

# Joint Core Strategy for Broadland, Norwich and South Norfolk

## Annual Monitoring Report 2023-24

### Appendices

#### Appendix A

GNLP Monitoring

#### Appendix B

Cil Receipts

- *Broadland District Council*
- *Norwich City Council*
- *South Norfolk Council*

#### Appendix C

Duty to Cooperate

#### Appendix D

Sustainability Appraisal

#### Appendix E

District AMR

- *Broadland District Council*
- *Norwich City Council*
- *South Norfolk Council*

Jobs, homes, prosperity for local people



NORWICH  
City Council



Norfolk County Council

# Joint Core Strategy for Broadland, Norwich and South Norfolk AMR 2023-24

## Appendix A

### Monitoring the Greater Norwich Local Plan 2023-24

Jobs, homes, prosperity for local people



# 1. Executive summary

## 1.1 Introduction

- 1.1.1 The Greater Norwich Local Plan (GNLP) was adopted in March 2024, generating a small overlap with this monitoring period, which is reported primarily against Joint Core Strategy (JCS) metrics. The GNLP includes a Monitoring Framework Document available from [here](#). Monitoring of the GNLP is based on the implementation of both the plan's policies and its objectives.
- 1.1.2 The purpose of this appendix is to provide a comparison between the JCS and the GNLP monitoring regimes, and to provide some early insight into the new GNLP metrics which the AMR 24/25 will be reported wholly against.

## 1.2 How monitoring will evolve in the GNLP

- 1.2.1 15 of 44 of the JCS indicators will be carried forward with revised targets and small methodological alterations reflecting the continuing core concerns of a strategic growth plan for Greater Norwich.
- 1.2.2 The GNLP draws a clearer distinction between the directly relevant 'Plan Indicators' (such as housing or employment land delivery) and 'Contextual Indicators' (such as carbon emissions). 9 of the 44 JCS indicators are retained as core contextual indicators or within the Sustainability Appraisal, a document whose role is to assess sustainability issues around the plan. Others have been dropped where they are considered no longer directly relevant to plan delivery.
- 1.2.3 The GNLP monitors completions as opposed to permissions granted.
- 1.2.4 The GNLP will utilise digital tools and graphics to improve the utility and ease of access of the AMR.

## 1.3 Notes on methodology

- 1.3.1 A RAG rating system has been used to evaluate progress against objective indicators to provide a quick visual assessment of progress;
  - Red indicates the target has been missed in the year 2023/24.

- Amber indicates no change for the year 2023/24.
- Green indicates the target has been met in the year 2023/24.

1.3.2 It has not been possible to RAG rate several of the objectives, since baseline data is not available for these metrics. This is because for some metrics, monitoring processes had yet to be established at the time of developing the monitoring framework.

1.3.3 In addition, a number of the metrics do not have specific targets, and data is included for information only.

#### 1.4 Headlines from early Greater Norwich Local Plan monitoring

Headline figures have been selected where they tell a different story to the main AMR report for 23/24.

1.4.1 **Employment Land Delivery:** JCS monitoring of employment land looked at permissions granted which painted a relatively strong picture in Broadland and South Norfolk across B1, B2 and B8 uses. Significant losses were seen in Norwich however, within the same period.

GNLP monitoring looked at delivered employment land within the same period, and paints a different story with only 1,054 m<sup>2</sup> being delivered in Broadland and 222 m<sup>2</sup> in South Norfolk. Delivery is not currently monitored for Norwich, so no data is available for this period. Data also shows that only 0.18ha of employment land on allocated/strategic sites was delivered in this period (all in Broadland).

On-going monitoring will help the Greater Norwich Development Partnership (GNDP) keep track of employment delivery as part of the wider growth landscape. Across the JCS period, there was significant under-delivery of employment land, as is described in the main report. See Policy 1 SGS6.2 and Policy 6 Econ3 for more information in the table below.

