions attached to the permission may require other details to be approved (e.g. materials).                                                                                                                                                                                                                   |
| Residential Institution                  | Residential establishment, (which may also provide medical care or other support) in which residents live communally with catering and housekeeping services provided centrally. Includes nursing homes, residential homes and also includes hostels where a significant element of care is involved but excludes sheltered and supported housing schemes where the dwelling units are self-contained. Also excludes hotels. See also Institution.                  |
| Section 106 Obligation (S106)            | Section 106 Obligation. See Planning Obligations.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Sustainability Appraisal                 | Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.                                                                                                                                                                |
| Statement of Community Involvement (SCI) | Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. SCI is not a DPD but is subject to independent examination.                                                                                                                                                                               |
| Strategic Environmental Assessment (SEA) | Strategic Environmental Assessment: The term used to describe environmental assessment applied to policies, plans and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practice SA and SEA are often combined.                                                                                                                                                     |

| <b>Term</b>                                            | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Settlement Limit                                       | Settlement limits are identified on the Policies Map. These are areas where development appropriate to the settlement in question will usually be permitted subject to consideration of the policies of the NPPF, JCS and Development Management DPD                                                                                                                                                                                                                                                                                                                                                                               |
| Site of Special Scientific Interest: SSSI              | Site of Special Scientific Interest: Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by English Nature and have protected status under the Wildlife and Countryside Act 1981.                                                                                                                                                                                                                                                                                                                         |
| Site Specific Allocations                              | Allocations of sites for specific or mixed uses or development. Policies in the Site Allocations DPD will identify any specific requirements for individual sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site Specific Policies                                 | Where land is allocated for specific uses (including mixed uses), this should be highlighted in one or more DPDs. The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses.                                                                                                                                                                                                                                                                                                                                 |
| Supplementary Planning Document (SPD)                  | A Document which expands on policies set out in a DPD or provides additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.                                                                                                                                                                                                                                                                                                                                                              |
| Strategic Housing Land Availability Assessment (SHLAA) | A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with neighbouring authorities where housing market areas cross administrative boundaries.                                                                                                                                                                                                                      |
| Strategic Housing Market Assessment (SHMA)             | A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with                                                                                                                                                                                                                                                                                                           |
| Supplementary Planning Guidance (SPG)                  | Supplementary Planning Guidance: Guidance published by the District Council to provide further detailed information on how Local Plan policies are to be applied or interpreted. SPG may also be prepared by Norfolk County Council to interpret Structure Plan policy or jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPG may be concerned with a particular issue, or it may give more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief. |
| Sustainable (Urban) Drainage System (SUDS)             | Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.                                                                                                                                                                                                                                                                                        |
| Travel Assessment                                      | An assessment which may be required in connection with major development proposals, which looks at how people are likely to access the development and its effects on travel patterns. It will also look at how any undesirable consequences can be mitigated. It should consider how access on foot, by cycle or public transport can be promoted and how the demand for car parking can be minimised.                                                                                                                                                                                                                            |
| Use Classes Order (UCO)                                | Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which Use Class Order (UCO) groups land uses into different categories (called Use Classes). Changes of use within a use class and some changes between                                                                                                                                                                                                                                                                                                                                             |

| Term          | Description                                                                                                                                                                          |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | 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 5 – Norwich City Council Report against policies in the adopted Norwich Development Management Policies Local Plan 2014.**

## **Introduction**

1. For the monitoring year 2024/25, the development plan for Norwich comprised the following documents:
  - Greater Norwich Local Plan for Broadland, Norwich, and South Norfolk (the GNLP) adopted March 2024;
  - Norwich Development Management Policies Local Plan (the DM policies plan) adopted December 2014.
2. The 2024/25 monitoring of the GNLP is contained in appendix 1. This report focuses on the monitoring of the Norwich DM Policies Plan.
3. In 2020 the Government announced changes to the permitted development rights. The most significant changes included: 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 monitoring indicators used in this report were adopted prior to the changes to the permitted development rights. Therefore, the previous use classes in place at the time the local plan was adopted are those that are used in this report. As such, some of the information reported in the AMR does not directly correspond with national monitoring information which now refers to the new use classes.
4. On 16 March 2022, Natural England (NE) sent a letter to all planning authorities in Norfolk concerning nutrient pollution in the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site. The letter advised that new development within the catchment of these habitats comprising overnight accommodation has the potential to cause adverse impacts with regard to nutrient pollution. Therefore, planning permissions for overnight accommodation can only be granted if it has been demonstrated as nutrient neutral. The granting of planning permissions for housing has been severely reduced as a result of the nutrient pollution issue (see below).

## Summary of Main Findings

5. 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.
6. Due largely to changes in national policy highlighted above, a number of the monitoring indicators in Appendix 9 of the DM policies plan do not now provide a full understanding of the effectiveness of the policy application and implementation. The [Regulation 10A review](#) of the local plan conducted in 2025 concluded that whilst the policies in the DM policy plan are largely still effective for decision making, the monitoring indicators should be revised as part of any future DM policies review.
7. The following is a summary of the main findings of the AMR for the DM policies in Norwich for 2024/25 (see Annex A for further details):
  - DM2- 4 applications were refused to protect residents' light, outlook and overall quality of life. This equates to 61 dwellings that did not proceed where impacts on living conditions were considered unacceptable. This was the highest number on record therefore indicating continued prioritisation of residential amenity. This year's figure included the refusal of application 24/00523/F for the redevelopment of 1-17 Westlegate, which planned to provide 44 dwellings. The application for Westlegate was refused for a number of reasons in addition to loss of light or outlook.
  - DM2- 3 applications were refused for failing to meet minimum space standards, reinforcing the priority for new and improved housing. This equates to 19 dwellings that would not have met expected living standards. This reflects a slight increase from the previous monitoring period. The refusal of an application for 15 flats at 5 Woolgate Court (23/01541/F), contributes significantly to the overall figure.
  - DM3- 32 applications incorporated green design features, supporting a more sustainable city and helping manage flood risk. Measures included water butts, permeable surfaces, soakaways and green roofs.
  - DM4- 36 applications included renewable energy provision through either solar panels and/or air source heat pumps to contribute to sustainability and lower energy bills. A total of 1,357 solar panels and 21 air source heat pumps were permitted to be installed as part of these applications. This represents a significant increase, driven in part by larger commercial developments such as Waitrose foodstore at Church Lane and John Lewis department store at All Saints Green.
  - DM11- Levels of NO<sub>2</sub> at Lakenfields have stayed the same and at Castle Meadow 2 they have decreased. PM<sub>10</sub> levels at Lakenfields have slightly reduced from 11.8 to 11.1 however at Castle Meadow 2 PM<sub>10</sub> levels have increased. Similarly, for PM<sub>2.5</sub> levels at Lakenfields have reduced from 7.6 to 7.2 however at Castle Meadow 2 the levels have increased from 8.2 to 8.6. The old Castle Meadow air monitoring station was decommissioned in January 2024. Whilst some particulate levels have improved, others have increased, highlighting the need for continued action to improve air quality.



The increase in electric buses has had a positive impact on air quality and contributes to the improvements recorded elsewhere in this report.

- DM12- Permissions and prior approvals were granted for 291 new dwellings. There were three particularly large applications which made significant contributions to the overall housing figure at Mile Cross Depot; 67 dwellings , Three Score;89 and Norwich Community Hospital;48.
- DM12- The total number of dwellings with outstanding (unbuilt) planning permission, plus those allocated for development in the Local Plan without consent, was 8,335. This is the highest figure recorded since the start of the plan period. The increase is likely due to the slow build-out rates of previously consented schemes. It may also reflect a change in the underlying Local Plan . In the last monitoring report (2023/24), produced under the Joint Core Strategy, many of the allocated sites had already been built out. However, this report is at the beginning of the GNLP plan period, when most allocated sites have not yet been developed. As a result, the number of outstanding commitments is significantly higher.
- DM12- 180 dwellings were completed in 2024/25. This is the lowest completion rate since the beginning of the plan period in 2014. It is likely that the reduction in the number of permissions since 2022 is a result of nutrient neutrality as well as other economic factors such as increased construction costs, increased costs of finance and labour market conditions.
- DM16- In this monitoring period there was a continued loss of B1a office space (-432.62m<sup>2</sup>) but at a significantly decreased rate compared with 2023/24 (-15,190m<sup>2</sup>). In this monitoring period the demolition of 49 Bessemer House contributed largely to this figure. There was no net change in B1b Research and Development floorspace (0m<sup>2</sup>) and there were some gains of 2,466.4m<sup>2</sup> in B1c (Light industrial) floor space which is a significant improvement from the previous monitoring period. The increase in B1c contributes to supporting a thriving and independent city.
- DM18- In the 2024/25 monitoring period there was a significant decrease in the main town centre uses permitted within defined centres (762.35m<sup>2</sup>). The previous monitoring period had 14,679.3m<sup>2</sup>. The decline is significant when compared to the previous monitoring period, but this is mainly due the approval for a significant amount of main town centre uses within the Anglia Square re-development application. The data continues to show a positive trend with permissions being approved within centres. Contrastingly there was a significant increase in main town centre uses permitted outside of defined centres, 8,314.5m<sup>2</sup> compared with the previous year. The increase was driven by lack of suitable available premises within defined centres; two permissions were approved at Whiffler Road Industrial Estate. Furthermore, there continues to be further diversification of the city centre in response to changing spending habits and economic changes. 2024/25 saw a continued decreased in retail floorspace permitted, continuing the trend seen in recent years.
- DM20- The city centre is continuing to diversify, with more non-retail uses resulting in some retail frontage zones falling below the minimum threshold. The following zones have fallen below their minimum thresholds: PCO2- Castle Mall, PR06 Timberhill/Red Lion Street, SR01The Lanes West and SR03 St Benedict's Street. The changes can be attributed to the amendments to the Town and Country Planning (Use Classes) Order which gives more

flexibility to change uses for commercial units without needing planning permission.

- DM21- In district and local centres 8.6% of the units were vacant in 2024/25 which is a slight increase from the previous monitoring period (7.8%). The vacancy rates in district and local centres remains below the city centre vacancy rate (15.2%). The city centre vacancy rate has slightly increased from 13.3% in the previous monitoring year.
- DM22- The 2024/25 monitoring period saw an increase in community facilities floorspace (2,793m<sup>2</sup>). Permissions were issued for a number of uses including sports facilities, community hire spaces and provision of clinical rooms. 206,761.56m<sup>2</sup> of education / training facilities have also been permitted including the approval of redevelopment at Hewett Academy. The increase in community facilities floorspace supports inclusive communities and access to services.
- DM23- In 2024/25, 719.75m<sup>2</sup> of evening uses floorspace was permitted which is a significant decrease on the previous period. Several permissions were granted for evening economy uses mostly in relation to food and drinking establishments. 4,522m<sup>2</sup> of city centre leisure floorspace was also granted permission including a sports facility and a gymnasium. Evening and leisure uses continue to contribute to a vibrant and safe night-time economy.
- DM29- The 2024/25 monitoring period saw a decrease in the number of parking spaces in the city centre from 9,577 to 8,801 due to several car parks reducing the number of car parking spaces, as well as closures of several car parks which include Anglia Square, Magdalen Street, St Crispin's and Botolph Street. The decrease in city centre parking could support a shift towards more sustainable travel options.
- DM32- In the 2024/25 monitoring period, five planning applications permitting 136 homes were approved as low-car housing. This represents a significant increase in the number of houses permitted as low car housing compared with the previous monitoring period. This marks a positive step toward sustainable, low carbon living.

## Other Policy Initiatives and Updates

8. 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 March 2025 and provides a timetable for the completion of local development documents.
9. The [Levelling-up and Regeneration Act 2023](#) introduced a number of changes to the plan making process. Local Authorities are now required to produce a new standardised Local Plan Timetable, this replaces the need to produce a Local Development Scheme. The new changes also introduce a 30 month timeline for plan making with mandated gateway assessments to assess progress. The local authority is required to start plan making under the new system by June 2026 and required to publish the first gateway assessment by April 2027. The new system focuses on digital plan making to improve

accessibility and speed up the plan making process. The draft new local plan making timetable was agreed by the three Greater Norwich authorities in Spring 2026. This can be found within the council report under item 13 [Notice of Intention to Commence Plan-making](#).

10. Adoption of the GNLP at the end of the 2023/24 monitoring period, which included both a new growth strategy and site allocations, superseded the JCS and the Norwich Site Allocations Plan. The JCS planned for the housing and jobs needs of the area to 2026, and the GNLP aims to ensure that these needs continue to be met to 2038. The GNLP will help to ensure that new homes and jobs are delivered, that the environment is protected and enhanced, promoting sustainability and the effective functioning of the area.
11. On September 30<sup>th</sup> 2025 Cabinet adopted the [Purpose Built Student Accommodation in Norwich Supplementary Planning Document](#). Norwich has seen a significant increase in numbers of proposals for new purpose-built student accommodation (PBSA) over the last few years. The supplementary planning document outlines the demand for student accommodation in Norwich based on trends of student numbers and considers the existing stock of PBSA and pipeline PBSA applications which are currently going through the planning system. The SPD concludes that there is enough PBSA accommodation to meet demand until 2038.
12. On 12 February 2024, a mandatory requirement for Biodiversity Net Gain (BNG) came into force for major development applications made under the Town and Country Planning Act 1990 (except for some exemptions). From 2 April 2024, BNG was also required for non-major development/small sites. This has superseded the BNG requirement set out in the GNLP, written prior to the implementation of the Environment Act 2021. BNG is being monitored under the Council's enhanced biodiversity duty under the Natural Environment and Rural Communities Act 2006 (as amended by the Environment Act). This is featured as part of a report on all of the council's biodiversity activities and therefore the details are not included in this AMR.
13. The sites that form the East Norwich regeneration area (Carrow Works, the Deal Ground, and Utilities site) are primarily within the City Council's planning area, with small parts of the regeneration area extending into the Broads Authority and South Norfolk. The sites as a whole present a transformational opportunity to create a highly sustainable new quarter that will regenerate these brownfield riverside sites and deliver major new housing and employment development to support the future growth of the city and wider area. The GNLP allocates East Norwich as a strategic regeneration area.
14. The City Council is working closely with members of the East Norwich Delivery Board, including Homes England, to explore and maximise the sites'

potential for sustainable regeneration to ensure successful delivery of a new sustainable neighbourhood for Norwich. During 2024/25 further work was undertaken to find solutions that can unlock the development potential. Homes England's acquisition of Carrow Works in March 2026 gives the public sector the opportunity to accelerate delivery on this critical site and the council will work with Homes England to draw up detailed proposals.

15. For further details of the East Norwich regeneration project see the city Council's [East Norwich webpages](#).

## Annex A - DM Policy Monitoring Table

| Policy | Indicator                                                                | 2024/25 | 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                         | 61      | <p>4 applications were refused (in whole or in part) on the grounds of loss of light or outlook protecting residents overall quality of life. This equates to 61 dwellings that did not proceed where impacts on living conditions were considered unacceptable. This was the highest number on record therefore indicating continued prioritisation of residential amenity. The refusal of application 24/00523/F 1-17 Westlegate, which was for 44 dwellings inflated the figure for this monitoring indicator. This application was considered to conflict with DM2 because the size and layout of the proposed accommodation restricts the availability of external windows resulting in a lack of adequate natural light. This application was also refused for a number of other reasons.</p> <p>Were it not for the refusal of application 24/00523/F, the total number of dwellings refused against DM2 would have been 22 dwellings which is more aligned with the average figure recorded for this indicator over the plan period.</p> |
| DM2    | Refusals on the grounds of schemes falling below minimum space standards | 19      | The aim of this policy is to ensure that no approved schemes fall below minimum space standards. In the current monitoring period, three applications were refused for falling below space standards reinforcing the priority for new and improved housing that complies with the space standards. This equated to 19 dwellings that would have not met the expected living standards. This reflects a slight increase in the number of dwellings that do not meet the acceptable standard., which is the second highest number on record during the plan period. It is worth noting that the refusal of planning application 23/01541/F, 5 Woolgate Court on St Benedicts Street for 15 apartments made up the majority of refused dwellings under this ground of DM2.                                                                                                                                                                                                                                                                          |

| Policy | Indicator                                                            | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------|----------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 the absence of accredited surveyors to undertake assessments. However, BFL12 has now been replaced with <a href="#">Building for a Healthy Life</a> . The recently adopted <a href="#">GNLP</a> encourages, but does not require, the use of the Building for a Healthy Life design tool through Policy 2. The design tool can be used to evidence the high-quality design required by the policy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| DM3    | % of built schemes achieving minimum net residential density (40dph) | 66.6%   | <p>There is no target for this indicator. During the monitoring period of 2024/25 66.6% of housing completions achieved the minimum density of 40 dwellings per hectare. This is slightly lower than the previous monitoring period however it is consistent with the figures seen over the last few years. The reason for the slight decline relates to the nature of applications which have been delivered during this monitoring period. In the monitoring period several city centre sites were delivered, the sites delivered higher densities as this is consistent with the character of the city centre. Major sites delivering 40+ dwellings per hectare includes: Barrack Street, 90 St Faiths Lane and 79 Thorpe Road. There were also minor sites which delivered high densities, these are mostly located within the city centre and include 41-43 St Augustine's Street, 50-52 St Giles Street, 51 Starling Road and 2 Sprowston Road.</p> <p>This density policy requirement is mirrored in <a href="#">GNLP</a> policy 2.</p> |

| Policy | Indicator                                       | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------|-------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM3    | "Green" design features on approved development | N/A     | <p>The City Council continues to encourage applicants to incorporate design features in development to promote biodiversity, better habitats for wildlife and mitigate against climate change. There are a number of conditions which can be attached to permissions to secure green features in relation to water efficiency, energy efficiency, biodiversity and landscaping.</p> <p>During this monitoring period 32 applications included some form of green features as part of the development. In most cases the green features were in relation to mitigation against flooding through requiring measures such as waterbutts, permeable surfacing and green roofs. The application of green features will contribute to achieving a sustainable city and better manage flooding. Although the majority of the green features were in relation to minor applications there were notable major development schemes which had green features, for example application 24/00134/NF3 at Mile Cross Depot, proposed the inclusion of Passivhaus principles and 22/00762/F at 70-72 Sussex Street, includes provision of soakaways. The development at 1 Bessemer Road (24/00113/F) which is a commercial unit seeks to achieve BREEAM 'Excellent rating' which is achieved through having several green design features.</p> <p>As a result of the introduction of biodiversity net gain (BNG) through the Environment Act 2021, the council has new statutory monitoring responsibilities relating to biodiversity which have applied since early 2024. There are no current planning indicators to monitor the delivery of BNG. However, the Council is required to report on all of its biodiversity actions, including BNG, as part of its Enhanced Biodiversity Duty under the Natural Environment and Rural Communities Act 2006 (as amended by the Environment Act 2021). This report will be published corporately every 5 years, starting in 2026.</p> |

| Policy | Indicator                                                                                                                                             | 2024/25                                                                                | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM4    | Renewable energy capacity permitted by type                                                                                                           | 1,357 solar panels and four application providing 531kWh capacity<br><br>21 heat pumps | There is no target for this indicator. There were 36 applications approved which include renewable energy. The approved applications total 1,357 solar panels. The applications providing the highest number of solar panels were at John Lewis department store, 25/00110/F (561 panels), 1 Bessmer Road, 24/00113/F (230 panels) and Waitrose at Church Lane, 25/00109/F (198 panels). The approval of schemes for renewable energy contributes to becoming a sustainable city and achieving reduced energy bills.<br><br>The approved applications also include 21 Air Source Heat Pumps (ASHP). There were several residential properties which had an ASHP installed and several non-residential buildings which has resulted in increased figures during this monitoring period. |
| DM5    | Number of schemes approved contrary to Environment Agency advice:<br><br>1) flood protection<br><br>2) water quality                                  | 0                                                                                      | The target for this indicator is that no schemes are approved contrary to Environment Agency advice. This target was achieved for the 2024/25 monitoring period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| DM6    | Development resulting in the loss of, or reduction in the area of:<br><br>1) SSSI<br><br>2) County Wildlife sites<br><br>3) County Geodiversity sites | 0                                                                                      | The target for this indicator is no loss of SSSI, CWS, or CGS sites. There was no reported loss or reduction in the areas of these sites in the 2024/25 period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



| Policy | Indicator                                                                                                    | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------|--------------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM6    | Development resulting in a loss or reduction in area within the Yare Valley Character Area (m <sup>2</sup> ) | 0       | The target for this indicator is no loss or reduction of the Yare Valley Character Area (YVCA) as a result of development. There was no reported loss or reduction in the YVCA in the 2024/25 period.                                                                                                                                                                                                                                                                                                                                                                                             |
| DM7    | Number of protected trees/hedgerows lost as a result of development                                          | No data | There is no target for this indicator. It has not been practicable to explicitly monitor the number of trees and hedges lost as a direct result of development. However, officers continue to negotiate appropriate mitigation and replacement planting where an application results in the loss of protected trees/hedgerows.                                                                                                                                                                                                                                                                    |
| DM7    | Number of new street trees delivered through development                                                     | 137     | There is no target for this indicator. Three planning applications secured street trees, The applications for major development at Three Score (24/00070/RM) and Mile Cross depot (24/00134/NF3) contributed significant amount of tree planting within the landscaping and open spaces. At Three Score 28 trees are proposed and at Mile Cross 101 trees are proposed. The trees are of various species and are subject to a management plan.                                                                                                                                                    |
| DM8    | Development resulting in a net loss of open space, contrary to policy (m <sup>2</sup> )                      | 0       | <p>The target for this indicator is no loss of open space (contrary to policy DM8).</p> <p>During the monitoring period there was no loss of open space contrary to policy DM8.</p> <p>A planning application was submitted for redevelopment and refurbishment of Hewett Academy, (24/00091/F). The proposed work included loss of some designated open space however the open space was re-provided. Therefore, the proposal was considered to comply with the requirements of policy DM8. The reprovision of green space at Hewett Academy will continue to provide essential green space.</p> |

| Policy | Indicator                                                               | 2024/25              | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------|-------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM8    | Areas of new open space and/or play space delivered through development | 11,366m <sup>2</sup> | <p>There is no target for this indicator.</p> <p>The development at Mile Cross Depot (24/00134/NF3) will include provision of open space and play space. In total approximately one hectare of the site is open space with play space. The site layout has been designed in such a way that open space surrounds the site creating connections with existing greenery around the site.</p>                                                                                                                                                                                                                                                                                                                                     |
| DM9    | Number of listed buildings lost or demolished                           | 0                    | <p>The target for this indicator is no listed buildings to be lost or demolished. This indicator refers to the total loss or demolition, rather than part 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>                                                                                                                                                                                                                                                                                                                                                                    |
| DM9    | Number of buildings on the Heritage at Risk Register                    | 31                   | <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.</p> <p>The period 2024/25 saw four buildings removed from the Heritage at Risk Register resulting in 31 buildings remaining on the list.</p> <p>Those removed are: Carrow Hill House, 89 Ber Street, 33 St Giles Street and 9 Surrey Street. The buildings were removed from the list for varying reasons which include redevelopment of the sites, repair works completed and consent granted to undertake repairs.</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 register.</p> |

| Policy | Indicator                                                                                                                                                                                  | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM10   | Number of permitted telecommunications installations/prior approval notifications within:<br><br>1) Conservation areas<br>2) Other protected areas (where planning permission is required) | 2       | There is no target for this indicator.<br><br>A total of 2 applications for telecommunications installations were submitted. One application was in a conservation area and the other was outside of the conservation area. This year's data shows a significant reduction in these applications compared to the 22 applications permitted in the previous monitoring period. The data from the previous monitoring period was an anomaly in terms of number of submissions approved and the numbers seen this monitoring period is more consistent with the data seen in other previous monitoring periods. |
| DM10   | Number of appeals lost where officer recommendations are overturned                                                                                                                        | 0       | The target for this indicator is no appeals lost.<br><br>No appeals were lodged on telecommunications applications for the 2024/25 period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| DM11   | Number of hazardous substance consents                                                                                                                                                     | 0       | There is no target for this indicator. There were no hazardous substances consents submitted during the 2024/25 monitoring period, nor have there been since 2017/18.                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|      |                                                                                                            |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------|------------------------------------------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM11 | <p>Impact of development on air quality indicators:</p> <p>1) NO<sub>2</sub></p> <p>2) PM<sub>10</sub></p> | N/A | <p><u>Lakenfields</u></p> <p>NO<sub>2</sub> - 8.5µg/m<sup>3</sup> (no change from 2023/24)</p> <p>PM<sub>10</sub> - 11.1µg/m<sup>3</sup> (decrease from 2023/24)</p> <p>PM<sub>2.5</sub> - 7.2µg/m<sup>3</sup> (decrease from 2023/24)</p> <p><u>Castle Meadow</u></p> <p>No records are available as site was decommissioned in January 2024</p> <p><u>Castle Meadow 2</u></p> <p>NO<sub>2</sub> - 22µg/m<sup>3</sup> (decrease from 2023/24)</p> <p>PM<sub>10</sub> - 14.5µg/m<sup>3</sup> (increase from 2023/24)</p> <p>PM<sub>2.5</sub> - 8.6µg/m<sup>3</sup> (increase from 2023/24)</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. Castle Meadow 2 was installed in June 2023. The original Castle Meadow station has been decommissioned therefore has not reported any figures for 2024/25 and onwards.</p> <p>Measurements for NO<sub>2</sub> and PM<sub>10</sub> all remain well below the recommended annual mean of 40 micrograms per cubic metre and PM<sub>2.5</sub> also remains well below the recommended annual mean of 20 micrograms per metre. These targets are set within <a href="#">The Air Quality Standards Regulations 2010</a>.</p> <p>The only increases are recorded at Castle Meadow 2, with PM<sub>10</sub> increasing from 13.8 µg/m<sup>3</sup> recorded in 2023/24 to 14.5µg/m<sup>3</sup> this monitoring year. The <a href="#">Air Quality Annual Status Report 2025 (Norwich City Council)</a> does not provide an explanation for this.</p> <p>Similarly, PM<sub>2.5</sub> at Castel Meadow 2 increased from 8.2 µg/m<sup>3</sup> recorded in 2023/24 to 8.6 µg/m<sup>3</sup> this monitoring year. This may be attributed to the FIDAS monitor, which was installed in March 2023, meaning a full year of data was not available. The long-term trend for PM<sub>2.5</sub> at this site has not yet been established, and next year's results</p> |
|------|------------------------------------------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Policy | Indicator | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------|-----------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |         | <p>will provide a clearer picture. However, this remains well below the air quality objective set out in <a href="#">The Air Quality Standards Regulations 2010</a>.</p> <p>The annual mean NO<sub>2</sub> concentration recorded at the new Castle Meadow 2 was 22.0 µg/m<sup>3</sup> this is lower than that recorded in the previous monitoring year. The introduction of more electric buses appears to be having a positive impact on air quality. Long term monitoring and implementing more measures to improve air quality will be essential to continuing to see a downward trend</p> <p>At the Lakenfields site, the annual mean PM<sub>10</sub> concentration was 11.1 µg/m<sup>3</sup>, a reduction of 0.7 µg/m<sup>3</sup> from the 2023/24 level of 11.8 µg/m<sup>3</sup>. This is the lowest value recorded in the past five years, down from 14.0 µg/m<sup>3</sup> in 2022/23. Also, at Lakenfields the annual mean NO<sub>2</sub> concentration (8.5 µg/m<sup>3</sup>) stayed the same as that in 2023/24. There is no clear evidence to why this is at this time, though it could be attributed to the increase in electric vehicles in the area.</p> <p>Although there are some fluctuations in air quality the general trend indicates that air quality is improving and levels remain below the standard outlined in the Air Quality Standards Regulations.</p> |

| Policy | Indicator                                                                                                                                                             | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM12   | Number of homes permitted in the monitoring period                                                                                                                    | 291     | <p>Permissions and prior approvals were granted for 291 additional new dwellings in 2024/25, this is a significant decrease compared to the previous monitoring period which approved 1,149 dwellings. Nonetheless the data for this monitoring period is consistent with the data for previous years. The application which granted the greatest number of dwellings was at Three Score for 89 dwellings (24/00070/RM). Other notable applications include Mile Cross Depot (24/00134/NF3) for 67 dwellings and 70-72 Sussex Street (22/00762/F) for 34 dwellings. Nutrient neutrality continues to contribute to the reduction in planning permissions granted for housing; however, other wider factors such as economic and political uncertainty may have also played a role.</p> <p>One application was approved for C2 accommodation at Norwich Community Hospital (23/01525/F) for 48 units.</p> <p>No PBSA units were approved in the 2024/25 monitoring period.</p>                                                                                                                                      |
| DM12   | Annual change in total housing commitment (number of dwellings with outstanding planning permission but unbuilt and number of allocated dwellings on allocated sites) | 8,335   | <p>On 1 April 2025, the total number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the Local Plan without consent was 8,335. The high figure of permissions and allocations which have not been built out is due to a number of factors including economic and political uncertainty and higher materials prices as a result of the Ukraine war and Covid pandemic. Nutrient neutrality has also restricted the issuing of new permissions for housing and overnight accommodation during this monitoring period resulting in a significant increase in total housing commitment. Another factor contributing to higher housing commitment is likely to be slow build out rates of previously consented schemes resulting in increased backlogs.</p> <p>It is important to note that as the GNLP has been recently adopted and is at the early stage of the plan period the majority of the allocations have not yet come forward for development.</p> <p>This figure includes student and residential accommodation commitment and GNLP allocations.</p> |

| Policy | Indicator                                                             | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------|-----------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM12   | Number of housing completions                                         | 180     | The number of completions of 180 dwellings in 2024/25 represents a slight decrease on the previous year's figure (246 dwellings). The GNLP sets a Greater Norwich target of 1,990 dwellings per annum. There were no C2, PBSA or other specialist accommodation completions in 2024/25.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| DM12   | Housing land supply                                                   | N/A     | A separate five year land supply statement for the Greater Norwich authorities was published in August 2025. The Greater Norwich authorities have calculated a 4.85 year supply of housing as of 1 April 2025. The statement on five year housing land supply and further information is available on <a href="#">Monitoring the local plan statements   Norwich City Council</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 a clear 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.<br><br>There were no new applications approved for institutional development in the 2024/25 monitoring period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| DM13   | Number of student bedrooms permitted                                  | 0       | No student bedrooms were permitted in the 2024/25 monitoring period. This is likely due to factors relating to reduced demand for Purpose Built Student Accommodation (PBSA) therefore the supply is slowing down. The data shows a trend of reducing number of planning applications for student accommodation submitted in recent years compared to previous years, though developer interest in new student accommodation in the city continues. An evidence study was commissioned to look at the need and demand for PBSA in the City. The results of this report conclude that the current stock and expected pipeline of PBSA is expected to meet the future demand of students to 2038/39. The <a href="#">PBSA SPD</a> was adopted in September 2025. There is a need to continue to monitor the trend in permissions for PBSA to determine if the adopted SPD and evidence base influences the number of permissions. |

| Policy | Indicator                                                                              | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------|----------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM13   | Number of residential institution bedrooms permitted                                   | 3       | <p>There is no target for this indicator.</p> <p>One application was approved for C2 accommodation (23/01551/U). The proposal was for change of use from C3 to C2. The proposal is a 3 bed dwelling providing C2 accommodation for young people.</p>                                                                                                                                                                                                                                                                                                         |
| DM14   | Number of new Gypsy and Traveller pitches permitted                                    | 0       | There were no new pitches permitted within the 2024/25 monitoring period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| DM14   | Loss of existing pitches                                                               | 0       | <p>The target for this indicator is no overall loss of pitches.</p> <p>No pitches were lost in the 2024/25 monitoring period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DM15   | Number of dwellings lost to other uses (where planning permission is required)         | 1       | <p>There is no target for this indicator. This indicator records implemented permissions only.</p> <p>One dwelling was lost to other uses during 2024/25 monitoring period. Permission was granted under application 20/00295/F. The use of the property as a complete separate dwelling was lost as it became a mixed-use C3 dwelling and Class E use. Although this conflicts with policy DM15 the proposal was found acceptable by imposing a condition which restricts the use of the property requiring the primary use to remain as a C3 dwelling.</p> |
| DM15   | Loss of allocated housing land to other uses (number of allocated dwellings)           | 0       | <p>There is no target for this indicator.</p> <p>There was no loss of allocated housing land to other uses in the 2024/25 period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                        |
| DM16   | <p>Use Class B development permitted (m<sup>2</sup>):</p> <p>Class B1 (a) offices,</p> | N/A     | <p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026. The JCS has been superseded by the GNLP therefore the target for the indicator is no longer applicable to the JCS. There is no GNLP target which relates to this indicator.</p> <p>B1a: -432.62m2</p> <p>B1b: 0m2</p>                                                                                                                                                                                                                          |



| Policy | Indicator                                                                                                        | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|------------------------------------------------------------------------------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <p>Class B1 (b) research &amp; development</p> <p>Class B1 (c) industrial uses suitable in residential areas</p> |         | <p>B1c: 2,466.4m<sup>2</sup></p> <p>In this monitoring period there was a continued loss of B1 (a) office space, although the losses recorded this year are significantly less than the previous monitoring period. The previous monitoring period is considered to have been an anomaly in terms of trends as the data was significantly skewed by demolishing of Victoria House (the former Marsh Insurance building on Queens Road/St Stephens Road). The losses recorded during this monitoring period are from a few small sites changing to other uses. The approval of application 24/01374/F for open storage use at unit 49 Bessemer Road resulted in demolition of office space within Hall Road/ Bessemer Road Employment Area. In this case the application was acceptable as the office had been marketed for several years however there was a lack of interest. Other notable losses include 24/01003/U at 9-11 London Street for change of use of second and third floor offices to spa and beauty facilities.</p> <p>In this monitoring period there were no losses or gains of B1 (b) floorspace. This is consistent with the data for the years 2018/19, 2019/20 and 2023/24 which all had no losses or gains.</p> <p>Only one application resulted in loss of B1(c) space during this period. In total the gains for B1(c) were as a result of approvals at Twickenham Road (24/00570/F) to amalgamate four employment units into one large unit. This was found to be acceptable as the proposal had benefits which are aligned with policies which relate to business growth within Employment Areas. Application 24/00113/F at 1 Bessemer Road also contributed significantly to the increased floorspace for B1(c). This application sought permission to replace a substandard building with additional employment floorspace capable of supporting multiple businesses. This indicator records permitted losses only.</p> |

| Policy | Indicator                                                                                                            | 2024/25                              | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM16   | <p>Employment uses permitted (net change) (m<sup>2</sup>):</p> <p>a) within employment areas</p> <p>b) elsewhere</p> | <p>a) -2,586.8</p> <p>b) -311.23</p> | <p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026. The JCS has been superseded by the GNLP. There is no GNLP target which relates to this indicator.</p> <p>Whilst there has been a continued downward trend in the amount of employment use floorspace permitted, the losses in this monitoring period are significantly less than the previous monitoring period.</p> <p>When looking at the data for gains of employment uses 5873.11m<sup>2</sup> was permitted in employment areas and there were no employment uses permitted outside of Employment Areas.</p> <p>Applications contributing to some of the significant losses within Employment Areas include change of use at Kirkham House (24/00757/U and 23/01449/U). The loss of employment uses was acceptable as the proposed uses were consistent with the other leisure uses in the Employment Areas and it was recognised that no appropriate premises for the proposed uses could be found elsewhere within the city centre. Other applications worth noting are the demolition of a warehouse and construction of a replacement building at 1 Bessemer Road (24/00113/F) and change of use at 58 Bessemer Road (24/00114/F).</p> <p>The application responsible for the biggest loss of employment floorspace elsewhere in the city was change of use at 9-11 London Street (24/01003/U). In this case the loss of office space to class E (c) (iii) was considered acceptable as the proposed use was consistent with the neighbouring uses and the new use would provide opportunities for full time employment.</p> <p>It is worth noting that although the data shows losses employment areas and the city centre has seen increased diversification in uses which contributes to vitality.</p> |

| Policy | Indicator                                                                      | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------|--------------------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM17   | Loss of B1a use class office space under 1,500m <sup>2</sup> (m <sup>2</sup> ) | -689.23 | <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 in 2024/25 is at a reduced rate compared with the past few monitoring periods. Significant losses were recorded at Bessemer House (-257m<sup>2</sup>) and 9-11 London Street (-169m<sup>2</sup>). The loss at Bessemer House (24/01374/F) was considered appropriate as the property was marketed for over one year with no interest. The scheme at London Street (24/01003/U) was considered acceptable as the use proposed was consistent with the use of the department store.</p> <p>The reduction in loss of office floorspace in the city may have been as a result of the <a href="#">Article 4 Direction - offices to residential</a> which came into effect July 2022.</p> |

| Policy | Indicator                                                                                         | 2024/25  | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|---------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM17   | New small/medium business space permitted (premises up to 1,500m <sup>2</sup> ) (m <sup>2</sup> ) | 7,337.41 | <p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026. The JCS was superseded by the GNLP. There is no GNLP target which relates to this indicator.</p> <p>2024/25 permitted floorspace (<u>gross</u>) –</p> <p>B1(a) = 66.11</p> <p>B1(b) = 0,</p> <p>B1(c) = 2,707.4,</p> <p>B2 = 3,099.6</p> <p>B8 = 1,464.3</p> <p>During this monitoring period there was an increase in permitted space for small businesses. The majority of the floor space was for use class B2 and B1(c) uses which indicates the market is responding to demand for such spaces. Notable approvals were seen within employment areas with the following applications (24/00570/F) at Vulcan Road/Fifers Lane Employment Area for B1(c), B2 and B8 development, and 24/00113/F at Hall Road/Bessemer Road Employment Area for B2 and B1 (c) development. The increase in floorspace will contribute to supporting business to grow and thrive.</p> |

| Policy | Indicator                                                                                       | 2024/25                 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------|-------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM18   | Main town centre uses permitted (m <sup>2</sup> ):<br>a) within defined centres<br>b) elsewhere | a) 762.35<br>b) 8,314.5 | <p>There is no target for this indicator.</p> <p>The intention of policy DM18 and the purpose of this indicator is to monitor whether development is in the most sequentially preferable locations, in accordance with the hierarchy of centres.</p> <p>The data shows that in 2024/25 a greater proportion of floorspace for main town centre uses was permitted outside of defined centres compared to within centres. One of the main contributing factors noted in officer reports is that there is a lack of appropriate premises, in most cases this related to lack of premises of the right size, vacant units were being identified however the units available did not meet the requirements of the proposed uses which has resulted in proposals being permitted outside of defined centres.</p> |

| Policy | Indicator                                                                                                                           | 2024/25                                      | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM18   | <p>New retail floorspace permitted (m<sup>2</sup>) in:</p> <p>a) city centre</p> <p>b) district centres</p> <p>c) local centres</p> | <p>a) -515.6</p> <p>b) -1040</p> <p>c) 0</p> | <p>The target for this indicator is the contribution towards the provision of 20,000m<sup>2</sup> net of comparison goods floorspace to 2026 and no loss of floorspace in district and local centres.</p> <p>During the monitoring year there was a loss of retail floorspace in the city centre. Application 23/00093/F at 1 Red Lion Street was permitted for change of use to a café/bar. This was acceptable given that the new use Class E enables retail uses to change to other uses without consent. In addition, other supporting leisure uses are permitted where they contribute to the vitality and viability of the city centre. Another loss was recorded under 24/01015/U at 43-45 St Stephens Street. This application was approved for subdivision and part change of use from Class E to adult gaming centre (Sui Generis).</p> <p>In district centres there was also loss of retail floorspace. Approval of planning application 24/00341/U resulted in loss of floor space at Riverside district centre. In this case the loss of retail floorspace was considered to be acceptable for reasons including that the proposal retains flexibility to revert to commercial uses if needed in the future, therefore ensuring no permanent loss of retail floorspace within a large district centre. The losses registered during this monitoring period are slightly higher than the previous monitoring period; however, this remains consistent with the local trend. The provision of significant new retail floorspace in a district centre as reported in the last monitoring period is considered to have been an anomaly as this was due to the approval to redevelop Anglia Square.</p> <p>Further information and context in relation to retail floorspace can be found in the commentary for DM20 and DM21.</p> |