1.4.2 **Windfall Housing Percentage:** Windfall housing accounts for 22% of delivery in Broadland, 59% in Norwich, and 35% in South Norfolk. Commentary in the AMR Report, section O.2.1.1 looks at some of the reasons for this relatively high percentage of sites coming forward outside of planned development. In Norwich in particular, a relatively large proportion of housing delivered was from small sites in this monitoring period and there are no sites of fewer than 10 homes allocated in the local plan. See Policy 1 SGS4 for more information in the table below.

- 1.4.3 **Settlement Hierarchy:** Delivery in this monitoring period exceeds targets for the urban area, main towns, key service centres and village clusters. This demonstrates that delivery is in line with the intended growth strategy. See Policy 1 SGS5 for more information in the table below.
- 1.4.4 **Strategic Growth Area Performance:** Delivery within the Strategic Growth Area identified in the GNLP exceeded its annual housing target of 1,575 with 1,676 completions equating to 82% of the total delivery for the year. This exceeds the target of 70%.
- In addition, 1,819m<sup>2</sup> of employment land was delivered in the strategic growth area in Broadland, and 1,698m<sup>2</sup> in South Norfolk. There is no numerical target for employment land within the Strategic Growth Area.
- See Policy 1 SGS6.1 and SGS6.2 in the table below for more information.
- 1.4.5 **Brownfield Land Development:** There is a target for at least 22% of housing delivery is on brownfield sites; this year 39% was achieved exceeding the target. This is due to 92% of delivery in Norwich being on brownfield sites, drawing the average up. See Policy 1 SGS7 in the table below for more detail.
- 1.4.6 **Housing Density:** All three LPAs fall below the target of 100% exceedance of housing density figures with Norwich at 59%, Broadland at 21%, and South Norfolk at 18%.
- In South Norfolk and Broadland, where percentage of target compliance is the lowest, housing density figures have been impacted by several factors that have resulted in a significant number of sites delivering less than the targeted 25 dwellings per hectare. These have included the ongoing nutrient neutrality issue continuing to result in a lower number of schemes receiving planning permission, particularly larger and typically more dense development sites, as well as a significant number of approvals granted for replacement dwellings or converted buildings, often within substantial plots. These latter development proposals are subject to existing Development Management policies and as such are not typically subject to density considerations. In addition to these considerations, balancing an effective use of land and the need for housing delivery with environmental and social considerations can result in a reduced density scheme being appropriate for a site, reflecting the rurality of the area.
- 1.4.7 **Preventing the Coalescence of Settlements:** Greater Norwich has achieved the target that no permissions have been granted for major developments in defined strategic gaps. See Policy 3 EPE1 in the table below for more information.

- 1.4.8 **Gypsy, Traveller, and Show People Accommodation:** No Gypsy and Traveller pitches and Travelling Show People's plots were delivered in the reporting period across all areas, falling short of GNLP targets. In future monitoring periods, applications for Gypsy and Traveller pitches are known to have been proposed and are subject to the engagement of the tilted balance for decision-making purposes, reflecting the lower levels of delivery to date. In terms of the need for Travelling Show People's pitches, no proposals have been submitted for consideration within the monitoring period, but the Partnership remains committed to working collaboratively with the Showmen's Guild of Great Britain (Eastern Region) to address the need as this arises.
- Although there is no target for delivery of residential caravans, monitoring shows that none have been delivered this monitoring period. See Policy 5 H5, H6 and H7 in the table below for more information.
- 1.4.9 **Self and custom build units:** A total of 76 self and custom build units were delivered across this monitoring period, with the majority delivered in South Norfolk and Broadland. There were no units delivered on large schemes of over 40 dwellings or more, missing the target that all such sites provide 5% of plots for self or custom-build homes (excluding flats). See Policy 5, H9.1 and H9.2 for more information in the table below.
- 1.4.10 **City Centre Indicators:** Norwich city centre shows a 13.3% retail unit vacancy rate for this monitoring period, compared to a national 13.9% retail unit vacancy rate reported by the British Retail Consortium. However, the continued pattern of loss of office space in the city centre indicates ongoing challenges in maintaining economic vibrancy in the centre in a time of rapid economic changes. See metrics under Policy 7.1 in the table below for more information.
- 1.4.11 Norwich figures for **housing completions** under GNLP monitoring differ from those reported in the main report under the JCS. This is because JCS monitoring excludes PBSA and C2 accommodation in the housing figures whereas GNLP monitoring includes these accommodation types in the totals.

## 2. Reporting against selected new GNL metrics

### 2.1 Reporting against selected GNL metrics

**Table 2. Reporting against selected new GNL metrics**

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
1	SGS2	<b>Employment Land Delivery</b>	There is no target for this indicator.	There is no specific trigger relating to overall delivery. Site monitoring will determine whether any actions are required.	Broadland	1,054m <sup>2</sup>	-	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
1	SGS2	<b>Employment Land Delivery</b>	There is no target for this indicator.	There is no specific trigger relating to overall delivery. Site monitoring will determine whether any actions are required.	Norwich	-		Employment land delivery is not currently monitored by Norwich City Council but will be going forward.  Norfolk County Council currently monitors large sites brought forward, none of which were delivered in the period. However, small sites have been delivered.
1	SGS2	<b>Employment Land Delivery</b>	There is no target for this indicator.	There is no specific trigger relating to overall delivery. Site monitoring will determine whether any actions are required.	South Norfolk	222m <sup>2</sup>	-	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
1	SGS4	<b>Windfall housing percentage</b>	To identify the percentage of homes provided on windfall sites.	There is no trigger for the percentage of windfall homes provided.	Broadland	22%	-	
1	SGS4	<b>Windfall housing percentage</b>	To identify the percentage of homes provided on windfall sites.	There is no trigger for the percentage of windfall homes provided.	Norwich	59%	-	Figure is exaggerated by the approval of St Crispin House as Purpose Built Student Accommodation (PBSA).
1	SGS4	<b>Windfall housing percentage</b>	To identify the percentage of homes provided on windfall sites.	There is no trigger for the percentage of windfall homes provided.	South Norfolk	35%	-	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
1	SGS5	<b>Settlement Hierarchy</b>	Norwich urban area = 1,398 per annum	The 5-year rolling average for all completions is within 10% of the target for the distribution at each level of the hierarchy.	Norwich Urban Area	1,405	Green	Figure includes communal C2 and student accommodation. Figure includes urban fringe sites in Broadland and South Norfolk.
1	SGS5	<b>Settlement Hierarchy</b>	Main towns = 334 per annum	The 5-year rolling average for all completions is within 10% of the target for the distribution at each level of the hierarchy.	Main towns	345	Green	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
1	SGS5	<b>Settlement Hierarchy</b>	Key service centres = 191 per annum	The 5-year rolling average for all completions is within 10% of the target for the distribution at each level of the hierarchy.	Key service centres	338	Green	
1	SGS5	<b>Settlement Hierarchy</b>	Village clusters = 194 per annum	The 5-year rolling average for all completions is within 10% of the target for the distribution at each level of the hierarchy.	Village clusters	216	Green	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
1	SGS6.1	<b>Strategic Growth Area</b>	Annual Housing target (around 70% of total) = 1,575).	The 5-year rolling average for housing completions is more than 10% below the target.	Strategic Growth Area	1,676 82%	Green	SNC: methodology: added up housing completions from the SGA + Hethersett + Wymondham. Norwich: Figure includes C2 and student accommodation
1	SGS6.2	<b>Strategic Growth Area</b>	Employment delivery contributes to the focus on the Strategic Growth Area.	The proportion of take up of employment land will be monitored, but with no specific target.	Broadland	1,819m <sup>2</sup>	-	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
1	SGS6.2	<b>Strategic Growth Area</b>	Employment delivery contributes to the focus on the Strategic Growth Area.	The proportion of take up of employment land will be monitored, but with no specific target.	Norwich	No data	-	Employment land delivery is not currently monitored by Norwich City Council but will be going forward.  Norfolk County Council currently monitors large sites brought forward, in the city, none of which were delivered in the period. However, small sites have been delivered.
1	SGS6.2	<b>Strategic Growth Area</b>	Employment delivery contributes to the focus on the Strategic Growth Area.	The proportion of take up of employment land will be monitored, but with no specific target.	South Norfolk	1,698m <sup>2</sup>	-	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
1	SGS7	<b>Brownfield land development</b>	At least 22% of the total housing delivery over the plan period will be on brownfield sites.	The 5-year rolling average for housing completions on brownfield sites is more than 5% below the target.	Greater Norwich	39%	Green	
2	SC1	<b>Housing density</b>	Net housing densities are at least 40 dwellings per hectare	5-year rolling average of the density for all housing permissions is below the targets.	Norwich	59%	Red	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
2	SC1	<b>Housing density</b>	Net housing densities are at least 25 dwellings per hectare.	5-year rolling average of the density for all housing permissions is below the targets.	Broadland	21%	Red	This is a much lower figure than we would expect. See commentary in Headlines (section 1.4.5).
2	SC1	<b>Housing density</b>	Net housing densities are at least 25 dwellings per hectare.	5-year rolling average of the density for all housing permissions is below the targets.	South Norfolk	18%	Red	This is a much lower figure than we would expect. See commentary in Headlines (section 1.4.5).
3	EPE1	<b>Preventing the coalescence of settlements</b>	No permissions are granted for major developments in defined strategic gaps.	Compliance is below 100%.	South Norfolk	0	Green	15 permissions coded against Hethersett to Cringleford and Wymondham to Hethersett strategic gap constraint. None of these permissions were for major development.