| Policy | Indicator                                                                                                                                                                                                                                                                              | 2024/25                                      | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM18   | Retail development approved contrary to the maximum indicative floorspace limits for individual units in <u>Appendix 4 – Retail Planning Definitions</u> of the Development Management Policies plan (unless specifically allocated):<br><br>a) within defined centres<br>b) elsewhere | a) 0<br><br>b) N/A                           | There is no target for this indicator.<br><br>No applications have been approved contrary to this indicator.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| DM18   | Number of C1 hotels:<br>a) floorspace (m <sup>2</sup> )<br>b) bedrooms permitted                                                                                                                                                                                                       | a) - 253.54m <sup>2</sup><br><br>b) -6       | There is no target for this indicator.<br><br>During the monitoring period there was one planning application approved in relation to hotels. Application 25/00101/F at 391 Earlham Road was permitted for change of use from a Bed & Breakfast to C3 dwelling, which was the original use of the property.                                                                                                                                                                                                                                                                                                                                                                                      |
| DM19   | Use Class B1a office floorspace permitted (m <sup>2</sup> ):<br>a) within the office development priority area (ODPA)<br>b) elsewhere in city centre<br>c) in employment areas<br>d) elsewhere                                                                                         | a) 0<br><br>b) 0<br><br>c) 44.79<br><br>d) 0 | The target for this indicator is to contribute to the JCS target of 100,000m <sup>2</sup> increase by 2026. The JCS was superseded by the GNLP. This indicator does not relate to any GNLP targets.<br><br>One application (24/00517/F) at Jarrold Way was approved for temporary office space in Bowthorpe Employment Area to allow use of a Portakabin as additional office space for a period of 2 years. The low rate of office floorspace developed is consistent with the trend over the last few years.<br><br>It is notable that in some cases planning permission was not required to formally change the use due to the new permitted development rights afforded to Use Class E uses. |

|      |                                             |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------|---------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM19 | Loss of office floorspace (m <sup>2</sup> ) | - 689.23 | <p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026. The JCS was superseded by the GNLP. This indicator does not relate to any GNLP targets.</p> <p>The loss of office floorspace recorded during this monitoring period is one of the lowest rates of loss recorded in the last recent years. One of the reasons for this is likely due to changes in planning regulations and amalgamations of Use Classes into Class E meaning the formal planning approval is not required to change between uses in class E. Furthermore, compared to the previous monitoring period there is a change in the nature of applications. In the previous monitoring period there was an application contributing to significant loss of office space whereas in this monitoring period, there are several small scale losses therefore the figure of lost floorspace is much lower.</p> <p>The biggest loss of office space was recorded at Unit 49 White Lodge Business Estate permitted under application 24/01374/F which resulted in loss of -257m<sup>2</sup>. In this case the proposed demolition was acceptable due to lack of interest in the property for office use. Other notable losses have been recorded at 9-11 London Street (24/01003/U), -169m<sup>2</sup> and 2 Aylsham Road (23/00834/PA), -121m<sup>2</sup>.</p> <p>The implementation of Policy DM19 to protect existing office space and promote large scale city centre office growth has been affected because of the extension of permitted development rights (allowing conversion of offices to housing, state funded schools and other uses without requiring planning permission). Demand for land and buildings for office use has changed considerably. Greater floorspace efficiency and the move towards hybrid and home working since the COVID-19 pandemic mean that fewer large premises are needed to support the same level of employment.</p> <p>In July 2022, an Article 4 Direction came into force in the Norwich City Council local authority area to prevent the change of use of certain offices to residential within the city centre, unless planning permission is granted for it by the Council. This therefore has limited the loss of office spaces in the city centre; nonetheless there continues to</p> |
|------|---------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



| Policy | Indicator | 2024/25 | Commentary                                                                                                                                |
|--------|-----------|---------|-------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |         | be year on year losses of office space within the city centre, albeit at a much lower rate had the Article 4 Direction not been in place. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM20 | <p>Percentage of measured ground floor frontage in A1 retail use in each defined retail frontage zone in the centre<br/>(primary/secondary/large district centres). Green cells indicate centres that are above their thresholds in the Main Town Centre and Retail Frontages SPD, and red cells indicate centres below their thresholds.</p> <p>For a list of the District and Local Centres, please see the table at the bottom of this appendix</p> | 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 <a href="#">Main Town Centre and Retail Frontages SPD</a>. There are specific thresholds for each of the retail centres.</p> <p>Overall, the city centre is seeing a gradual increase in the percentage of non-retail uses. Although the policy seeks to ensure that retail shops make up the majority of the primary shopping area, the policy also encourages diversifying the city centre with supporting services such as cafes and restaurants contributing to the diversity and attractiveness of the city through providing a greater offer of uses in addition to retail.</p> <p>Whilst in the past the city centre saw a gradual increase in the percentage of non-retail uses, during the past year there have been some increases in retail frontage and several of the retail frontages remain at relatively comfortable levels above their minimum thresholds. In two frontage zones in the Primary Area the retail frontage has increased: PC01 (Castle Quarter increased from 66.9% to 69.8% and PR01 (Back of the Inns/Castle Street) increased from 70.5% to 75.8%.</p> <p>However, there are also four frontage zones in the Primary Area, where retail frontage has reduced: PC01 (Gentleman's Walk/Haymarket/Brigg Street), PR02 The Lanes east (Bedford Street/Bridewell Alley), PR03 St Stephens Street/Westlegate and PR06 (Timberhill/Red Lion Street).</p> <p>Two of the primary frontage zones have a retail frontage below the minimum threshold set out within the SPD. These are: PC02 Castle Mall (Levels 1 &amp; 2) and PR06 Timberhill/Red Lion Street. These two primary frontage zones have seen slight decreases between October 2024 and September 2025.</p> <p>In the Secondary Area, the overall amount of floorspace in A1 retail use continues to decrease but this has only fallen by 294m<sup>2</sup> (or one unit) since the 2024 retail monitoring report. The percentage of vacant retail units in the Secondary Area also decreased reducing from 15.2% to 13.5%. However, there are now two frontage zones below the minimum threshold set out in the SPD.</p> |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Policy | Indicator                                            | 2024/25       | Commentary                                                                                                                                                                                                          |
|--------|------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |                                                      |               | The changes that have occurred nationally mean that some changes of use can take place without the need for planning permission, so it is inevitable that non-retail uses will increase within some frontage zones. |
| DM20   | % of measured ground floor frontage in A1 retail use | PC01          | 84.4                                                                                                                                                                                                                |
| DM20   | % of measured ground floor frontage in A1 retail use | PC02          | 69.8                                                                                                                                                                                                                |
| DM20   | % of measured ground floor frontage in A1 retail use | PC03          | 96.9                                                                                                                                                                                                                |
| DM20   | % of measured ground floor frontage in A1 retail use | PR01          | 75.8                                                                                                                                                                                                                |
| DM20   | % of measured ground floor frontage in A1 retail use | PR02          | 70.3                                                                                                                                                                                                                |
| DM20   | % of measured ground floor frontage in A1 retail use | PR03          | 83.8                                                                                                                                                                                                                |
| DM20   | % of measured ground floor frontage in A1 retail use | PR04,<br>PR05 | N/A                                                                                                                                                                                                                 |
| DM20   | % of measured ground floor frontage in A1 retail use | PR06          | 56                                                                                                                                                                                                                  |
| DM20   | % of measured ground floor frontage in A1 retail use | SR01          | 68                                                                                                                                                                                                                  |
| DM20   | % of measured ground floor frontage in A1 retail use | SR02          | 67.6                                                                                                                                                                                                                |

| Policy | Indicator                                                                                                                                | 2024/25                         | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM20   | % of measured ground floor frontage in A1 retail use                                                                                     | SR03                            | 56.9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| DM20   | % of measured ground floor frontage in A1 retail use                                                                                     | SR04,<br>SR05,<br>LD01,<br>LD02 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| DM20   | Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD | See below                       | <p>There is no target for this indicator.</p> <p>In the monitoring period 2024/25 four zones had a proportion of A1 retail frontage below the minimum threshold set in the 2014 SPD. PC02 (Castle Mall (Levels 1 &amp;2)) has 69.8% although it should be noted that the amount of A1 frontage has increased but remains below the minimum threshold. At PR06 (Timberhill/Red Lion Street) there has been a slight decrease and continues to be below the minimum. For the first time SR01 (The Lanes West (Pottergate/Dove Street/Lower Goat Lane)) has decreased to below the minimum threshold. SR03 (St Benedicts) continues to be below the minimum threshold. The current levels of A1 retail at each of the areas referenced above are shown below.</p> <p>As mentioned elsewhere, the impact of Class E permitted development rights is likely to be a significant factor in the areas not reaching the threshold, but some of the non-retail uses (e.g. cafés and hairdressers/barbers), are still beneficial for vitality and viability.</p> |
| DM20   | A1 retail use is below the indicative minimum threshold                                                                                  | PC02                            | 69.8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| DM20   | A1 retail use is below the indicative minimum threshold                                                                                  | PR06                            | 56                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| DM20   | A1 retail use is below the indicative minimum threshold                                                                                  | SR01                            | 68                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Policy | Indicator                                                                                                                                 | 2024/25   | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM20   | A1 retail use is below the indicative minimum threshold                                                                                   | SR03      | 56.9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| DM20   | Percentage of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability | See below | <p>There is no target for this indicator.</p> <p>Castle Mall (Levels 1 &amp; 2) (PC02), Timberhill/Red Lion Street (PR06), The Lanes West (SR01) and St Benedict's Street (SR03) are below the indicative frontage thresholds in the SPD. These centres have a proportion of units in various other uses, such as restaurants, drinking establishments and other leisure and entertainment venues such as music venues and escape rooms, and therefore support the evening and late-night economy and the vibrancy and vitality of the centres. These uses contribute towards having a diverse and therefore more resilient centre.</p> |
| DM20   | % of units within zones breaching indicative policy thresholds                                                                            | PC02      | 21%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| DM20   | % of units within zones breaching indicative policy thresholds                                                                            | PR06      | 25%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| DM20   | % of units within zones breaching indicative policy thresholds                                                                            | SR01      | 21%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| DM20   | % of units within zones breaching indicative policy thresholds                                                                            | SR03      | 18%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| DM21   | Proportion (%) of A1 uses within district and local centres which are in A1 retail use.                                                   | N/A       | <p>The target for this indicator is that the proportion of retail uses within District Centres should not fall below 60%, and 50% in local centres.</p> <p>The 2025 retail monitor showed that 8.6% of units in District and Local Centres are vacant which represents a continued increase in vacancy rates within centres. Although there was an increase in vacancy in 2025, this is still significantly lower than</p>                                                                                                                                                                                                              |

| Policy | Indicator                                                                                         | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|---------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | For a list of the District and Local Centres, please see the table at the bottom of this appendix |         | <p>the 15.2% shop vacancy rate in the city centre which would indicate that despite the challenging circumstances Local and District Centres are faring extremely well.</p> <p>District Centres alone have seen a slight increase in vacancy rates from 6.4% to 6.8%. In the 10 District Centres there are only 14 vacant units. In District Centres there has been an increase in number of units by three units. Two of these units are within the Earlham House District Centre (DC06) and one within the Eaton Centre (DC03). There has not been a reduction in units in any of the District centres.</p> <p>The percentage of non-retail units currently stands at 45.9% which is 0.4% higher than in 2024 which follows the general trend experienced since 2019. In terms of units, the total number of non-retail units is 94 out of 205. There has been an increase in non-retail in DC01 Bowthorpe, DC03 Eaton Centre, DC05 Aylsham Road/Mile Cross and DC08 Dereham Road/Distillery Square. The percentage of non-retail actually decreased in two District Centres which are DC04 Plumstead Road and DC09 Hall Road.</p> <p>In Local Centres of the 327 units only 32 are vacant. This is an increase of four vacant units from October 2024. The number of vacant units equate to 9.8% of the units in Local Centres which is significantly lower than the City Centre vacancy rate. There has been a slight decline in the number of Local Centres that are fully occupied.</p> <p>The local centres which have had increased vacancies during the monitoring period are LC02 Hall Road/Queens Road, LC07 St Augustine's Gate, LC11 Aylsham Road/Boundary Road, LC13 Catton Grove, LC18 Earlham West Centre, LC20 Colman Road/The Parade, LC22 St John's Close/Hall Road, LC25 Clancy Road, Heartsease and LC30 St Stephens Road.</p> <p>It is worth noting that it is healthy to have some vacancies, which enable new/relocated businesses to find space to open/move and trade and rates below 10% compare favourably with many other parts of the country.</p> |

| Policy | Indicator                                         | 2024/25 | Commentary                                                                                                                                                                                                                    |
|--------|---------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |                                                   |         | The percentage of non- retail across all Local Centres is 51.4%. Although this exceeds the 50% threshold, this represents the first time in several years that the proportion of retail units in Local Centres has increased. |
| DM21   | Proportion (%) of A1 uses within district centre. | DC01    | 52.9                                                                                                                                                                                                                          |
| DM21   | Proportion (%) of A1 uses within district centre. | DC02    | 66.7                                                                                                                                                                                                                          |
| DM21   | Proportion (%) of A1 uses within district centre. | DC03    | 38.9                                                                                                                                                                                                                          |
| DM21   | Proportion (%) of A1 uses within district centre. | DC04    | 51.5                                                                                                                                                                                                                          |
| DM21   | Proportion (%) of A1 uses within district centre. | DC05    | 50                                                                                                                                                                                                                            |
| DM21   | Proportion (%) of A1 uses within district centre. | DC06    | 73.7                                                                                                                                                                                                                          |
| DM21   | Proportion (%) of A1 uses within district centre. | DC07    | 57.1                                                                                                                                                                                                                          |
| DM21   | Proportion (%) of A1 uses within district centre. | DC08    | 45.9                                                                                                                                                                                                                          |
| DM21   | Proportion (%) of A1 uses within district centre. | DC09    | 55.6                                                                                                                                                                                                                          |
| DM21   | Proportion (%) of A1 uses within district centre. | DC10    | 63.2                                                                                                                                                                                                                          |

| <b>Policy</b> | <b>Indicator</b>                                  | <b>2024/25</b> | <b>Commentary</b> |
|---------------|---------------------------------------------------|----------------|-------------------|
| DM21          | Proportion (%) of A1 uses within local centre.    | LC01           | 75                |
| DM21          | Proportion (%) of A1 uses within local centre.    | LC02           | 40                |
| DM21          | Proportion (%) of A1 uses within district centre. | LC03           | 42.9              |
| DM21          | Proportion (%) of A1 uses within district centre. | LC04           | 64.3              |
| DM21          | Proportion (%) of A1 uses within local centre.    | LC05           | 66.7              |
| DM21          | Proportion (%) of A1 uses within local centre.    | LC06           | 41.9              |
| DM21          | Proportion (%) of A1 uses within district centre. | LC07           | 12.5              |
| DM21          | Proportion (%) of A1 uses within district centre. | LC09           | 62.5              |
| DM21          | Proportion (%) of A1 uses within local centre.    | LC10           | 53.8              |
| DM21          | Proportion (%) of A1 uses within local centre.    | LC11           | 42.9              |
| DM21          | Proportion (%) of A1 uses within district centre. | LC12           | 71.4              |
| DM21          | Proportion (%) of A1 uses within district centre. | LC13           | 50.0              |



| Policy | Indicator                                         | 2024/25 | Commentary |
|--------|---------------------------------------------------|---------|------------|
| DM21   | Proportion (%) of A1 uses within local centre.    | LC14    | 42.9       |
| DM21   | Proportion (%) of A1 uses within local centre.    | LC15    | 25.0       |
| DM21   | Proportion (%) of A1 uses within district centre. | LC17    | 25.0       |
| DM21   | Proportion (%) of A1 uses within district centre. | LC18    | 50.0       |
| DM21   | Proportion (%) of A1 uses within local centre.    | LC19    | 68.7       |
| DM21   | Proportion (%) of A1 uses within local centre.    | LC20    | 30.0       |
| DM21   | Proportion (%) of A1 uses within district centre. | LC21    | 77.8       |
| DM21   | Proportion (%) of A1 uses within district centre. | LC22    | 60.0       |
| DM21   | Proportion (%) of A1 uses within local centre.    | LC23    | 80.0       |
| DM21   | Proportion (%) of A1 uses within local centre.    | LC24    | 77.8       |
| DM21   | Proportion (%) of A1 uses within district centre. | LC25    | 60.0       |
| DM21   | Proportion (%) of A1 uses within district centre. | LC26    | 11.1       |

| Policy | Indicator                                                                  | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------|----------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM21   | Proportion (%) of A1 uses within local centre.                             | LC27    | 60.0                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DM21   | Proportion (%) of A1 uses within local centre.                             | LC28    | 37.5                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DM21   | Proportion (%) of A1 uses within local centre.                             | LC29    | 20.0                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DM21   | Proportion (%) of A1 uses within local centre.                             | LC30    | 45.5                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DM21   | Proportion of community uses/non-retail uses in district and local centres | N/A     | There is no target for this indicator.<br><br>Further details in relation to alternative uses and the vitality and diversity of centres can be found in the retail survey report.                                                                                                                                                                                                                                               |
| DM21   | Loss of anchor food store floorspace (m <sup>2</sup> )                     | -557    | The Farmfoods store at Cathedral Retail Park became vacant during the monitoring period due to the store relocating to Sweetbriar Retail Park, which is outside of the city centre. The relocation resulted in a vacant unit with floor space of 557m <sup>2</sup> . The new Farmfoods unit at Sweetbriar Retail Park measures 881m <sup>2</sup> therefore there is a net gain of food store floorspace of +324m <sup>2</sup> . |

| Policy | Indicator                                                              | 2024/25                 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM22   | New community facilities permitted (m <sup>2</sup> )                   | 2,793                   | <p>There is no target for this indicator.</p> <p>During the monitoring period there were several permissions issued for community facilities. The permissions issued relate to a varied mix of uses which include, application 24/00173/F at 20 Bank Plain for community facilities with exhibition space. Another notable application was 23/01516/F, 17 Chapel Field East, which sought to extend an existing place of worship to provide enhanced community facilities and ensure its continued use. Other approved uses include storage space for a community cycle hub at Papplewick Close (23/01002/F). Sports facilities approved include padel tennis courts at East Anglia Tennis and Squash Club Lime Tree Road (24/00427/F) and also health facilities in the form of clinical rooms have been approved at Magdalen Medical Practice, Lawson Road under application (24/01213/F).</p> <p>This monitoring period saw an increase in community facilities approved compared to the previous period but still remains below earlier monitoring periods.</p> |
|        | New education or training facilities permitted (m <sup>2</sup> )       | 206,761.56              | <p>There is no target for this indicator.</p> <p>2024/25 saw a significant increase in new education / training facilities approved. The approval for development at Hewett Academy (24/00091/F) is the significant contributor to increase in educational facilities. The redevelopment of part of the school will result in new enhanced education facilities with additional community facility function.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| DM22   | Loss of a) community facilities (m <sup>2</sup> ) and b) Public Houses | <p>a) 0</p> <p>b) 1</p> | <p>There is no target for this indicator.</p> <p>Permission was granted under application 24/01091/U at King Edward VII, 63 Aylsham Road for extending a temporary permission by 5 years for using a former pub as a place of worship. The permission allows for the premises to revert back to its use as a pub once the temporary approved use is no longer required. This therefore represents only a temporary loss of a historic and community pub which was identified for protection.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Policy | Indicator                                                                   | 2024/25               | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------|-----------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM22   | ACV registrations                                                           | 1                     | <p>There is no target for this indicator. Under the Localism Act, local community groups can nominate land or buildings in their area which are considered of community value, to be included on a list held by Norwich City Council.</p> <p>Within the monitoring year 2024/25 one ACV was successfully registered for the Gibraltar Gardens pub. This site continues to further the social wellbeing of the local community.</p>                                                                                                                                                                                                                                                                                                                                                                                    |
| DM23   | Development of a) new evening economy and b) leisure uses (m <sup>2</sup> ) | a) 719.75<br>b) 4,522 | <p>The target for this indicator is to contribute to the JCS target for the provision of 3,000 (m<sup>2</sup>) of leisure and tourism floorspace by 2026. The JCS was superseded by the GNLP. This indicator does not relate to any GNLP targets.</p> <p>Several applications were approved for uses which contribute to the evening economy. These were mostly in relation to drinking establishments and restaurants. Notable applications include a restaurant at Mousehold Lane (22/00610/F), a drinking establishment on Bedford street (24/00660/U) and a restaurant bar on Red Lion Street (23/00093/F).</p> <p>For leisure uses two large schemes were approved providing a gymnasium at Sweet Briar retail park (24/01410/VC) and indoor sports facilities at Kirkham House, Whiffler Road (23/01449/U).</p> |

| Policy | Indicator                                                                                                    | 2024/25              | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|--------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM23   | Development of late night uses in the a) late night activity zone and b) elsewhere (m <sup>2</sup> )         | a) 0<br>b) 35        | <p>The target for this indicator is no late-night activity uses outside of the late-night activity zone (LNAZ).</p> <p>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. No developments of new late night uses in the LNAZ were approved in 2024/25 however there were two applications (24/00531/F and 24/00660/U) approved outside of the LNAZ.</p> <p>These were developments at The Lamb Inn Pub (24/00531/F) and a new bar opening at 27C Bedford Street (24/00660/U). Although these locations are outside of the LNAZ, development was considered acceptable as the establishments were either already in existing late night use or the loss of Class E premises would not have negatively impacted on minimum Class E thresholds established in DM21.</p> |
| DM24   | Floor space (m <sup>2</sup> ) for A5 uses within:<br>a) district centres<br>b) local centres<br>c) elsewhere | a) 0<br>b) 0<br>c) 0 | <p>There is no target for this indicator.</p> <p>The purpose of this indicator is to monitor whether A5 hot food takeaway floorspace is being directed to defined centres to minimise their impacts on residential amenity and on highway and pedestrian safety.</p> <p>In the 2024/25 period, no A5 floorspace was granted within centres or in the rest of the city.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| DM24   | Number of refusals on grounds of amenity                                                                     | 0                    | <p>There is no target for this indicator.</p> <p>There were no refusals on grounds of amenity for A5 uses within the monitoring period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| DM25   | Number of approvals and refusals to vary conditions on retail warehousing and other retail premises          | 0                    | <p>There is no target for this indicator.</p> <p>There were no approvals and refusals to vary conditions on retail warehousing and other retail premises within the monitoring period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Policy | Indicator                                            | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------|------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM26   | Progress on the implementation of the UEA Masterplan | N/A     | <p>The strategic masterplan for the UEA remains embodied in the UEA Development Framework Strategy, November 2019 (the DFS) which identifies three areas for development; Earlham Hall, the Blackdale School site, and land between Suffolk Walk and Bluebell Road. These are allocated in the GNLP Site allocations plan: respectively sites NOS.09, NOS.10, and NOS.11. The now-lapsed permission within the walled garden at Earlham Hall has not been subject to further discussion and concentration of new development will likely be within the main campus area for the meantime, unless other external funding streams become available.</p> <p>The UEA growth projections have been affected by various external factors such as the pandemic. This will likely continue to affect the rate of expansion and development into the future. The 2019 evidence for the DFS review shows 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). This evidence formed the baseline for the GNLP examination which was accepted by the Inspectors as part of various tests on the new allocation sites and remains a reasonable projection for medium term growth. There is one additional allocation within the GNLP reference NOS.12 which is a reserve site principally to be developed for student residential accommodation. The phase 2 element of the Blackdale permission remains extant and will likely come forward before exploring other sites on campus for residential accommodation.</p> <p>UEA has also undertaken a review of their Estates Strategy to help better understand building refurbishment or growth requirements and need for new buildings, refurbishment or building extension, with a view to maximising development within the existing plan boundary and especially within the core campus area. Condition surveys of existing buildings have also started with a view to concentrating on refurbishment of their building stock mainly as informed by the Strategy.</p> <p>Discussions will take place between UEA and Norwich City Council to explore options within each of the allocation sites and the wider core campus now that the GNLP is under review. This will likely revolve around discussions of a 50-year vision for the campus and a better planned long-term approach to growth beyond just Local Plan</p> |

| Policy | Indicator | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------|-----------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |         | <p>time horizons. This includes reinforcement of the focus on investment into their existing building stock and as a result better protection and maintenance of many of their listed buildings or buildings of importance on campus.</p> <p>As previously reported, application 19/01427/F for the 15,757 m<sup>2</sup> academic Sky House building is not being pursued. This, in part, has been informed by the recast Estates Strategy. Instead, and also arising from building condition surveys, the key focus is on the upgrade, extension, and refurbishment of the Lasdun Teaching Wall, as part of the University's Campus Development Programme. This will likely be over 4 phases of development. The first phase of this has been approved under applications 22/00570/F and 22/00571/L, as amended, and is now under construction. This will provide improved science facilities within building 3 (formerly Arts) at the east end of the Wall. The existing science function will decant from building 6 at the west end of the Wall into this newly extended area in around 2026/27. Full completion of all phases of the Lasdun Wall construction is not expected until 2027.</p> <p>The UEA is also undertaking a feasibility study for development and refurbishment of the library. The Ziggurats remain closed, with ongoing discussions between UEA, the LPA and heritage stakeholders regarding long-term proposals. An application for the upgrade of this student accommodation has been delayed due to the additional requirement to investigate use of and replacement of RAAC which is used as part of the construction of these buildings. In the short-term, this has meant that the UEA have taken up a number of available off-site PBSA to house the 2023/24 student intake, who were to occupy the ziggurat accommodation. The September 2025 intake was higher than in previous years; however, the University continues to experience accommodation voids.</p> |

| Policy | Indicator                                                | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------|----------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM27   | Progress on the implementation of the Airport masterplan | N/A     | The Norwich Airport masterplan was endorsed by Norwich City Council in October 2019. This was subject to an expectation that an Airport Surface Access Strategy (ASAS) would follow within one year of this. However, due to the COVID-19 pandemic, this was delayed. Norwich City Council's cabinet agreed to endorse the ASAS in February 2026 and Broadland District Council is due to endorse it shortly. The endorsement of the ASAS means that it is now operational policy and it will help support the Council's strategic priority of being a climate responsive city through promoting modal shift away from private car use and facilitates delivery of a comprehensive package of sustainable travel measures. The ASAS sets ambitious and specific targets to reduce private car use and increase walking, cycling and the use of public transport for airport staff, passengers and for existing and tenant businesses. If the targets set out within the ASAS are achieved, the airport can continue to grow without there being an increase in CO <sub>2</sub> equivalent emissions from surface access. |
| DM27   | Relevant applications                                    |         | No relevant applications.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| DM28   | Site specific obligations for transport improvements     | N/A     | There is no target for this indicator.<br><br>This indicator has not been monitored directly due to resource constraints. However, planning officers continue to negotiate transport improvements through developments as appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



|      |                                                |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------|------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM28 | Walking and cycling levels at each main cordon | N/A | <p>There is no target for this indicator.</p> <p>The following is the latest information available from the County Highway Authority:</p> <p>The 2024 Cordon Traffic Survey was undertaken on the 8th October 2024. The survey creates an annual daily snapshot of highway users crossing the inner and outer ring road on all radial highway routes. This is carried out annually in October of each year on a weekday over a 12-hour period (0700-1900). The month of October is chosen as it is relatively neutral, and the University of East Anglia is well-occupied. The Survey can, however, be affected by various influences such as the weather or adjacent streetworks. For this reason, caution needs to be exercised when comparing results between years. The number of pedestrians crossing the Norwich Inner Ring Road Cordon in 2024 has increased. This year's figure, 48,842 pedestrians is 0.2% higher than the figure reported in the 2023 survey and considerably higher than the figures for 2020 (39,967) and 2021 (41,755). This is an interesting trend when compared against the change in work patterns and the movement of larger employers out of the city centre, which should have engendered a lower number of pedestrian trips. The explanation offered for this recovery, in spite of the change in work patterns and movement of larger employers out of the city centre, is that people may be opting out of car ownership because of the cost-of-living crisis, and making shorter trips on foot or combined trips using public transport.</p> <p>Historically the most notable pedestrian corridors have been St Stephens Street, Magdalen Street and Prince of Wales Road, with their function as shopping destinations and movement corridors from the outer suburbs and transport hubs. Pedestrian numbers on all these roads have increased in 2024. All Saints Green has seen the highest increase in pedestrian number between 2023 and 2024 there was a 7% increase; however, Magdalen Street and Prince of Wales Road had small increases of 0.8% and 1.2% respectively. Other notable sites where pedestrian numbers have seen an increase include Finkelgate, St Stephens Street, Chapelfield North, St Benedicts, Westwick Street, Oak Street, Calvert Street and King Street.</p> <p>Within the Inner Ring Road Cordon there were also sites of decreased pedestrian numbers these are, Surrey Street, Cleveland Road, Duke Street and Whitefriars. The outer ring road cordon and the non-motorised routes within the inner ring road cordon</p> |
|------|------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <p>saw an increase in pedestrians in 2024. From 2023 there was a 4.8% increase in pedestrians within these two cordons. Indicating a consistent pedestrian trend across all cordons.</p> <p>As for cycling the number of cyclists crossing the inner Cordon has increased by 0.4% from 2023. However, in the outer ring road cordon the number of cyclists has decreased by 9.6% from 2023 and similarly in the non-motorised routes in the inner cordon cycles has also decreased by 6.8%. Although it appears there is a downward trend in cycling there are some sites within the cordons which have had an increase in cycling. Notable increases in the cordons are at the following sites, Surrey Street (40%), Westwick Street (19.2%), Long John Hill (62.2%).</p> <p>There are several routes into the centre of Norwich which are for non-motorised forms of travel only. These are former railway lines, footbridges, pedestrian/cycle signalised crossings, and underpasses. Traffic counts have been undertaken at these sites, to coincide with the cordon counts to provide a wider understanding of these corridors and how they influence non-motorised travel choice. The busiest of all the non-motorised sites is The Lady Julian Bridge, with 3,297 pedestrians. This is 10.8% higher than the figure reported in 2023 and 35% higher than the figure reported in 2019. Other non-motorised routes which have seen significant pedestrian increases in the last year include Gilders Way Footbridge which has seen an increase of 24.4% to 1,035, Chapelfield Underpass increased by 21% to 610 and Chapelfield Signalised Crossing increased by 17.9% to 3,270. Other sites with increased flows at a modest level are St Georges Street increased by 7.7% to 2,344, Grapes Hill Underpass increased by 13.3% to 943 and Chapelfield Pedestrian Crossing increased by 10.6% to 2,053. In terms of cycling, 2 sites had the most significant decrease in cycling: these are Chapelfield Underpass which decreased by 27.1% and Footpath off St Crispins Road which decreased by 31.8%. Modest increase in cycling was seen at Lady Julian Bridge which saw an increase of 15% and Novi Sad Friendship Bridge increased by 16.4%.</p> <p>Overall volumes of traffic are all below the levels observed in 2019. In 2020 the fall was 20.7%, in 2021 it was 7.6%, in 2022 it was 10.6% and in 2023 it was 7.9% These changes were mainly attributed to altered travel patterns following the Covid-19 lockdowns. The data for 2024 indicates that the travel patterns are stabilising as vehicle</p> |
|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Policy | Indicator                                                        | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------|------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |                                                                  |         | <p>numbers start to slightly increase. In 2024 the number of vehicles has decreased by - 7.07% since pre pandemic levels in 2019. This however shows that there is a slight increase in vehicles compared to the previous year. Modest traffic volumes were seen at the following sites: All Saints Green, St Stephens Street, Mansfield Lane and Thorpe Road. Most significant increases were noted at Newmarket Road(37.1%) and Plumstead Road (45.2%). These roads have a strategic purpose of providing transport connections to the city centre from wider areas. Notable reduction in traffic volumes was seen on Ber Street, Gurney Road, Long John Hill and Finkelgate.</p>                                    |
| DM28   | CIL spending on Reg. 123 List                                    | N/A     | <p>There is no target for this monitoring indicator.</p> <p>The CIL Regulation 123 list was removed following an amendment to the CIL regulations on 1 September 2019, therefore it is not possible to monitor this indicator in the format previously used. However, information on the City Council's spending of is detailed in the annual Infrastructure Funding Statements on our website <a href="#">CIL Annual Monitoring Reports and Infrastructure Funding Statements   Norwich City Council</a>.</p> <p>The Greater Norwich authorities continue to pool CIL funding and this is managed by the Greater Norwich Growth Board <a href="#">Greater Norwich Growth Board - Greater Norwich Growth Board</a></p> |
| DM28   | Enhancements to strategic cycle network                          | No data | <p>There is no target for this indicator.</p> <p>Data/commentary unavailable from County Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| DM28   | Progression of introduction of Bus Rapid Transport System scheme | No data | <p>There is no target for this indicator.</p> <p>Data/commentary unavailable from County Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Policy | Indicator                                                                         | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------|-----------------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM29   | Number of car parking spaces lost/gain (estimated total number of parking spaces) | 8,801   | <p>The target for this indicator is no increase in parking spaces above 10,000 spaces.</p> <p>The 2024/25 monitoring period saw a decrease in the number of parking spaces, 776 spaces were lost during the monitoring period. There were reductions in parking spaces at several car parks and car park closures contributing to the loss. Spaces were lost at Rose Lane and closures were recorded at Botolph Street, St Crispins and Anglia Square.</p>                                                                                                                                   |
| DM30   | Expansion of 20mph zones                                                          | N/A     | <p>There is no available data to monitor this indicator.</p> <p>The policy does not encompass considerations for 20mph zones. Additionally, this indicator is not pertinent to planning applications, as the establishment or absence of such zones is not contingent upon planning applications. The responsibility for the creation of 20mph zones lies with the Highways Authority, Norfolk County Council.</p> <p>Due to the absence of relevant data and its irrelevance to the development management policies, it is deemed appropriate to discontinue monitoring this indicator.</p> |

| Policy | Indicator                                                                                                                                    | 2024/25                       | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM31   | <p>No. applications refused on car parking, servicing, cycle parking grounds</p> <p>a) car parking<br/>b) servicing<br/>c) cycle parking</p> | <p>a) 2<br/>b) 3<br/>c) 2</p> | <p>There is no target for this indicator.</p> <p>During the 2024/25 monitoring period, two applications were refused on car parking grounds. Application 24/00196/F at 101 Magdalen Street for 8 dwellings was refused due to the parking layout not complying with the required standards by Highways and a lack of parking for servicing the commercial units. Application 24/00351/F at 191 Earlham Green Lane for 1 dwelling, this was refused for failing to provide adequate usable parking spaces due to limited space within the site. In both cases the proposed parking arrangements would have been inadequate.</p> <p>Three applications were refused on servicing grounds including the above application 24/00351/F at 191 Earlham Green Lane was also refused for not having a layout which met the servicing requirements for all uses due to the limited site area. The other applications refused on servicing grounds were 23/01541/F at 5 Woolgate Court, St Benedicts Street and 22/01425/F at The Central Hotel, 8-9 Riverside Road.</p> <p>Two applications were refused on cycle parking grounds. The applications 23/01541/F, 5 Woolgate Court, St Benedicts Street and 22/01425/F, The Central Hotel, 8-9 Riverside Road were refused due to insufficient space for cycle storage.</p> <p>The refusal of these applications relates to an equivalent of 29 dwellings that would not have met acceptable standards.</p> |

| Policy | Indicator                                            | 2024/25        | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM32   | No. approved schemes of low car and car free housing | a) 136<br>b) 2 | <p>There is no target for this indicator.</p> <p>The Council continues to negotiate both low-car and car-free housing on developments (both large and small) that are located in appropriate and sustainable locations.</p> <p>In the 2024/25 monitoring period, five schemes amounting to 136 dwellings were approved for low-car housing. Some of the notable schemes approved as low car housing are application 22/01287/F, 70-72 Sussex Street for 34 dwellings, 24/00134/NF3, Mile Cross Depot for 67 dwelling and 23/01287/F Land at Mousehold Lane for 18 dwellings. At Sussex Street and Mile Cross Depot, low car housing was considered acceptable as the sites are in sustainable locations therefore can be accessed through sustainable transport. The application at Mousehold Lane for supported living means that the site would have low levels of car usage and ownership therefore it was acceptable to provide below minimum standards for car parking.</p> <p>The figures for low car and car free housing in this monitoring period are notably higher compared to 2023/24 monitoring period. This is due to the approval of several major schemes in locations which allow for reduced car parking space.</p> <p>Two schemes were approved as car-free housing. These were two minor applications delivering a total of 9 dwellings: 23/00843/F, Site Adjacent to 99-105 Netherwood Green for 4 dwellings and application 24/00208/F, 25 Cattle Market Street for 5 dwellings. At Netherwood Green, car free development was considered to be acceptable as the site was in a controlled parking zone and this was supported by parking surveys which showed that there was capacity to accommodate the parking needs of the development. At Cattle Market Street, the car free development was considered acceptable due to the site's location in the city centre.</p> |

| Policy | Indicator                                      | 2024/25 | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------|------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM33   | Planning obligations and development viability | N/A     | <p>This indicator has not been monitored in previous years.</p> <p>The <a href="#">Affordable Housing SPD</a> was produced and adopted in July 2019. This document has in part been superseded by the adoption of the GNLP, which now includes requirements for affordable housing provision within Policy 5. Norwich City Council adopted a new SPD in 2026 to support Policy 5 to provide further information on how the off-site affordable housing contributions will be calculated, in order that the Council's expectations for planning applications are clear.</p> |

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

| <u>DM20 list of defined centres</u> | <u>DM21 list of defined district and local centres</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | LC13 - Catton Grove Road<br>LC14 - Magdalen Road<br>LC15 - Sprowston Road/Silver Road<br>LC17 - Bishop Bridge Road<br>LC18 - Earlham West centre<br>LC19 - Colman Road/The Avenues<br>LC20 - Colman Road, The Parade<br>LC21 - Woodgrove Parade<br>LC22 - St. John's Close/Hall Road<br>LC23 - Tuckswood centre<br>LC24 - Witard Road<br>LC25 - Clancy Road<br>LC26 - UEA<br>LC27 - Long John Hill<br>LC28 - Magdalen Road/Clarke Road<br>LC29 - Aylsham Road/Copenhagen Way<br>LC30 - St. Stephen's Road |



# **South Norfolk Council Annual Monitoring Report (AMR) 2024-25**

## **Executive Summary**

This report outlines the progress against targets set out in the monitoring framework of the adopted Local Plan for South Norfolk.

For the monitoring year 2024/25, the Local Plan for South Norfolk comprised the following documents:

Greater Norwich Local Plan (2024)

Development Management Policies Document (2015)

Wymondham Area Action Plan (2015) and Long Stratton Area Action Plan (2016)

The monitoring period covers the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025, and the Greater Norwich Local Plan was adopted on the 25<sup>th</sup> March 2024. Therefore, for the majority of the 2024/2025 monitoring period, the documents outlined above were the relevant documents for decision making. Upon adoption, the GNLP superseded both the Joint Core Strategy and the Specific Site Allocation and Policies (2015) document. Monitoring for the 2024/25 period has been completed against metrics within the GNLP.

Following the December 2024 changes to the National Planning Policy Framework (NPPF), the five-year housing land supply position previously established through the adoption of the Greater Norwich Local Plan (GNLP) was reduced, resulting in a shortfall. Consequently, the requirements as set out in NPPF paragraph 11(d) (the 'tilted balance') applies to housing applications. Evidence of this can be seen in the determination of planning applications, particularly later in the monitoring period. Nutrient Neutrality mitigation began in early 2024; however, constraints continued to delay the determination of planning applications across the district during the monitoring year. Mitigation solutions were initially applied to both particular catchment areas and types of development and as such, were not available widely across the district. This is reflected in some of the policy outcomes for 2024/25. Overall, the South Norfolk AMR concludes that the policies contained in the South Norfolk Local Plan documents continue to be applied consistently and are functioning as intended.

Further monitoring of the South Norfolk Local Plan documents will take place annually and will continue to assess the effectiveness of the policies contained in these documents, where these remain applicable.

## Introduction

The Annual Monitoring Report (AMR) produced by the Greater Norwich Development Partnership (GNDP) assesses the performance Greater Norwich Local Plan (GNLP). In doing so, it reports against a number of indicators to highlight how the Greater Norwich area is currently performing against its planning objectives.

The monitoring data in this report refers to the individual policies set out in the South Norfolk Local Plan. Specifically, these documents are the Development Management Policies Document (2015), the Wymondham Area Action Plan (2015) and the Long Stratton Area Action Plan (2016). Monitoring of these policies seeks to ensure that the plan is meeting its specified objectives. Where appropriate, and to avoid duplication, this report will direct the reader to either the main 2024-25 AMR produced by the GNDP or to earlier AMRs. Where appropriate, the planning reference has been included in the following commentary. This will enable the reader to find further information relating to the particular planning application/ planning permission online via the Council's planning database should this be required.

### Policy DM1.2 – Requirement for infrastructure through planning obligations

| Indicator                                                                                                                           | Target                |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Number of planning obligations secured for: affordable housing, GI, open space/play space and pedestrian and highways improvements. | No targets identified |
| The number/ percentage of obligations secured not confirming to full policy position                                                | Target to minimise    |

A total of 14 agreements were entered into during the monitoring period, comprising:

- 10 S106 agreements
- 3 Deeds of Variation
- 1 Unilateral Undertaking

Agreement outcomes were as follows:

- 2013/1494 -Deed of Variation for affordable housing plots.
- 2021/2437 - S106 for Affordable Housing plots, Monitoring fee, Off-site Open Space, RAMS, Self Build.
- 2011/0508 & 2012/0371 - Deed of Variation for Affordable Housing plots.
- 2014/2041 - Deed of Variation for Affordable Housing plots
- 2023/1418 - S106 for Off -site Open Space Contribution, RAMS, Ambulance Infrastructure Contribution of monitoring fee.
- 2024/3400 - S106 for Biodiversity Net Gain
- 2024/3400 - Unilateral Undertaking for biodiversity units
- 2023/1386 - S106 for Affordable Housing, Off site Open Space, RAMS, Safeguarded Land, Footpath. Monitoring Fees, Self/ Custom Build
- 2024/1457 - S106 for affordable housing plots, BNG, RAMS
- 2022/0011 - S106 for Flood Management, Contamination, GIRAMS, Monitoring Fee
- 2023/0628 - S106 for NN monitoring Fee, GIRAMS, Monitoring fee
- 2022/1008 - S106 for NN monitoring Fee

## 2014/1302 - S106 for Affordable Housing

Further information on affordable housing numbers can be found under the main GNLP 2024-25 AMR produced by the GNDP.