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
3	EPE3	<b>Condition of heritage assets</b>	To reduce the number of listed buildings, conservation areas and scheduled ancient monuments on the buildings at risk register.	An increase in the numbers of buildings, conservation areas and scheduled ancient monuments on the buildings at risk register over a 3-year period.	Broadland	51	-	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
3	EPE3	<b>Condition of heritage assets</b>	To reduce the number of listed buildings, conservation areas and scheduled ancient monuments on the buildings at risk register.	An increase in the numbers of buildings, conservation areas and scheduled ancient monuments on the buildings at risk register over a 3-year period.	Norwich	30	-	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
3	EPE3	<b>Condition of heritage assets</b>	To reduce the number of listed buildings, conservation areas and scheduled ancient monuments on the buildings at risk register.	An increase in the numbers of buildings, conservation areas and scheduled ancient monuments on the buildings at risk register over a 3-year period.	South Norfolk	24	-	
5	H5	<b>Gypsy and Traveller Pitches</b>	To meet 52 pitch-target for the completion of Gypsy and Traveller pitches set out in GNLP policy 5. 2022 to 2027 (years 1 - 5) 30 pitches	Within the first 3 years the number of pitches delivered falls below the annual requirement of the 5-year land supply.	Broadland	0	Amber	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
5	H5	<b>Gypsy and Traveller Pitches</b>	To meet 52 pitch-target for the completion of Gypsy and Traveller pitches set out in GNLP policy 5. 2022 to 2027 (years 1 - 5) 30 pitches	Within the first 3 years the number of pitches delivered falls below the annual requirement of the 5-year land supply.	Norwich	0	Amber	
5	H5	<b>Gypsy and Traveller Pitches</b>	To meet 52 pitch-target for the completion of Gypsy and Traveller pitches set out in GNLP policy 5. 2022 to 2027 (years 1 - 5) 30 pitches	Within the first 3 years the number of pitches delivered falls below the annual requirement of the 5-year land supply.	South Norfolk	0	Amber	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
5	H6	<b>Travelling Show People's Plots</b>	To meet the 43-plot plan target for Travelling Show People from 2022 to 2038 (2-3 plots per year).	Within the first 5 years the number of plots permitted falls below the annual requirement for the plan period of 2-3 plots per year.	Broadland	0	Red	
5	H6	<b>Travelling Show People's Plots</b>	To meet the 43-plot plan target for Travelling Show People from 2022 to 2038 (2-3 plots per year).	Within the first 5 years the number of plots permitted falls below the annual requirement for the plan period of 2-3 plots per year.	Norwich	0	Red	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
5	H6	<b>Travelling Show People's Plots</b>	To meet the 43-plot plan target for Travelling Show People from 2022 to 2038 (2-3 plots per year).	Within the first 5 years the number of plots permitted falls below the annual requirement for the plan period of 2-3 plots per year.	South Norfolk	0	Red	
5	H7	<b>Residential Caravans</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	Broadland	0	-	
5	H7	<b>Residential Caravans</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	Norwich	0	-	
5	H7	<b>Residential Caravans</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	South Norfolk	0	-	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
5	H8	<b>Purpose-built student accommodation</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	Norwich	273	-	The reported figure is student accommodation units as equivalent dwellings.
5	H9.1	<b>Self and Custom-Build Housing</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	Broadland	21	-	The 2023 Levelling Up and Regeneration Act (LURA) made changes to the 2015 Self Build and Custom Housebuilding Act by amending the requirements for what qualifies as a self-build and custom build permission. As of 1st February 2024, local authorities can only count permissions that are specifically self or custom build. Before this date, permissions for single plots that had the potential to be self-build were included.
5	H9.1	<b>Self and Custom-Build Housing</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	Norwich	2	-	As above.