The number of new planning obligations is equivalent to 2023-24 monitoring however it remains lower than previous years. This is consistent with the impact of nutrient neutrality constraints on the planning function.

The number of Deed of Variation agreements has decreased compared to last year. The Deed of Variation agreements for 2024-25 all deal with the provision of affordable housing.

Overall, the planning obligations for 2024/25 show that infrastructure is still being secured in line with policy targets, albeit at a slower rate which reflects the ongoing nutrient neutrality constraints that continued to impact the granting of planning permissions during this monitoring period.

It can therefore be considered that the policy is working as intended and that the number of obligations secured not conforming to full policy position is being minimised.

### Policy DM1.3 – The sustainable location of new development

| Indicator                                                                                                                     | Target             |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Number of planning permissions/units granted outside development boundaries as a percentage of the overall applications/units | Target to minimise |

#### Residential development

Based upon the Council's Residential Land Availability ([RLA](#)) study, the table below summarises the approved permissions and units by location, both inside and outside defined Development Boundaries (DB), for the 2024/25 monitoring period.

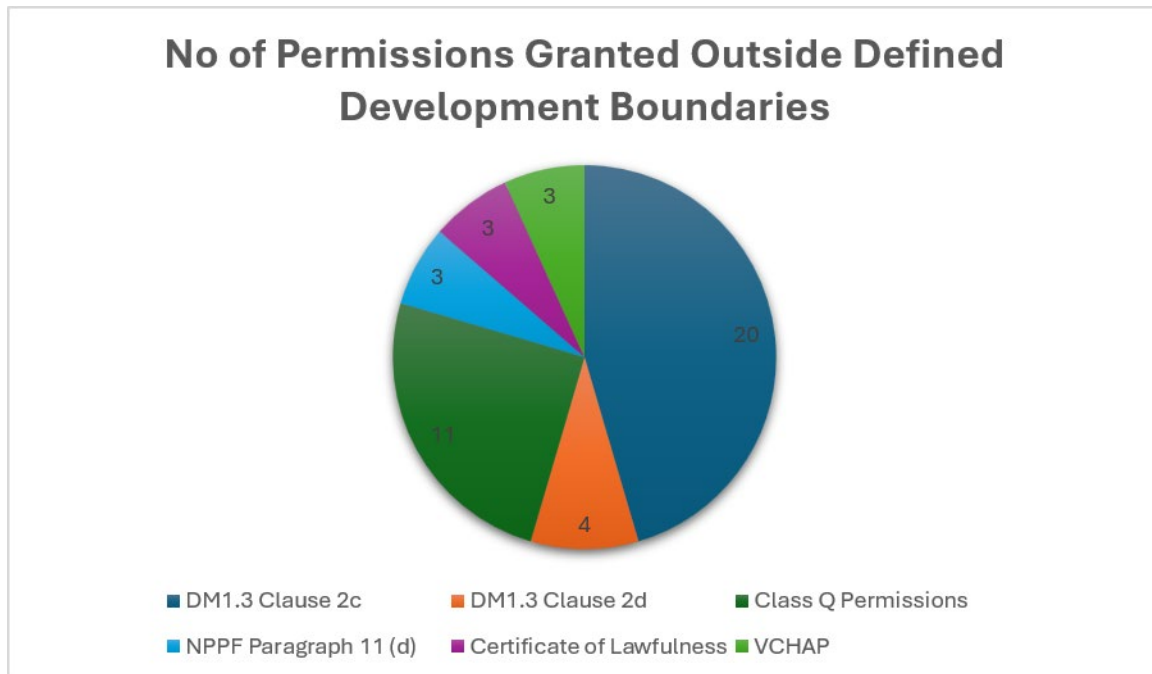
| Approved    | Total | Number inside DB | Percentage inside DB | Number outside DB | Percentage outside DB |
|-------------|-------|------------------|----------------------|-------------------|-----------------------|
| Permissions | 94    | 50               | 53%                  | 44                | 47%                   |
| Units       | 381   | 188              | 49%                  | 193               | 51%                   |

Table 1: Summary of individual planning permissions and units approved in the 2024/25 monitoring period

Overall, there has been an increase in the number of permissions granted since 2023/24, although the number of individual units approved is significantly lower. The difference in lower unit numbers compared to the previous year may be attributed to the 2023/24 planning permissions for significant schemes, such as at Long Stratton. Within the 2024/25 monitoring period, increased pressure on sites outside development boundaries can be attributed to a combination of factors, including the ongoing nutrient neutrality constraints in large parts of the District, as well as the emerging impact of GNLP Policy 7.5 which allows for small-scale development to occur adjacent to (but outside of-) existing development boundaries.

The number of units granted planning permission within defined development boundaries has reduced since 2023/24 and shows a more even distribution of units across the district.

Figure 1 below illustrates the overall number of planning approvals granted outside defined development boundaries, alongside the policy justification for these permissions.



*Figure 1: Numbers of planning permissions granted and the policy justification*

Most permissions complied with Development Management Policy DM1.3, and more specifically clause 2c of the policy. In these cases, the specific policies that justified these decisions were:

- DM2.10 'Conversion and re-use of buildings in the Countryside for non-agricultural use', in particular DM2.10 (e) and (f);
- DM2.2 'Protection of employment sites', in particular 2 (a) and (b); and
- DM3.6 'House extensions and replacement dwellings in the Countryside'.

Policy DM1.3 (d) was also cited when overriding economic, social, or environmental benefits were demonstrated through the planning application.

Class Q permissions sit outside of the local plan led decision making and constitute a moderate proportion of the planning approvals during this period.

All the Certificate of Lawfulness (CLUE) permissions for units granted outside of development boundaries demonstrated that the existing building had been continuously occupied for a minimum of 4 years and was therefore lawful.

Paragraph 11 of the National Planning Policy Framework (NPPF), commonly referred to as the 'tilted balance,' was applied when deciding three applications because the policy was considered 'out of date' due to the lack of a five-year housing land supply (5YHLS). The emerging South Norfolk Village Clusters Housing Allocation Plan (VCHAP) seeks to allocate sites that address the requirements of GNLP Policy 7.4. The emerging VCHAP was a consideration in the determination of three applications within The Tivetshalls, as well as a further planning application at Woodton. Two of the approvals granted in The Tivetshalls

represent a minor extension of the settlement boundary, while the site in Woodton has been proposed as an allocation (WOO1).

Large schemes in Loddon and Woodton accounted for over 60% of units permitted outside settlement limits. The Woodton scheme was approved as an allocation in the emerging VCHAP, while the Loddon scheme was justified by the lack of a five-year housing land supply.

Below is a full list of the residential applications approved outside development boundaries for 2024/25.

## **Approved**

2023/2644 - Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB), Alburgh  
2024/1357 - Retrospective new build/resurrection of timber barn & cart lodge conversion into a one-bedroom domestic dwelling, Alburgh  
2023/1897 - Development for two residential bungalows, Alington  
2024/1247 - Demolition of existing dwelling and erection of new self/custom build dwelling, Bergh Apton  
2023/3270 - Replacement Dwelling, Brandon Parva  
2022/2053 - Conversion of redundant agricultural building to a dwelling, Brandon Parva  
2024/0933 - Conversion of agricultural barns / outbuildings to form one dwelling, Bressingham  
2024/0278 - Conversion of agricultural building to dwelling, Brockdish  
2022/2410 - Conversion of two buildings to form 1 dwelling, Brooke  
2024/3048 - Change of use from holiday let to independent dwelling, Burston  
2024/3728 - Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to 2 dwellinghouses (QA and QB), Burston  
2024/0515 - Conversion and part re-build of barn to form dwelling, Carleton Rode  
2023/0151 - Proposed 2 new dwellings, Carleton Rode  
2024/2123 - Lawful development certificate (existing) , Claxton  
2022/1684 - Conversion of out buildings to form new dwelling, Deopham  
2024/2080 - Demolition of agricultural building and erection of 1 No. Self-Build single-storey dwelling, Rushall  
2023/2939 - Erection of two bungalows, Dickelburgh  
2024/1420 - Certificate of lawfulness (existing), Earsham  
2023/2069 - Erection of 3 dwellings, Ellingham  
2025/0187 - Proposal for a self-build replacement single-storey dwelling, Fornsett St Mary  
2024/2966 - Change of use from hotel to single residential dwelling, Framingham Pigot  
2022/2147 - Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to five dwellinghouse (QA and QB), Great Melton  
2024/3386 - Change of use, agricultural building to create 4no dwelling houses, Holverston  
2024/1800 - Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB), Heywood  
2024/0471 - Notification for Prior Approval for a proposed change of use and associated building works of agricultural building to a dwellinghouse (QA and QB), Hingham  
2023/3506 - Outline planning permission for up to 85 dwelling, Loddon  
2021/2552 - Conversion of existing barn to create new residential dwelling, Long Stratton  
2022/0011 - Detached dwelling, Norton Subcourse  
2024/1258 - Change of use of agricultural barn to self-build dwelling, Saxlingham Thorpe  
2024/3413 - Certificate of lawfulness (existing, Saxlingham Thorpe)  
2024/2735 - Conversion of agricultural of buildings to two dwellings, Scole  
2024/0362 - Demolition of existing cottage and construction of four-bedroom single storey dwelling, Starston

2024/0007 - Demolish bungalow & replace with 4-bedroom house, Surlingham  
 2023/1261 - Change of use from redundant agricultural barn to a single dwelling, Surlingham  
 2023/3241 - Replacement dwelling to provide continued residential use, Hapton  
 2024/0509 - - Notification for Prior Approval for a proposed change of use and associated building works of agricultural buildings to 3 dwellinghouses (QA and QB), Thurton  
 2024/0005 - Erection of one self-build dwelling, Tivetshall St Mary  
 2024/0006 & 2025/0208 - Two detached dwellings, Tivetshall St Mary  
 2023/3125 - Erection of 1 no self-build dwelling, Tivetshall St Mary  
 2024/1708 - Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB), Wacton  
 2022/0899 - Five new single storey dwelling, Wicklewood  
 2023/1703 - Notification for Prior Approval for a proposed change of use and associated building works of agricultural buildings to a dwellinghouse (QA and QB), Winfarthing  
 2023/1386 - Residential development for 50 dwellings, Woodton  
 2023/3836 - Erection of new house, Wymondham

### Employment development

Planning permissions for employment uses also contribute to the sustainable development of South Norfolk.

Below is a summary of employment permissions granted inside and outside of the development boundaries. In common with previous monitoring periods, these are recorded in floor space gained and/or lost as a result of the permission.

These figures have been sourced from the council's Employment Land Availability study (ELA)<sup>1</sup> which monitors planning permissions for employment uses. Only Use Classes B1, B2 and B8 have been included as the other Use Classes are covered under later policies.

| <b>Approved</b>                   | <b>Total</b> | <b>Number inside DB</b> | <b>Percentage inside DB</b> | <b>Number outside DB</b> | <b>Percentage outside DB</b> |
|-----------------------------------|--------------|-------------------------|-----------------------------|--------------------------|------------------------------|
| B1, B2 & B8 Permissions           | 35           | 21                      | 60%                         | 14                       | 40%                          |
| Floor space gained m <sup>2</sup> | 76193        | 69289                   | 91%                         | 6904                     | 9%                           |
| Floor space lost m <sup>2</sup>   | 8156         | 7630                    | 94%                         | 5206                     | 6%                           |

*Table 2: Summary of employment permissions granted in the 2024/25 monitoring period*

The majority of permissions falling within the B1, B2 and B8 use classes and granted approval in 2024/25 lie within development boundaries. As shown above, this resulted in significantly higher levels of floorspace gained and lost within the development boundaries, especially when compared to sites outside of development boundaries. Overall, the percentage of permissions outside the development boundary has decreased since 2023/24.

Two permissions granted outside the development boundary resulted in a loss of floorspace: one was a conversion to residential use and the other to Use Class E (Hair Salon).

Eight permissions granted outside the development boundary that led to an increase in floorspace met criterion c) of the policy, specifically policy DM2.1 'Protection of employment sites.'. There was one exception - 2024/3377 – which was considered acceptable in

<sup>1</sup> The Employment Land Availability is available from the Council on request.

accordance with policies DM2.7 'Agricultural and forestry development' and DM2.8 'Equestrian and other changes of use of agricultural land.'

The remaining four permissions, which also resulted in a gain in floorspace outside the development boundary, were approved as they satisfied the requirements outlined in Class R of the General Permitted Development Order 2015.

### **Approved employment permissions outside the development boundary with a gain in floorspace.**

2024/2328 - Install 2 additional portacabins, Ketteringham  
2024/0249 - Extension to existing vehicle workshop to enable commercial class 7 MOT testing, Forncett St Peter  
2024/1200 - Erection of 1no workshop/storage Unit, Tibenham  
2024/0458 - Erection of workshop/storage building (B2); change of use of agricultural building to workshop/storage (B2), Earsham  
2024/0424 - Extension to existing workshop, Alburgh  
2024/2723 - Erection of new industrial building, Long Stratton  
2023/1224 - New workshop, Carleton Rode  
2024/2041 - Proposed change of use from agricultural barn to storage and distribution, Hedenham  
2024/2340 - Demolish 4 No. redundant storage buildings & replace with 1 No. storage building, Tivetshall St Margaret  
2024/2798 - Conversion of 2 adjoining steel frame agricultural buildings to general storage use, Carleton Forehoe  
2024/3791 - Single storey storage, building, Tivetshall St Margaret  
2024/3377 - New storage building, Woodton

Based on the permissions in 2024/25, both residential and employment development permitted outside of the development boundary is less than development permitted within the development boundary - therefore the policy is being applied and is working as intended. The increase in dwellings approved outside development boundaries will continue to be monitored. However, evidence suggests this reflects policy changes and nutrient neutrality constraints rather than a broader shift in development patterns.

(Note: GNLP sustainability indicator SA14 provides a similar monitoring role for residential development only, however South Norfolk Local Plan policy DM1.3 refers specifically to the delivery of sites.)

### **Policy DM1.4 – Environmental quality and local distinctiveness**

| Indicator                                | Target             |
|------------------------------------------|--------------------|
| Number of buildings re-used or converted | Target to maximise |

During the 2024/25 monitoring period, a total of 9 planning applications were submitted for the re-use or conversion of existing buildings.

The submitted applications are listed below. Of these, 8 of the 9 applications were approved.

### Approved

2024/3206 - Change of use of dwelling to care home (use class C2) including the erection of extensions and detached building to the rear, Costessey

2022/1024 - Conversion of former Trowse Newton Primary School and single storey building to residential (Class C3) use to provide 9 dwellings, creation of new access, car parking, cycle parking, amenity space and landscaping, plant and other associated works, Trowse

2024/1357 - Retrospective new build/resurrection of timber barn & cart lodge conversion into a one-bedroom domestic dwelling with front entrance porch, rear facing extension & freestanding outbuilding to rear. Alburgh

2024/1559 - Change of use from single storey ancillary storage building to retail shop and hair salon (class E use) with minor changes to elevations, Alpington

2024/2966 - Change of use from hotel to single residential dwelling, Framingham Pigot

2021/2552 - Conversion of existing barn to create new residential dwelling, Long Stratton

2024/0407 - Refurbishment and remodelling of former coach house to form new bistro, new single storey building for use as event space including demolition of existing stairwell extension and outbuilding, provision of new pedestrian access to the site and associated hard and soft landscaping, Caistor St Edmund

### Refused

2023/3810 - Conversion of former agricultural building to a dwelling, including alterations to roof & a single storey front/side extension, & the erection structures related to animal welfare and access walls and gate. Temporary stationing of a caravan for residential occupation during the construction works (part retrospective), Keswick

This planning application was refused planning permission as it was contrary to a number of policies in both the South Norfolk Local Plan and the GNLP.

| Monitoring period | Approved | Refused | Approval rate | Withdrawn |
|-------------------|----------|---------|---------------|-----------|
| 2019-20           | 9        | 0       | 100%          | 1         |
| 2020-21           | 9        | 2       | 82%           | 0         |
| 2021-22           | 22       | 3       | 88%           | 0         |
| 2022-23           | 7        | 1       | 88%           | 0         |
| 2023-24           | 7        | 0       | 100%          | 0         |
| 2024-25           | 8        | 1       | 89%           | 0         |

*Table 3: Summary of applications for the re-use or conversion of buildings 2019 to 2025*

The approval rates for applications proposing the reuse or conversion of existing buildings remains consistent with previous monitoring years. The low number of refusals, and a lack of withdrawn applications, suggests the consistent application of the policy by officers over a prolonged period of time has been recognised and acknowledged by applicants as such. It can therefore be concluded that the policy is being applied consistently and is working as intended.



Relevant data for this monitoring period is unavailable for part (b) of this policy, 'Designated assets will be protected in accordance with their natural and historic significance, as detailed in the Development Management Policies'.

Policy DM1.4 also relates to Policy DM4.10 'Heritage Assets', which is included later in this document. Policy DM4.10 addresses key indicators, such as the percentage of listed building consents granted, percentage of conservation areas with appraisals, and the number of listed buildings lost/demolished.

### Policy DM1.5 – Existing commitments

| Indicator                                                                            | Target         |
|--------------------------------------------------------------------------------------|----------------|
| Percentage of renewal applications on committed or allocated sites in the Local Plan | Target of 100% |

No new planning applications were submitted for consideration against this policy during the 2024/25 monitoring period. Below is a list of applications that expired in 2024/25 which had subsequent renewal applications:

In the monitoring period 2024/25, a single application was subject to a renewal application: 2021/2678 - Full permission for a new dwelling following Outline permission 2021/1691, Land West Of 49 Bunwell Street Bunwell (Approved)

In addition, outline permission 2019/2115, for up to 40 dwellings on Land of Station Hill, Harleston (GNLP allocation S.HA.2) expired; however, an Outline application 2025/0519 was submitted on the 20<sup>th</sup> February 2025 and at the time of writing this report is pending consideration. Whilst the application was submitted during the current monitoring period, it is anticipated that a final decision will be made in a subsequent monitoring year and it will therefore be recorded later.

The GNLP Annual Monitoring Report 2024/25 provides details of allocations carried forward by the GNLP and their relevant permissions are set out in the sites monitoring appendices and the published five-year housing land supply.

Consistently, few planning applications are subject to this planning policy however the policy is being applied consistently and continues to work as intended and remains an important policy within the Local Plan.

### Policy DM2.1 – Employment and business development

| Indicator                                                  | Target             |
|------------------------------------------------------------|--------------------|
| Permitted amount of floorspace and land by employment type | Target to maximise |

See indicator SGS2, SGS6.2 and ECON3 in the GNLP Annual Monitoring Report 2024/25 for details of employment and business development.

## Policy DM2.2 – Protection of employment sites

| Indicator                                                              | Target             |
|------------------------------------------------------------------------|--------------------|
| Loss of employment land (m <sup>2</sup> ) to non-employment/other uses | Target to minimise |

There were 7 applications approved during the monitoring period 2024/25 which resulted in the loss of existing employment land to other uses:

2024/3430 - Change of use of ground floor room from an office to residential use, Wrenningham – allowed as site was deemed unsuitable for employment use.

2024/2268 - Change of use of land from business to residential and erection of 4 bay garage with storage space above, Morley – allowed as planning officer considered that the buildings are not viable for retail or office uses considering their location in the countryside and outside of a town centre.

2024/2899 - Change of use from offices to 2 dwellings, Diss – Allowed in principle through permitted development rights under class MA.

2024/0988 - Change of use from offices to 2 dwellings, Wymondham – allowed as applicants provided evidence that the building had been proactively marketed for a continuous period exceeding six months with no commercial interest due to its location (not on the high street).

2022/0011 - Conversion of garage into dwelling, Norton Subcourse – allowed as the property had not sold in two auctions before the applicants bought the site, and the site is unsuitable for continued employment use due to the lack of running water, toilet facilities and height of the building (unsuitable for ramps as a car garage).

2023/1607 - Demolition of an engineering workshop and ancillary buildings and erection of 3 dwellings, Diss – allowed due to a report by Chapman Surveyors finding overall that the building was in a dilapidated state in need of replacement, and that demand for office space is low.

2023/3644 - Change of use from retail storage to residential, first and second floor, Harleston – allowed due to the permission regarding the first and second floor of the building, and the ground floor remaining as retail use.

Six of the permissions listed above related to changes from employment to residential use and were supported by sufficient justification within the applications, therefore complying with Policy DM2.2. One application was permitted in principle through permitted development rights and was therefore not required to demonstrate compliance with Policy DM2.2. While this represents an increase in loss of employment floorspace compared to the 2023/24 monitoring year, all applications provided robust evidence demonstrating why the sites could no longer continue in employment use and were consequently approved. Overall, it is considered that the policy is operating as intended.

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

| Indicator                                                                                   | Target         |
|---------------------------------------------------------------------------------------------|----------------|
| Percentage of completed town centre uses in identified centres and strategic growth centres | Target of 100% |

See indicator SGS2, SGS6.2 and ECON3 in the GNLP Annual Monitoring Report 2024/25 for details of employment and business development.

## Policy DM2.5 – Changes of use in Town Centres and Local Centres

| Indicator                                                                                                                                     | Target                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Percentage of ground floor units available for Class A1 use in the defined Primary Shopping Areas (PSA) of Diss and Harleston                 | Minimum of 60% of ground floor units available for Class A1 uses in the Primary Shopping Areas                             |
| Percentage of ground floor non-residential units being available for Class A1 use in the defined Town Centre Area (TCA) of Diss and Harleston | Minimum of 50% of ground floor non-residential units to be available for Class A1 shop use in the defined Town Centre Area |

The 2020 and 2021 amendments to use classes combined uses formerly within class A1 into a new class E, along with a significant number of other uses. These changes made it easier to change from an A1 class use into an alternative use, often without the need for planning permission. For the purposes of this report, uses continue to be monitored against the pre-September 2020 definition of A1 uses. Although the new classes are monitored during town centre visits, they are not directly required by the Development Management policies. Similarly, although not required by the monitoring indicator for DM2.5, the Council also now monitors the use classes within Long Stratton centre. This information has not been included within this document but is available on request should it be required.

For the purposes of monitoring the Council's policies, town centres are divided into ground-floor units operated as single premises. Diss and Harleston are divided into their Primary Shopping Area (PSA) and Town Centre (TC) for the purposes of monitoring. Units are split between residential, A1 retail and other town centre uses for PSAs. For TCs residential units are discounted. Results of the town centre monitoring are demonstrated in the table below:

| <b>Diss PSA</b> | Units in A1 use | Units in other use | Vacant units |
|-----------------|-----------------|--------------------|--------------|
| May 2024        | 57%             | 41%                | 11%          |
| August 2024     | 57%             | 41%                | 11%          |
| December 2024   | 56%             | 43%                | 15%          |
| February 2025   | 55%             | 43%                | 13%          |

| <b>Diss TC</b> | Units in A1 use | Units in other use | Vacant units |
|----------------|-----------------|--------------------|--------------|
| May 2024       | 56%             | 45%                | 19%          |
| August 2024    | 55%             | 45%                | 19%          |
| December 2024  | 55%             | 45%                | 23%          |
| February 2025  | 55%             | 45%                | 18%          |

| <b>Harleston PSA</b> | Units in A1 use | Units in other use | Vacant units |
|----------------------|-----------------|--------------------|--------------|
| May 2024             | 62%             | 30%                | 5%           |
| August 2024          | 62%             | 30%                | 8%           |
| December 2024        | 62%             | 30%                | 5%           |
| February 2025        | 68%             | 32%                | 3%           |

| Harleston TC  | Units in A1 use | Units in other use | Vacant units |
|---------------|-----------------|--------------------|--------------|
| May 2024      | 54%             | 46%                | 7%           |
| August 2024   | 53%             | 47%                | 8%           |
| December 2024 | 52%             | 32%                | 9%           |
| February 2025 | 52%             | 48%                | 10%          |

*Table 4: Summary of units and uses in the Diss and Harleston Primary Shopping Areas and Town Centres during the 2024/25 monitoring period*

During the first two quarters of the monitoring year the percentage of ground floor non-residential units available for Class A1 use within the defined Primary Shopping Area (PSA) of Diss declined when compared against the 2023-24 monitoring period. This reduction in the threshold may be due to a retailer on Mere St relocating to No 8 Market Place. As both premises are within the PSA, this has left more vacant units and concentrated the use in a single location

The number of vacant units in Diss Town Centre (TC) increased over the course of the monitoring year, and this was particularly evident on St Nicholas Street. However, the units in A1 use continue to be consistently above the policy threshold of 50%

A1 use in both Harleston PSA and TC remained consistent with 2023-24 levels, with both areas maintaining rates above the policy-defined threshold. Vacancy rates in Harleston varied throughout 2024-25. Reflecting national trends, the departure of high street banks was evident in Harleston, as the premises previously occupied by Barclays became vacant during the monitoring year.

It is important to recognise that national updates to the use-classes order may result in further changes which are beyond the ability of the Council's policies to manage. However, based upon the evidence presented above, the monitored areas continue to comply with the policy, which is working as intended.

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

| Indicator                                                                | Target              |
|--------------------------------------------------------------------------|---------------------|
| Amount of equestrian and other small based rural development by location | No specified target |

A total of 4 planning applications were coded against this policy in the 2024/25 monitoring period, all of which were approved. Of these, 2 were for new equestrian uses.

### **Equestrian**

2024/2466 - Retention of shelter and change of use of the land from agricultural to horse grazing, Great Moulton

2024/0595 - Retention of building 3, 4, 5, 6 and 7, proposed stables to replace building 1, change of use from agricultural to keeping of horses, Keswick

The majority of applications received since 2022/23 related to new residential uses within the countryside (as opposed to new equestrian use) however this trend changed in 2024/25 with an even split between equestrian and residential applications being received by the Council.

| Monitoring period | Equestrian | Residential | Other | Residential rate |
|-------------------|------------|-------------|-------|------------------|
| 2019-20           | 17         | 14          | 4     | 40%              |
| 2020-21           | 9          | 14          | 0     | 61%              |
| 2021-22           | 12         | 1           | 1     | 7%               |
| 2022-23           | 5          | 11          | 3     | 58%              |
| 2023-24           | 1          | 4           | 1     | 67%              |
| 2024-25           | 2          | 2           | 0     | 50%              |

*Table 5: Summary of applications for equestrian use 2019 to 2025*

The 2 applications relating to conversion of agricultural land to residential use were:

- 2023/2305 - Replace existing outbuilding with annexe, with change of use from agricultural land to residential, Mundham. -
  - 2024/1265 - Conversion of agricultural building dwelling, and erection of new garage - self build, Pulham Market
- Permission 2023/2305 complied with 2(c), (d) and (e) of the policy as the modest area of agricultural land to be converted to residential was not considered to have a significant adverse impact on the character and visual appearance of the countryside, public rights of way or harm the availability of agricultural land. Similarly, 2024/1265 was considered to be compliant with 2(c), (d) and (e) of the policy.

Although there is limited data, it can be concluded that the principles of this policy have been maintained through the current monitoring period as expected.

## **Policy DM2.9 – Rural tourist and other recreational destinations**

| Indicator                             | Target              |
|---------------------------------------|---------------------|
| Amount of tourist related development | No specified target |

1 planning application was coded against this policy in the 2024/25 monitoring period, 2024/0179 - Variation of condition 2 of 2023/3780 to provide extension area to create covered seating area to existing food hall at the Norfolk Showground, Costessey, which was granted consent on 06/01/25.

The number of applications received and approved for rural tourist and other recreational destinations has decreased since the 2023/24 total of 8 applications. The application approved within the 2024/25 monitoring period is in accordance with the requirements of the policy which seeks to support new and expanded visitor and recreational attractions throughout the District. Although the number of applications determined in 2024/25 is lower

than in previous monitoring years, data illustrates that the number of planning permissions for tourism-related development has fluctuated over time.

As no planning applications were refused against the criteria of this policy, it may be assumed that it has been applied consistently and is working as intended.

### **Policy DM3.1 – Meeting Housing Requirements and Needs**

| <b>Indicator</b>                                                                                                                   | <b>Target</b>                                                              |
|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| New house completions by bedroom number based on the proportions set out in the most recent Sub-Regional Housing Market Assessment | Figures within 10% tolerance of the Housing Market Assessment requirements |

See indicator, H1, H2, H3 and H4 in the GNLP Annual Monitoring Report 2024/25, relating to Policy 5 (Homes) and the provision of a full range of housing to meet housing needs.

### **Policy DM3.2 – Meeting Rural Housing Needs**

| <b>Indicator</b>                                    | <b>Target</b>       |
|-----------------------------------------------------|---------------------|
| Number of affordable homes built in the countryside | No specified target |

A total of 97affordable homes were completed in settlements with a population of less than 3,000 during the monitoring period. The number of affordable homes completed by parish was as follows:

Brooke: 4 affordable homes at Mallows Walk - 2014/2041.

Caistor St Edmund: 5 affordable homes at Harrier Way - 2018/2232.

Ditchingham: 9 affordable housing homes at Hamilton Way 2019/1925.

Easton: A total of 66 affordable housing units were delivered in Easton via two permissions: 2020/0962 (28 units) and 2021/1847 (40 units). Both permissions form part of the GNLP strategic allocation site STR.08 (previously referred to as EAS1).

Great Moulton: 3 affordable housing units at Heather Way- 2020/0130.

Trowse: 10 affordable housing units built off White Horse Lane – 2019/2318.

Whilst there is no specified target for this indicator, the above figures represent a 20-unit increase compared to the monitoring period 2023/24. Within the current monitoring period, most affordable homes provided in the countryside have been delivered through planning permissions on allocated land at Easton.

As it may be assumed that the delivery of affordable homes across the District should be maximised, this indicates that this policy is generally working as intended.

(Note: GNLP indicator H1 performs a similar monitoring function for affordable housing permissions, whereas South Norfolk Local Plan policy DM3.2 relates specifically to the delivery of affordable housing in the countryside.)

### Policy DM3.3 – Sites for Gypsies and Travellers

| Indicator                            | Target                                                                                    |
|--------------------------------------|-------------------------------------------------------------------------------------------|
| Number of permanent pitches provided | To meet GT Norwich GTAA targets: 18 pitches in total (8 from 2015-18; further 10 to 2026) |

See indicator H5 in the GNLP Annual Monitoring Report 2024/25 for details on the number of Gypsy and Traveller pitches granted permission and completed in the 2024/25 monitoring year.

### Policy DM3.10 – Promotion of sustainable transport

| Indicator                                                       | Target              |
|-----------------------------------------------------------------|---------------------|
| Amount of land protected for future transport improvements (ha) | No specified target |

As in previous years, monitoring of applications has not identified any land protected for future transport improvements. A number of schemes are mentioned as policy requirements in allocated sites through the, Wymondham Area Action Plan and Long Stratton Area Action Plan. Additionally, the council will seek to protect any land considered necessary to fulfil these requirements. In 2024/25, 39 planning applications were coded against Policy 3.10. Of these, 29 of the applications were approved and 10 were refused. 3 refusals were appealed, one of which was granted despite being contrary to part (1) of policy 3.10, with only moderate weight being attributed to this consideration in the planning balance.

Of the refused applications, 8 concluded that the schemes were contrary to Policy DM3.10. In most cases this related to the broader aims of the policy, in particular the requirement to reduce the need to travel rather than the specific indicator monitored here which relates to the safeguarding of land for future transport infrastructure. The proposals often had poor connectivity to local services, contradicting part 1 of the policy's intended goal.

Three of the approved applications in 2024/25 were for major development, both permissions relating to allocated sites

2021/2784 - Construction of 31 new dwellings (Class C3) with associated landscaping, drainage and highway works. Allocation NEW1, Newton Flotman

2018/2789 - Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-7 comprising 34 dwellings, together with associated landscaping and infrastructure. Allocation HOU1, Cringleford.

2022/2424 - Demolition of existing buildings on site. Redevelopment of site to provide a retail food store (Class E) and associated car park, access, servicing and landscaping. Creation of new access road off Park Road to serve food store and land to the west. Allocation DIS7, Diss.

No permissions have been granted approval contrary to the element of Policy DM3.10 relating specifically to the safeguarding of land for future transport infrastructure. While one appeal was allowed despite conflict with part (1) of the policy, this related to broader sustainability objectives rather than the safeguarding requirement monitored here. On this basis, the application of Policy DM3.10 in respect of protecting land for transport infrastructure is considered to be effective, and the policy is functioning as intended in this regard.

### **Policy DM3.12 – Provision of vehicle parking**

| <b>Indicator</b>                                                                             | <b>Target</b>      |
|----------------------------------------------------------------------------------------------|--------------------|
| Number of major applications permitted in accordance with the Council's car parking standard | Target to maximise |

The Council's parking standards are set by Norfolk County Council and were most recently revised in July 2022. As in previous years, for the purpose of monitoring it has been assumed that an application meets the above standards unless the NCC Highways consultation response suggests otherwise.

During the 2024/25 monitoring period a total of 21 major applications were determined in accordance with this policy. Applications seeking to vary planning conditions have not been included as none specifically relate to either highways or parking. Comments submitted by the Highways Authority in response to application consultation requests, have not raised any concerns about the application or consistent use of this policy. The proposals assessed were in accordance with the policy requirements and it may be assumed that the policy continues to function as required.

### **Approved**

2021/2437 - Hybrid application for 180 dwellings, Beccles Road, Loddon  
 2018/2786 - Reserved Matters for 55 dwellings, Newmarket Road, Cringleford  
 2018/2787 - Reserved Matters for 22 dwellings, Newmarket Road, Cringleford  
 2018/2788 - Reserved Matters for 29 dwellings, Newmarket Road, Cringleford  
 2018/2789 - Reserved Matters for 34 dwellings, Newmarket Road, Cringleford  
 2021/2784 - 31 dwellings, Alan Avenue, Newton Flotman  
 2023/1324 - Pavillion, games are, skater park and allotments, Victory Avenue, Poringland  
 2022/0899 - 5 new dwellings, High Street, Wicklewood  
 2024/2294 - Grain store, Brooke Road, Seething  
 2023/3611 - UEA Anatomy Suite extension, Colney  
 2023/3734 - Extension to multi-storey car park, Rosalind Franklin Road, Colney  
 2024/2794 - Change of use kennels to residential storage, Hales Green, Hales  
 2024/2194 - Access roads for industrial estate, Little Money Road, Loddon  
 2024/0458 - Workshop/Storage B2 use, Hall Road, Earsham  
 2024/0841 - Data centre, John Innes Institute, Colney  
 2024/1547 - 15 terrace flats, Victoria Road, Diss  
 2024/1385 - Poultry houses, Lundy Green, Hempsall  
 2024/0389 - Modular building, Browick road, Wymondham  
 2024/2874 - Dog walking field, Potash Lane, Hethel  
 2024/0424 - Office accommodation, Mill Road, Alburgh



2022/2424 - Food store, Park Road, Diss. Whilst the number of parking spaces falls below the requirement this is considered acceptable because of the site's close proximity to the town centre and bus station.

### **Policy DM3.14 – Pollution, Health and Safety**

| <b>Indicator</b>                                   | <b>Target</b>      |
|----------------------------------------------------|--------------------|
| Number of Air Quality Management Area designations | Target to minimise |

SNC currently does not have any Air Quality Management Areas so is meeting the target to minimise as set out in the Monitoring Framework.

See the GNLP Annual Monitoring Report 2024/25 Sustainability Appraisal for details of air quality.

### **Policy DM3.15 – Outdoor Play Facilities and Recreational Space**

Data is not available for this policy in the 2024/25 monitoring period.

### **Policy DM3.16 – Improving the level of community facilities**

| <b>Indicator</b>                                                                        | <b>Target</b>      |
|-----------------------------------------------------------------------------------------|--------------------|
| Number of applications approved that involved the change of use of a community facility | Target to minimise |

The number of applications under this policy decreased in 2024/25, with only 3 approved planning applications. One approval resulted in the loss of community facilities, whilst the remaining two permissions involved changes or replacements to existing facilities.

#### *Approved loss of community facilities*

2022/1024 - Conversion of former Trowse Newton Primary School and single storey building to provide 9 dwellings', Trowse.

According to policy, the loss of community facilities is permissible if adequate alternative facilities exist within a reasonable distance to meet local needs. A new primary school, constructed in 2020 and located approximately 300 metres from the site, meets this requirement.

#### *Approved changes to community facilities*

2023/1324 - Proposal for a pavilion, multi-use games area, skate park, pump track, zip line, car parking, allotments and 4 x community storage sheds, Poringland.

Part of this site is allocated open space amenity land and is used mainly for dog walking. The unallocated area of the site was assessed as being acceptable in accordance with part 2 of the policy requirements and was considered to result in an enhanced provision.

2023/2088 - Retention of wooden decking at allotments, Wymondham. This permission improves the level of the current community facilities at the site.

With the sole loss of existing community facilities in 2024/25 being addressed by the provision of a new school, it can be demonstrated the policy is working as intended.

### Policy DM4.1 – Renewable Energy

| Indicator                                                   | Target                                             |
|-------------------------------------------------------------|----------------------------------------------------|
| Sustainable and renewable energy capacity permitted by type | Year on year megawatts capacity permitted increase |

See indicator SC5 in the GNLP Annual Monitoring Report 2024/25 for details of renewable energy permissions.

### 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 |

See indicator SA18 in the GNLP Annual Monitoring Report Sustainability Appraisal 2024/25 for details of household kilograms of waste generation per head.

### 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 |

Approvals coded against policy 4.4 increased when compared with the previous monitoring year, with a total of 43 applications approved. Of these, 28 demonstrated compliance with or were in accordance with DM4.4, specifically in relation to providing appropriate mitigation measures for protected species. A further 9 applications were refused, four of which specifically cited a failure to address DM4.4 in the assessment.

#### Approvals compliant or in accordance with policy

2023/1324 - Proposal for a pavilion, multi-use games area, skate park, pump track, zip line, car parking, allotments and 4 x community storage sheds, Poringland

2022/0899 - Demolition of existing nursery buildings following re-location and erection of up to five new single storey dwellings, Wicklewood

2024/3206 - Change of use of dwelling to care home (use class C2) including the erection of extensions and detached building to the rear, Costessey

2023/2677 - Conservation and alteration work to farmhouse to include demolition of derelict farm building, extension with link, cart lodge, bore pump enclosure and garden shed, Hempnall.

2024/2525 - Rear extension. Partial demolition and reconstruction of outbuildings, first floor extension, new garden shed and external landscaping. Erection of greenhouse, removal of existing window and replacement with door to attached curtilage building, erection of clock tower with weather vane, revised design for front railings to balcony at first floor level, changes to window openings at north elevation of house, and minor internal alterations, Tasburgh.

2024/0368 - External works to provide raised planter, replacement steps and raised wall to discovered well, Wicklewood.

2022/0011 - Detached dwelling with attached single garage, Norton Subcourse

2023/2378 - Single storey rear extension with external and internal alterations, and demolition of existing outbuilding, Fritton

2023/0543 - Single storey side & rear extension with roof garden terrace, Costessey

2024/1576 - Erection of a single-storey extension, including localised removal of existing modern and C19 fabric, internal refurbishment of annexe and introduction of renewable power sources including external works to the existing forecourt, Wymondham

2021/2678 - Erection of new detached dwelling, Bunwell.