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
5	H9.1	<b>Self and Custom-Build Housing</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	South Norfolk	53	-	As
5	H9.2	<b>Self and Custom-Build Housing</b>	All sites of 40 dwellings or more (excluding flats) provide 5% of plots for self or custom-build homes.	Compliance of planning permissions falls below 100%.	Broadland	0	Red	
5	H9.2	<b>Self and Custom-Build Housing</b>	All sites of 40 dwellings or more (excluding flats) provide 5% of plots for self or custom-build homes.	Compliance of planning permissions falls below 100%.	Norwich	0	Red	Application 22/00434/F Approved prior to GNLP so policy doesn't apply.

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
5	H9.2	<b>Self and Custom-Build Housing</b>	All sites of 40 dwellings or more (excluding flats) provide 5% of plots for self or custom-build homes.	Compliance of planning permissions falls below 100%.	South Norfolk	0	Red	
6	ECON3	<b>Employment land on allocated / strategic sites</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	Broadland	0.18ha	-	Please note, this figure is higher than the amount of employment land indicated in Policy 1 SGS2 since this includes employment land losses over the whole of Broadland district, rather than only employment sites.

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
6	ECON3	<b>Employment land on allocated / strategic sites</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	Norwich	0	-	Employment land delivery is not currently monitored by Norwich City Council but will be going forward.  Norfolk County Council currently monitors large sites brought forward, in the city, none of which were delivered in the period. However, small sites have been delivered.
6	ECON3	<b>Employment land on allocated / strategic sites</b>	There is no specific target for this indicator.	There is no trigger for this indicator.	South Norfolk	0	-	
6	ECON6	<b>Earnings</b>	To increase gross weekly pay (£) for full time employees.	Earnings reduce in comparison with the national median.	Broadland	£609.40 per week	-	

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
6	ECON6	<b>Earnings</b>	To increase gross weekly pay (£) for full time employees.	Earnings reduce in comparison with the national median.	Norwich	£533.80 per week	-	
6	ECON6	<b>Earnings</b>	To increase gross weekly pay (£) for full time employees.	Earnings reduce in comparison with the national median.	South Norfolk	£560.70 per week	-	
7.1	NUA1.1	<b>Thriving city centre</b>	A year-on-year reduction in the vacancy rates . To remain below the national average vacancy rate for town centres.	a. A rolling 5-year reduction in vacancies (with a floor of 5%). b. Retail vacancy rates are above the national average.	Norwich	13.3% Vacant units	-	(12.6% vacant floorspace). The British Retail Consortium (BRC) reported a 13.9% national retail vacancy rate in Q2 2023.

Pol	Index	Indicator	Target	Trigger for action	Location	23/24	RAG	Commentary
7.1	NUA1.2	<b>Thriving city centre</b>	A year on year increase in footfall in the retail area of the city centre.	Failure to achieve a rolling 5-year increase in footfall compared to the previous 5 years.	Norwich	1.8 million	-	The footfall in retail areas in Norwich City Centre is measured annually by Norwich Business Improvement District (BID). This figure establishes the baseline for future GNLP AMRs.
7.1	NUA1.3	<b>Thriving city centre</b>	To minimise the loss of office space to residential uses.	Annual losses in employment in the city centre.	Norwich	55.5m2	-	Demolition of Victoria House (23/00687/DEM) lost 13,000 sq m but no permission for new use. We anticipate that this site is going to come forward for residential which would bring this figure to 1,3055m2.