2024/1000 - Outline planning permission for a self/custom build detached single-storey dwelling with all matters reserved except for access, Costessey

2024/1134 - Erection of 4 no. bungalows for supported living, Loddon

2024/0971 - Erection of cart lodge and new water feature

2023/3005 - Erection of dwelling with associated works, including provision of access, parking and landscaping, Ashwellthorpe

20263/3005 - Erection of dwelling with associated works, including provision of access, parking and landscaping, Bunwell

2024/2552 - Variation of condition 2 and 5 of 2022/0650 - variation to access, landscaping, changes to positioning of dwellings and garages on plot 2 and plot 3, changes to front amenity space and vehicle parking, Framingham Earl

2024/2228 - Variation of conditions 2, 4, 12 & 13 of 2020/2118 - (2) amendment of the site layout, increase in access road width, modification of unit sizes, and omission of certain units. Overall floor area remains the same (4) surface water (12) specific use of units 2-25 (13) specific use cafe/takeaway, Loddon

2024/0145 - Erection of 1 dwelling, Carleton Rode

2021/2552 - Conversion of existing barn to create new residential dwelling, Long Stratton

2024/0422 - Variation of conditions 2 - revised design, 4 - external joinery/brickwork, 7 - surface water, 8 - foul water, 10 - boundary treatment and 12 - habitat enhancement of 2022/1735, Denton

2025/0361 - Single-storey kitchen and garden room extension with internal alterations, Fersfield

2022/1614 - Demolition of existing dwelling and erection of one replacement dwelling, Costessey

2024/1124 - Internal and external alterations to create 9 no. additional supported housing units and ancillary facilities, Loddon

2023/0798 - Outline planning application for proposed access only (all other matters reserved) for x2 new semi-detached dwellings with associated parking spaces and gardens ref 2022/1429, Poringland

2024/0243 - Secondary access to battery energy storage system granted planning permission under 2021/2645, Dunston

2024/0407 - Refurbishment and remodelling of former coach house to form new bistro, new single storey building for use as event space including demolition of existing stairwell extension and outbuilding, provision of new pedestrian access to the site and associated hard and soft landscaping, Caistor St Edmund

2023/2069 - Erection of 3 dwellings and associated garages, access and landscaping works, Ellingham

2022/1184 - Outline application for erection of 4 new single storey bungalows, Costessey

### Refusals in contravention of policy.

2023/2210 - Proposed erection of up to two dwellings (with all matters reserved except for access), Aldeby Allowed on appeal following the submission of a Unilateral Undertaking to secure mitigation.

2023/2196 - New residential development of 3 dwellings, Thorpe Abbots. Insufficient information in relation to requirements of policy.

2024/1050 - Outline planning permission for 4 self build dwellings with all matters reserved, Morley St Botolph. Proposal fails to meet the aims of the policy.

2023/3002 - Outline planning permission for 5 dwellings and associated garages with all matters reserved except for access, Wortwell. Mitigation not secured at time of decision.

As in previous monitoring years the majority of development proposals considered to be contrary to this policy were refused for reasons relating to ecological mitigation, rather than the loss of highly sensitive landscape, alongside failing to meet requirements of other policies. The refused planning applications, as well as the conditions imposed on the approved schemes, demonstrate that decisions are made in accordance with the policy requirements and the policy continues to be effectively applied.

(Note: See GNLP indicator EPE5 for additional monitoring of Designated Natural Assets not covered by DM4.4)

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

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

Three applications were coded against this policy during the monitoring period 2024/25:

### **Approvals**

2018/2789 - Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-7 comprising 34 dwellings, together with associated landscaping and infrastructure. Newmarket Road, Cringleford.

The Reserved Matters application relates to part of a wider site benefitting from an Outline planning permission. That Outline permission was granted in July 2014, during the emergence of the Local Plan, at which time the now-adopted policies were afforded limited weight in decision-making. It is the Outline permission that is material in terms of this monitoring indicator, rather than the Reserved Matters submission. The Reserved Matters area is within the proximity of one of the 'gateways' into Norwich as defined by the policy.

2024/0179 - Variation of condition 2 of 2023/3780 to provide extension area to create covered seating area to existing food hall. Norfolk Showground, Costessey.

This permission varies an earlier 'full' planning permission granted in a previous monitoring year. It was therefore reported against in an earlier AMR.

## Refusals

2023/3810 - Conversion of former agricultural building to a dwelling, including alterations to roof & a single storey front/side extension,& the erection structures related to animal welfare and access walls and gate. Temporary stationing of a caravan for residential occupation during the construction works (part retrospective), Keswick Hall Road, Keswick.

Refusal for failing to comply with other planning policies within the Local Plan, unrelated to Policy DM4.6.

Although planning permissions have been evaluated according to Policy DM4.6, the identified proposals were either decided in principle in a previous monitoring year or decided in relation to other policies. Overall, the policy remains consistently applied and functions as intended.

## Policy DM4.7 – Strategic Gaps between Settlements within the Norwich

See indicator EPE3 - Preventing the coalescence of settlements in the GNLP Annual Monitoring Report 2024/25

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

| Indicator                                                             | Target             |
|-----------------------------------------------------------------------|--------------------|
| Number and area of trees protected by Tree Preservation Orders served | Target to maximise |

A total of 36 Tree Preservation Orders (TPOs) were served during the 2024/25 monitoring period - Of these, 30 were confirmed, 2 were provisional TPOs and 4 lapsed in the time period. Those TPOs that lapsed did so for the following reasons: disease, replacement planting or the tree being protected as it is situated within a Conservation Area

Below is a breakdown of the type of TPOs issued during this timeframe:

68 individual trees;

1 area of trees(individual trees dispersed over an area.);

2 groups of trees (group of trees that as a whole merit protection).; and

1 woodland.

Compared to the 19 TPOs assessed and served in 2023/24 the number has increased substantially in 2024/25 and has now consistently remained on an upward trajectory for the past eight monitoring years (2018/19 onwards), providing a robust basis for comparison for future years.

TPOs continue to be served, and the loss of protected trees and hedgerows minimised in accordance with the requirements of this policy. Therefore, it can be considered that the policy is functioning as intended.

## Policy DM4.10 – Heritage Assets

| Indicator                                        | Target                                   |
|--------------------------------------------------|------------------------------------------|
| 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 2024/54 monitoring period a total of 136 listed building applications were considered against this policy, a significant reduction compared to the previous monitoring period. Of these, 126 applications were approved, 9 refused and 1 decision was dismissed at appeal.

The resulting approval rate of 93% demonstrates successful implementation of the policy objectives and shows that the policy is being applied consistently and as intended.

### Conservation Area Appraisals

See indicator EPE2 in the GNLP Annual Monitoring Report 2024/25 for details of the number of Conservation Areas with an appraisal.

### Listed Buildings lost/demolished

See Indicator EPE3 in the GNLP Annual Monitoring Report 2024/25 for details of listed buildings at risk.

This policy also relates to Policy DM1.4 'Environmental quality local distinctiveness' as referenced above. Policy DM1.4 pertains to the number of buildings re-used or converted, with a target to maximise.

### Conclusion

As in previous years, 2024/25 monitoring indicates that the policies contained within the South Norfolk Development Management Policies document continue to operate broadly as intended. The analysis set out above demonstrates the consistent application of these policies by Planning Officers across successive monitoring periods. Where decisions appear to diverge from policy requirements, assessment confirms that such outcomes are supported by clear justification and appropriate evidence.

Revisions made to several monitoring indicators in 2016/17 have enabled meaningful comparison between baseline data and the current monitoring position. This has strengthened the ability to assess policy effectiveness over time and to develop a robust understanding of how the Development Management policies are being applied in practice. The findings of this Annual Monitoring Report do not identify any significant issues beyond those already highlighted within the report. Development Management policies will continue to be monitored through the Greater Norwich Local Plan (GNLP) Annual Monitoring Report process until such time as they are reviewed, updated, or replaced.

## **Long Stratton Area Action Plan**

This section monitors the policies from the Long Stratton Area Action Plan for the period 01/04/24 to 31/03/25. The LSAAP has not been superseded following the adoption of the Greater Norwich Local Plan and is to be carried forward and used in conjunction with the adopted plan. These policies have now been monitored for six 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 subsequent monitoring periods.

### **Policy LNGS1 – Allocation of land at east, southeast and northwest of Long Stratton for housing and a bypass.**

Applications 2018/0111 and 2018/0112 were approved within the previous monitoring year. Application 2018/0111 is an outline permission for 1275 dwellings, 8 hectares of employment land for uses within Classes B1, B2 and B8, 2-hectare primary school site, community facilities site, associated infrastructure and public open space. Application 2018/0112 is an outline permission for planning permission for 387 dwellings and 1.5 hectares of Class B1 employment land, associated infrastructure and public open space. A full application for 2018/0112 was also approved for phase 1 of the development consisting of 213 dwellings, a western relief road, associated infrastructure and public open space. Construction of the Long Stratton bypass commenced in April 2024 however the residential element of the approval the had not commenced building as of 31/03/2025.

### **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.

Significant amendments were made to the use class orders, effective from 01/09/2020, with further amendments 01/08/2021. Although these new classes are monitored during town centre visits, they are not directly required by the Long Stratton Area Action Plan. Legacy classes continue to be used as these are stipulated by the AAP monitoring framework.

Town centres are divided into ground-floor units operated as single premises. Long Stratton is divided into its Primary Shopping Area (PSA) and Town Centre (TC) for the purposes of

monitoring. Units are split between residential, A1 retail and other town centre uses for PSAs. For TCs residential units are discounted. Results of the town centre monitoring are demonstrated in the table below.

| <b>Long Stratton PSA</b> | Units in A1 use | Units in other use | Vacant units |
|--------------------------|-----------------|--------------------|--------------|
| May 2024                 | 45%             | 55%                | 14%          |
| August 2024              | 43%             | 57%                | 16%          |
| December 2024            | 39              | 61%                | 12%          |
| February 2025            | 39%             | 61%                | 10%          |

| <b>Long Stratton TC</b> | Units in A1 use | Units in other use | Vacant units |
|-------------------------|-----------------|--------------------|--------------|
| May 2024                | 27%             | 73%                | 1%           |
| August 2024             | 33%             | 67%                | 1%           |
| December 2024           | 33%             | 67%                | 1%           |
| February 2025           | 33%             | 67%                | 1%           |

*Table 6: Summary of units and uses in Long Stratton Primary Shopping Area and Town Centre during the 2024/25 monitoring period*

Long Stratton has no set minimum baseline for the proportion of ground-floor units being available for A1 retail use. Nevertheless, regular monitoring allows for the building of baseline, which can be used as a set of control values from which to measure the impact of Policy LNGS1 in future.

The proportion of A1 units in the PSA increased during the first two quarters compared to the previous monitoring year, with a decrease in the latter part of the monitoring year. This decrease can be attributed to the loss of A1 at Units 1 and 2 Ice House Precinct. Planning permission 2023/3802 - Change of Use of retail units (Class E) to a hot food takeaway (Sui Generis), external plant, ventilation and extraction equipment and minor external alterations. The hot food takeaway use was considered acceptable as it would not significantly adversely affect the attractiveness and vitality of the town.

Whilst the permission was within the previous monitoring year, the quarterly survey didn't capture the loss until 2024/25.

The number of A1 units within the TC has historically been low and subject to fluctuation, but in 2024/25, the proportion of units used for A1 purposes remained consistent throughout most of the year.

Vacancy rates remain low at 1% in the TC whilst the PSA vacancy rates reduced throughout the year as a result of the Units 1,2 and 3 at Ice House Precinct becoming occupied.

Monitoring demonstrates that planning officers continue to enforce Policy LNGS3 where a proposal would create an unacceptable concentration of non-A1 uses, meaning the policy is



working as intended.

### **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**

One application was coded against the above policy during this monitoring period.

2023/2307 - Five new detached, single storey dwellings, one to be a self-build, all three bedroomed. To include parking, gardens and biodiversity enhancements. Outline Planning Permission with all other matters reserved except for access. Land West of Chequers Road, Tharston. This application was subject to a Planning Appeal and was dismissed on the grounds that the proposal conflicted with the development plan as a whole.

### **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**

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

### **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 applications 2018/0111 and 2018/0112 and their impact on the town. [08]

## **Wymondham Area Action Plan**

This section monitors the policies from the Wymondham Area Action Plan for the period 01/04/24 to 31/03/25. The WAAP has not been superseded following the adoption of the Greater Norwich Local Plan and is to be carried forward and used in conjunction with the adopted plan.

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 subsequent 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**

Reserved matters consent 2020/1439 for 58 dwellings was granted on 02/06/2021 following the outline permission granted in 2017 (2016/2668).

There has been no progress on this site within the monitoring year.

### **Policy WYM3 – Land at South Wymondham**

Outline planning permission was granted for this strategic allocation in 2014, with references 2012/0371 and 2011/0505.

Permission 2011/0505 for up to 500 dwellings was completed in previous monitoring years, while the reserved matters permission 2021/0125, associated with outline 2012/0371, resulted in the construction of 29 dwellings during 2024/25.

No new reserved matters applications were approved during this monitoring period, due to Natural England's advice regarding nutrient neutrality, coupled with the location of the site within the sensitive Yare catchment. Further assessments of this policy will be undertaken in future years as mitigation solutions become available to ensure nutrient neutrality.

### **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 2019/1788 for 90 dwellings was approved during 2020/21, preventing the use of the site as intended by the allocation. 24 residential dwellings were completed in 2024/25.

### **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**

In previous monitoring years outline consent (2014/1824), a reserved matters (2017/2924) and an application (2018/1182) to vary the site layout were approved on this allocation. In 2022/23 full application (2022/0561) for a 1.8ha extension to the business park for research and development (B1b/E[g]), storage (B8), and doctors' surgery (D1/E[e]) uses was approved. The shell construction of 11 units was completed in October 2024.

In 2024/25 permission 2024/1690 was approved for Change of use from E(g) and E(e) to E(d) Indoor sport, recreation or fitness. Unit 3, Elm Farm Business Park.

Based on this permission and those granted in previous monitoring years, it may be concluded that the development of this site aligns with the objectives of the policy.

### **Policy WYM8 – General green infrastructure requirements for new developments within the Wymondham AAP area.**

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

### **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**

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

### **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 under WYM4, 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**

Outline planning application (2014/2495) and the subsequent reserved matters applications (2018/2758 & 2019/1804) for Phases 1 & 2 were approved in previous monitoring years. In 2024/25 84 residential units were completed on Phase 2 of the existing permissions, and no new consents were granted.

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

Significant amendments were made to the use class orders, effective from 01/09/2020, with further amendments 01/08/2021. Although these new classes are monitored during town centre visits, they are not directly required by the Wymondham Area Action Plan. Legacy classes continue to be used as these are stipulated by the AAP monitoring framework.

Town centres are divided into ground-floor units operated as single premises. Wymondham is divided into its Primary Shopping Area (PSA) and Town Centre (TC) for the purposes of monitoring. Units are split between residential, A1 retail and other town centre uses for

PSAs. For TCs residential units are discounted. Results of the town centre monitoring are demonstrated in the table below.

| <b>Wymondham PSA</b> | <b>Units in A1 use</b> | <b>Units in other use</b> | <b>Vacant units</b> |
|----------------------|------------------------|---------------------------|---------------------|
| May 2024             | 55%                    | 45%                       | 14%                 |
| August 2024          | 55%                    | 45%                       | 16%                 |
| December 2024        | 53%                    | 47%                       | 14%                 |
| February 2025        | 53%                    | 47%                       | 12%                 |

| <b>Wymondham TC</b> | <b>Units in A1 use</b> | <b>Units in other use</b> | <b>Vacant units</b> |
|---------------------|------------------------|---------------------------|---------------------|
| May 2024            | 42%                    | 58%                       | 5%                  |
| August 2024         | 41%                    | 59%                       | 6%                  |
| December 2024       | 41%                    | 59%                       | 6%                  |
| February 2025       | 41%                    | 59%                       | 9%                  |

*Table 7: Summary of units and uses in Wymondham Primary Shopping Area and Town Centre during the 2024/25 monitoring period.*

The proportion of A1 to other units in both the PSA and TC has not changed significantly since last year's monitoring and as such remains above the threshold in the PSA. Due to changing shopping trends, the target for more than 50% of ground floor shop units being in retail use (A1) has not been met in the TC for several years. Overall, the policy can be seen to be consistently applied and is working as intended.

### **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 and this will continue through additional allocations have been made for a further 150 dwellings through the GNLP (S.WY.1 & S.WY.2). 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. Further assessments will take place throughout the plan period for the Wymondham Area Action Plan.

## Addendum: Neighbourhood Plans

As of the 1<sup>st</sup> April 2025, there are seven Neighbourhood Plans being developed within the South Norfolk district. The communities developing plans are Barford & Wrampingham, Dickleburgh, Geldeston & Gillingham, Hingham, Newton Flotman, Shotesham, and Swainsthorpe.

Two of these Plans, Hingham and Newton Flotman , are at an advanced stage of production and expected to proceed shortly to a referendum.

The District Council has been supporting each of these projects in a number of ways, including through the provision of day-to-day advice and guidance, technical assistance, funding, attendance at meetings etc. Most of the parish/town councils have also appointed external consultants to assist them in the process.

During 2024/25, there were three further Neighbourhood Plans made (adopted) in Loddon & Chedgrave (Chet), Tasburgh and Trowse with Newton, taking the total number of adopted plans within the district to thirteen. These Plans all form part of the statutory Development Plan and they were made on these dates:

| Parish                    | Date Made                      |
|---------------------------|--------------------------------|
| Cringleford               | 24 <sup>th</sup> February 2014 |
| Mulbarton                 | 23 <sup>rd</sup> February 2016 |
| Easton                    | 11 <sup>th</sup> December 2017 |
| Poringland                | 26 <sup>th</sup> July 2021     |
| Long Stratton             | 11 <sup>th</sup> October 2021  |
| Harleston                 | 17 <sup>th</sup> October 2022  |
| Starston                  | 12 <sup>th</sup> December 2022 |
| The Tivetshalls           | 12 <sup>th</sup> December 2022 |
| Wymondham                 | 24 <sup>th</sup> July 2023     |
| Diss & District           | 16 <sup>th</sup> October 2023  |
| Tasburgh                  | 22 <sup>nd</sup> July 2024     |
| Loddon & Chedgrave (Chet) | 16 <sup>th</sup> December 2024 |
| Trowse with Newton        | 16 <sup>th</sup> December 2024 |

Further information on emerging neighbourhood plans in South Norfolk can be found at:

<https://www.southnorfolkandbroadland.gov.uk/emerging-neighbourhood-plans-south-norfolk>





## **Broadland District Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding statement for 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025**

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, the four partners oversee the delivery of a joint Greater Norwich growth programme of projects under the direction of the Greater Norwich Growth Board (GNGB).

The GNGB partnership was established in 2014.

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, which is 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.](#)

The Greater Norwich authorities also report their CIL income and allocations within each [Annual Monitoring Report which can be found here.](#)

Allocations from the IIF are currently restricted to the four thematic groups as agreed within the Greater Norwich adopted CIL charging policy. These are Transport, Education, Green Infrastructure and Community (which includes sports). 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. The need for this list was withdrawn by legislation from September 2019, but this does not automatically allow other groups to apply to the IIF because 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. However, this was put on hold following the publication of the Planning for The Future - White Paper in August 2020, which proposed the cessation of CIL in favour of a new Infrastructure Levy (IL). The Government is however still considering proposals to reform the current system of development contributions.

The Greater Norwich partners will work together to carefully consider the timing and approach for conducting a CIL review, but in the meanwhile the GNGB are required to proceed with their existing adopted CIL charging policy.

**Reporting Information as required by Schedule 2 of Community Infrastructure Levy Regulation 121A for the year 2024 to 2025 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                                                                                                      | £ 2,898,160.06                                                                                                                |
| 1 (b)            | The total amount of CIL receipts for the reported year                                                                                                                                | £ 1,725,416.99                                                                                                                |
| 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                          | See GNGB website for details <a href="#">here</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         | £86,356.20 received prior to 2021 formed an additional payment to the GNGB. See GNGB website for details <a href="#">here</a> |
| 1 (e)            | The total amount of CIL expenditure for the reported year                                                                                                                             | £1,811,773.19 (includes the £86,356.20 at 1 (d) above) 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                                                                     | See GNGB website for details <a href="#">here</a>                                                                             |
| 1 (g)            | In relation to CIL expenditure for the reported year, summary details of-                                                                                                             |                                                                                                                               |
|                  | (i) The items of infrastructure on which CIL (including land payments) has been spent and the amount of CIL spent on each item                                                        | See GNGB website for details <a href="#">here</a>                                                                             |
|                  | (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) | See GNGB website for details <a href="#">here</a>                                                                             |

|       |                                                                                                                                                                                                                                                                      |                                                   |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
|       | (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                                                                       | £86,270.85 (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. | See GNGB website for details <a href="#">here</a> |
| 1 (i) | The amount of CIL passed to-                                                                                                                                                                                                                                         |                                                   |
|       | (i) Any parish council under regulation 59A or 59B and                                                                                                                                                                                                               | £192,635.51                                       |
|       | (ii) Any person under regulation 59 (4)                                                                                                                                                                                                                              | £1,532,866.84<br>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                                               |
|       | (i) The total CIL receipts that regulations 59E and 59F applied to                                                                                                                                                                                                   | Nil                                               |
|       | (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                                                                                                                                                                                   |                                                   |
|       | (i) The total value of CIL receipts requested from each parish council                                                                                                                                                                                               | Nil                                               |
|       | (ii) Any funds not yet recovered from each parish council at the end of the reported year                                                                                                                                                                            | Nil                                               |
| 1 (l) | The total amount of-                                                                                                                                                                                                                                                 |                                                   |
|       | (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                                                                                                                              | £124,956.47 (Oct 24)                              |

|  |                                                                                                                                        |                                                                                                    |
|--|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|  |                                                                                                                                        |                                                                                                    |
|  | (ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied | £41,059.16 (April 24 payment returned from GNGB)<br>£92,443.79 (Oct 23 Payment returned from GNGB) |
|  | (iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year               | Nil                                                                                                |
|  | (iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year                  | Nil                                                                                                |

**Funds were distributed to parishes and the GNGB in October 2024 and April 2025**

**Breakdown of Parish CIL distributed in 2024 - 2025**

| <b>Parish</b>         | <b>Payment to Parish for 24/25</b> |
|-----------------------|------------------------------------|
| Acle                  | £15,908.66                         |
| Attlebridge           | £281.92                            |
| Aylsham               | £8,831.37                          |
| Belaugh               | £376.86                            |
| Blofield              | £2,929.76                          |
| Brundall              | £15,658.84                         |
| Cawston               | £7,690.87                          |
| Coltishall            | £7,292.30                          |
| Drayton               | £17,353.68                         |
| Felthorpe             | £225.84                            |
| Freethorpe            | £20,372.26                         |
| Frettenham            | £1,194.18                          |
| Great Plumstead       | £11,303.21                         |
| Gt Witchingham        | £1,148.54                          |
| Honingham             | £2,698.58                          |
| Lingwood & Burlingham | £863.30                            |
| Postwick              | £125,911.22                        |
| Salhouse              | £18,699.35                         |
| South Walsham         | £3,895.89                          |
| Spixworth             | £30,934.99                         |
| Sprowston             | £1,832.45                          |
| Taverham              | £17,065.88                         |
| Weston Longville      | £2,550.00                          |

# **Norwich City Council Community Infrastructure Levy (CIL) & S106 Annual Infrastructure Funding Statement 1 April 2024 to 31 March 2025**

The Community Infrastructure Levy Regulations 2010 (as amended)  
Reporting Information as required by Schedule 2 of Community Infrastructure Levy  
Regulation 121A

**Please note:** The information statement on pages two and three along with links to the Greater Norwich Growth Board (GNGB) website throughout the report, are provided by the GNGB annually in December of each year. Therefore, this IFS will be updated in December 2025 with the 2024/2025 GNGB CIL income and spend figures; updated information statement and links to the GNGB website and their interactive pages.

## Norwich City Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding Statement (IFS) for 1 April 2024 to 31 March 2025

Schedule 2 Regulation 121A, paragraph 1 (b) of The Community Infrastructure Levy Regulations 2010 (as amended) requires a “contribution receiving authority” (Norwich City 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, the four 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 £44m of IIF funding and £54.5m of CIL supported borrowing which has levered in at least an additional £305m 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 its joint Five-Year Infrastructure Investment Plan since 2016. This practice began before it became a legislative requirement to publish such information within an Infrastructure Funding Statement (IFS). However, Greater Norwich’s unique CIL pooling arrangements do not align with the requirement to report CIL allocations on a district-specific basis, as the partnership approach delivers infrastructure across district 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. Plus an interactive digital version of the data can be found here.](#)

The Greater Norwich authorities also report their CIL income and allocations within each [Annual Monitoring Report which can be found here](#),

Allocations from the IIF are prioritised for projects that are nearing delivery and are considered strategically important, meaning those that support the broader growth ambitions of Greater Norwich rather than a localised need. In addition, the IIF is currently restricted to the four thematic groups as agreed within the Greater Norwich adopted CIL charging policy. These are Transport, Education, Green Infrastructure and Community (which



includes sports). 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. The need for this list was withdrawn by legislation from September 2019, but this does not automatically allow other groups to apply to the IIF because 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. However, this was put on hold following the publication of the [Planning For The Future - White Paper](#) in August 2020, which proposed the cessation of CIL in favour of a new Infrastructure Levy (IL). This change was reconfirmed over subsequent years and a framework for its implementation was included within the [Levelling up and Regeneration Act](#).

In September 2024, the new Labour government's consultation on the National Planning Policy Framework made it clear that it will not be implementing the new IL, but the Government are yet to release any further details. The Greater Norwich partners have recently agreed to progress a review of their Greater Norwich Local Plan and will work together to carefully consider the timing and approach for conducting a CIL review in parallel with that work, but until this is determined the GNGB are required to proceed with their existing adopted CIL charging policy.

## Reporting Information as required by Schedule 2 of Community Infrastructure Levy Regulation 121A for the financial year 1 April 2024 to 31 March 2025 for Norwich City Council

The information below sets out the CIL details as required by CIL Regulation 121A (1)

| Paragraph | Description                                                                                                                                                                   | Amount                                                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 (a)     | The total value of CIL set out in all demand notices issued in the reported year                                                                                              | £864,698.65                                                                                                                                                                            |
| 1 (b)     | The total amount of CIL receipts for the reported year                                                                                                                        | £715,370.27                                                                                                                                                                            |
| 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                  | See GNGB website for details <a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</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 | See GNGB website for details <a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</a>                                                   |
| 1 (e)     | The total amount of CIL expenditure for the reported year                                                                                                                     | £825,601.71 (Passed to GNGB, NCIL spend & Admin)                                                                                                                                       |
| 1 (f)     | The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year                                                             | See GNGB website for details <a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</a>                                                   |
| 1 (g)     | In relation to CIL expenditure for the reported year, summary details of:                                                                                                     | -                                                                                                                                                                                      |
| 1 (g) (i) | (i) The items of infrastructure on which CIL (including land payments) has been spent and the amount of CIL spent on each item                                                | See appendix 1 for Neighbourhood CIL (NCIL) below and GNGB website for details <a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</a> |

| Paragraph   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Amount                                                                                                                                                   |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 (g) (ii)  | (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)                                                                                                                                                                                                                                                                                                        | NIL for NCIL.<br>See GNGB website for details<br><a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</a> |
| 1 (g) (iii) | (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                                                                                                                                                                                                                                                                                               | £35,768.52 (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.                                                                                                                                                                                                                         | See GNGB website for details <a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</a>                     |
| 1 (i)       | The amount of CIL passed to:<br><br>(i) Any parish council under regulation 59A or 59B<br><br>(ii) Any person under regulation 59 (4)                                                                                                                                                                                                                                                                                                                                                        | N/A<br><br>£572,296.19 passed to the GNGB                                                                                                                |
| 1 (j)       | Summary details of the receipt and expenditure of CIL receipts to which regulations 59E (Parish Councils) or 59F (NCIL) applied during the reported year including:<br><br>(i) The total CIL receipts that regulations 59E (N/A) and 59F (Neighbourhood CIL) applied to<br><br>(ii) (The items of infrastructure to which the CIL receipts to which regulations 59E (N/A) and 59F (NCIL) applied have been allocated or spent, and the amount of expenditure allocated or spent on each item | £107,305.56 NCIL<br><br>£217,537.00 See appendix 1 NCIL below                                                                                            |
| 1 (k)       | Summary details of any notices served in accordance with regulation 59E, including:<br><br>(i) The total value of CIL receipts requested from each parish council<br><br>(ii) Any funds not yet recovered from each parish council at the end of the reported year                                                                                                                                                                                                                           | N/A<br><br>N/A                                                                                                                                           |

| Paragraph   | Description                                                                                                                                                                 | Amount                                                                                                                               |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 1 (l) (i)   | <p>The total amount of:</p> <p>(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:</p> | See GNGB website for details <a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</a> |
| 1 (l) (ii)  | <p>(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied</p>                               | See GNGB website for details <a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</a> |
| 1 (l) (iii) | <p>(iii) CIL receipts for the reported year to which regulation 59E (N/A) or 59F (NCIL) applied retained at the end of the reported year</p>                                | £107,305.56 See appendix 1 NCIL below                                                                                                |
| 1 (l) (iv)  | <p>(iv) CIL receipts from previous years to which regulation 59E (N/A) or 59F (NCIL) applied retained at the end of the reported year</p>                                   | £317,110.98                                                                                                                          |

## Appendix 1: Neighbourhood CIL (NCIL) Expenditure from 1 April 2024 to 31 March 2025 NCIL funding 2024/2025

| Project                                        | Description                                                                           | Route            | Amount             |
|------------------------------------------------|---------------------------------------------------------------------------------------|------------------|--------------------|
| Norwich Door to Door                           | Purchase of two new minibuses to provide accessible transport across Norwich          | NCIL application | £94,000.00         |
| Mousehold South Allotments (Pledge Norwich)    | Installation of compostable toilet on allotment site                                  | Pledge Norwich   | £1,820.00          |
| Catton Grove Community Centre (Pledge Norwich) | Contribution towards improvements to second room                                      | Pledge Norwich   | £5,000.00          |
| Friends of Waterloo Park (Pledge Norwich)      | Refurbish a number of beds throughout the park, creating new sensory beds and seating | Pledge Norwich   | £4,745.00          |
| MXPEG (Pledge Norwich)                         | Creation of a community garden on Burges Road                                         | Pledge Norwich   | £5,000.00          |
| Norwich Unity Hub                              | Year one of three and a half year funding to establish new VCSE hub in Carrow House   | NCIL application | £106,972.00        |
| <b>Total</b>                                   | -                                                                                     | -                | <b>£217,537.00</b> |

### Totals for financial year 1 April 2024 to 31 March 2025

|                                                   |                 |
|---------------------------------------------------|-----------------|
| Total CIL receipts received by Norwich CC         | £715,370.27     |
| Total passed to the GNGB (80%)                    | £572,296.19     |
| Total amount for Neighbourhood CIL (15%)          | £107,305.56     |
| Total for administration (5%)                     | £35,768.52      |
| <br>Total of NCIL spent on Neighbourhood projects | <br>£217,537.00 |
| Total retained by Norwich CC (unspent NCIL)       | £107,305.56     |

**Total CIL income and NCIL since adoption of CIL 15 July 2013 to 31 March 2025**

Total CIL income received at Norwich City Council from 15 July 2013 to 31 March 2025: £8,657,678.48

15% of total CIL income amount for Neighbourhood CIL as at 31 March 2025: £1,298,651.79

Total of Neighbourhood CIL spent as at 31 March 2025: £1,091,772.25

Total of unspent Neighbourhood CIL as at 31 March 2025: £206,879.54

**The information below sets out the S106 details as required by CIL Regulation 121A (3)**

- (a) the total amount of money to be provided under any planning obligations which were entered into during the reported year into during the reported year £606,753.05

| <b>Date of S106</b> | <b>Address</b>                                                                                          | <b>Application number</b> | <b>Type of Contribution</b> | <b>Amount due</b>         | <b>Number of affordable houses to be provided</b> |
|---------------------|---------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------|---------------------------|---------------------------------------------------|
| 04/04/2024          | Garage Site Adjacent To 133 Netherwood Green                                                            | 23/00790/F                | RAMS<br>NN                  | £1,686.72<br>£27,740.70   | 0                                                 |
| 04/04/2024          | Garage Site Adjacent To 99 To 105, Netherwood Green                                                     | 23/00843/F                | RAMS<br>NN                  | £843.36<br>£13,870.35     | 0                                                 |
| 02/07/2024          | Site Of 238A Dereham Road, Norwich                                                                      | 22/01471/F                | RAMS<br>NN                  | £1,673.37<br>£35,039.86   | 0                                                 |
| 17/07/2024          | Land At Mousehold Lane, NR7 8HE                                                                         | 23/01287/F                | RAMS                        | £3,795.12                 | 0                                                 |
| 16/08/2024          | Phase 4 Three Score Site Land South Of Clover Hill Road                                                 | 24/00070/RM               | RAMS<br>NN                  | £19,684.13<br>£345,607.50 | 0                                                 |
| 03/09/2024          | 20 Old Laundry Court, NR2 4GZ                                                                           | 23/01548/F                | RAMS                        | £442.34                   | 0                                                 |
| 14/11/2024          | Land And Buildings Including 70 - 72 Sussex Street & Land North Side Of 148 Oak Street, Norwich NR3 3DE | 22/00762/F                | NN                          | £114,681.39               | 0                                                 |
| 29/11/2024          | Former Mile Cross Depot, Mile Cross Road NR3 2DY                                                        | 24/00134/NF3              | RAMS<br>NN                  | £14,818.39<br>£26,869.82  | 22                                                |

RAMS: Recreational impact Avoidance Mitigation Strategy  
NN: Nutrient Neutrality credit

- (b) the total amount of money under any obligation which was received during the reported year £167,665.60

- (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 £4,726,123.86
- (d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including the details of:
- i. in relation to affordable housing, the total number of units which will be provided 22
  - 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 NIL
- (e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure £2,928,674.50
- (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) £549,951.10
- (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 of infrastructure on which the money has been allocated and the amount of money allocated to each item See table below

|                    | <b>Total Allocated Funds: Capital Projects</b> | <b>Total Allocated Funds: Replacement/<br/>Maintenance Projects</b> |
|--------------------|------------------------------------------------|---------------------------------------------------------------------|
| -                  |                                                |                                                                     |
| Affordable Housing | £1,102,887                                     |                                                                     |
| General            | £57,304                                        | £43,753                                                             |
| Transport          | £291,507                                       |                                                                     |
| Open Spaces        | £193,972                                       | £92,829                                                             |
| Play               | £80,063                                        | £1,065,063                                                          |
| Trees              | £1,297                                         |                                                                     |
| Totals             | £1,727,030                                     | £1,201,644                                                          |



(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:

i. the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item £549,951.10

| Planning Reference | Site Address                                      | Purpose of Spend | Amount      | Items of infrastructure money spent on |
|--------------------|---------------------------------------------------|------------------|-------------|----------------------------------------|
| Various            | Park Play Equipment Refurbishment                 | Play Maintenance | £202,162.27 | Play equipment                         |
| Various            | S106 funding Bowthorpe Southern Park              | Open Space       | £3,998.39   | Bowthorpe Southern Park                |
| Various            | Hay Hill Public Realm TF                          | Open Space       | £31,644.00  | Hay Hill                               |
| 12/00703/O         | Three Score Site Land South of Clover Hill Road   | Transport        | £44,855.82  | Bowthorpe to Clover Hill Access        |
| 12/02003/F         | Former Bally Shoe Factory Ltd, Hall Road, NR4 6DP | Transport        | £27,710.88  | Highway and footway upgrades           |
| Various            | King Street traffic enforcement cameras           | Transport        | £125,852.13 | Traffic enforcement cameras            |
| Various            | Various                                           | Play Maintenance | £113,727.61 | Maintenance annual recharges           |

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) NIL

iii. the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulations 121A) in relation to the delivery of planning obligations NIL

(i) the total amount of money (received under any planning obligations) during any year which has been retained at the end of the reported year and where any retained money has been allocated for the purposes of longer-term maintenance (commuted sums) also identified separately the total amount of commuted sums held. £4,176,172.70  
(This figure includes commuted sums)

## **South Norfolk Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding statement for 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025**

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, the four partners oversee the delivery of a joint Greater Norwich Growth Programme of projects under the direction of the Greater Norwich Growth Board (GNGB).

The GNGB partnership was established in 2014.

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, which is 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.](#)

The Greater Norwich authorities also report their CIL income and allocations within each [Annual Monitoring Report which can be found here.](#)

Allocations from the IIF are currently restricted to the four thematic groups as agreed within the Greater Norwich adopted CIL charging policy. These are Transport, Education, Green Infrastructure and Community (which includes sports). 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. The need for this list was withdrawn by legislation from September 2019, but this does not automatically allow other groups to apply to the IIF because 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. However, this was put on hold following the publication of the Planning for The Future - White Paper in August 2020, which proposed the cessation of CIL in favour of a new Infrastructure Levy (IL). The Government is however still considering proposals to reform the current system of development contributions.

The Greater Norwich partners will work together to carefully consider the timing and approach for conducting a CIL review, but until there is more certainty as to the future system the GNGB are required to proceed with their existing adopted CIL charging policy.

**Reporting Information as required by Schedule 2 of Community Infrastructure Levy Regulation 121A for the year 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025 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                                                                                              | £6,887,713.70                                                                                                                                                  |
| 1 (b)            | The total amount of CIL receipts for the reported year                                                                                                                        | £2,377,988.20                                                                                                                                                  |
| 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<br><a href="#">See GNGB website for details of the total amount of CIL receipts collected before the reported year which have not been allocated here.</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<br><a href="#">See GNGB website for details of the total amount of CIL receipts collected before the reported year which have been allocated here.</a>     |
| 1 (e)            | The total amount of CIL expenditure for the reported year                                                                                                                     | £2,377,988.20                                                                                                                                                  |
| 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 of the total amount of CIL receipts which were not spent here.</a>                                                    |
| 1 (g)            | In relation to CIL expenditure for the reported year, summary details of:                                                                                                     |                                                                                                                                                                |
| 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 of the items on which CIL has been spent and the amount on each here.</a>                                             |

| Paragraph   | Description                                                                                                                                                                                                                                                          | Amount                                                                                                                                                                                                                  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 of the amount of CIL spent on repaying money borrowed with details of the items which the money was used to provide here.</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.                                                                            | £118,899.41 (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 of CIL receipts which were not spent during the reported year, summary details of the items on which CIL has been allocated, and the amount of CIL allocated to each here.</a> |
| 1 (i)       | The amount of CIL passed to:                                                                                                                                                                                                                                         |                                                                                                                                                                                                                         |
| 1 (i) (i)   | Any parish council under regulation 59A or 59B and                                                                                                                                                                                                                   | £489,761.00                                                                                                                                                                                                             |
| 1 (i) (ii)  | Any person under regulation 59 (4).                                                                                                                                                                                                                                  | £1,769,327.72 passed to the 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:                                                                                                                           |                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                     |

| Paragraph   | Description                                                                                                                          | Amount |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------|--------|
|             |                                                                                                                                      |        |
| 1 (k)       | Summary details of any notices served in accordance with regulation 59E, including:                                                  |        |
| 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:                                                                                                                 |        |
| 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.                  | 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    |

## Breakdown of Parish CIL distributed in 2024 - 2025

| Parish                                   | Payment to Parish for 24/25 |
|------------------------------------------|-----------------------------|
| Alpington                                | £303.49                     |
| Aslacton                                 | £124.27                     |
| Bramerton                                | £4,105.40                   |
| Brandon Parva, Coston, Runhall, Welborne | £1,000.73                   |
| Bressingham and Fersfield                | £2,476.42                   |
| Brooke                                   | £2,803.25                   |
| Broome                                   | £126.60                     |
| Burston and Shimpling                    | £1589.73                    |
| Caistor St Edmunds and Bixley            | £15,394.64                  |
| Colney                                   | £2,697.67                   |
| Costessey                                | £11,484.25                  |
| Cringleford                              | £106,168.29                 |
| Diss                                     | £1,766.62                   |
| Ditchingham                              | £1,069.45                   |
| Earsham                                  | £2,155.79                   |
| Easton                                   | £62,259.64                  |
| Forncett                                 | £132.63                     |
| Framlingham Earl                         | £6,268.67                   |
| Great Moulton                            | £8,415.63                   |
| Hedenham                                 | £2,583.86                   |
| Hellington                               | £537.44                     |
| Hempnall                                 | £58,810.86                  |
| Heywood                                  | £1,426.74                   |
| Hingham                                  | £4,831.11                   |
| Holverston                               | £601.25                     |

|                                |             |
|--------------------------------|-------------|
| Kimberley and Carleton Forehoe | £318.25     |
| Kirby Cane                     | £189.14     |
| Langley with Hardley           | £2,664.56   |
| Loddon                         | £2,160.54   |
| Long Stratton                  | £34,494.28  |
| Poringland                     | £7,090.19   |
| Pulham Market                  | £448.52     |
| Pulham St Mary                 | £1,114.06   |
| Redenhall with Harleston       | £116,198.60 |
| Shelfanger                     | £3,488.34   |
| Spooner Row                    | £1,743.00   |
| Starston                       | £1,121.67   |
| Surlingham                     | £90.00      |
| Swainsthorpe                   | £314.48     |
| Tibenham                       | £265.25     |
| Tivetshalls                    | £454.15     |
| Toft Monks                     | £1,167.41   |
| Wicklewood                     | £1,880.70   |
| Woodton                        | £426.90     |
| Wreningham                     | £1,094.19   |
| Wymondham                      | £13,535.62  |
| Yelverton                      | £366.72     |

Funds were distributed to parishes in October 2024 and April 2025