### 3. Comparison between GNL and JCS monitoring regimes

#### 3.1 Table comparison

Key:

	Continued
	Continued but altered
	Continued as a Local Plan Contextual Indicator
	Indicator retained in the Sustainability Appraisal
	Dropped

**Table 1. Comparison between GNL and JCS monitoring regimes**

JCS Indicator	Metric	Comparison to GNL	Equivalent GNL Indicator	Comment
1.1	Total CO2 emissions per capita	Continued as a Local Plan Contextual Indicator	Policy 1 SGS8	
1.2	Total CO2 emissions per capita (by sector)	Dropped		
1.3	Sustainable and Renewable energy capacity permitted by type	Continued	Policy 2 SC5	

JCS Indicator	Metric	Comparison to GNLP	Equivalent GNLP Indicator	Comment
1.4	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Continued but altered	Policy 2 SC6	Monitoring to continue with objections based on flood defence but not water quality
1.5	All new housing schemes to achieve water efficiency standard of 110L/Person/Day	Continued but altered	Policy 1 SC7	Housing schemes will also be monitored on whether they meet BREEAM "Very Good" for non-housing development
1.6	Percentage of household waste that is a) recycled and b) composted	Indicator retained in the Sustainability Appraisal	SA18	
2.1	Net housing completions	Continued	Policy 1 SGS3	GNLP monitoring completions as opposed to permissions granted
2.2	Affordable housing completions	Continued	Policy 5 H1.1	GNLP monitoring completions as opposed to permissions granted
2.3	(Gross)New house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment	Dropped		

JCS Indicator	Metric	Comparison to GNLP	Equivalent GNLP Indicator	Comment
2.4	Provision of Gypsy and Traveller pitches to meet local plan requirements	Continued	Policy 5 H5	
2.5	Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	Dropped		Data no longer available
3.1	Permitted amount of floorspace and Land by employment type	Continued	Policy 1 SGS2	GNLP monitoring completions as opposed to permissions granted
3.2	Amount of permitted floor space	Continued but altered	Policy 6 ECON3	GNLP will monitor employment land on allocated / strategic sites
3.3	Office space developed	Continued but altered	Policy 7.1 NUA1.3	GNLP will monitor the loss of office space to specifically residential uses
3.4	Annual count of employee jobs by BRES across Plan area	Continued	Policy 1 SGS1	
3.5	Employment rate of economically active population	Indicator retained in the Sustainability Appraisal	SA16	

JCS Indicator	Metric	Comparison to GNLP	Equivalent GNLP Indicator	Comment
3.6	Percentage of workforce employed in higher occupations	Continued as a Local Plan Contextual Indicator	Policy 6 ECON5	
3.7	National retail ranking	Continued but altered	Policy 7.1 NUA1.2	Monitoring of footfall in the retail area of the city centre
3.8	Net change in retail floorspace in city centre	Dropped		GNLP will continue to monitor city centre vibrancy through other metrics within Policy 7.1
3.9	Percentage of permitted town centre uses in defined centres and strategic growth locations	Dropped		Housing and employment in Strategic Growth areas will continue to be monitored
4.1	Number of Lower Super Output Areas in national most deprived 20%	Indicator retained in the Sustainability Appraisal	SA17	Will monitor number of LSOAs in the most deprived 10%
4.2	The amount of land on brownfield register that has been developed	Continued but altered	Policy 1 SGS7	Will measure the delivery of brownfield sites generally (rather than those just on the Brownfield Register)
5.1	School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators

JCS Indicator	Metric	Comparison to GNLP	Equivalent GNLP Indicator	Comment
5.2	16 to 18 year olds who are not in education, employment or training	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators
5.3	Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators
6.1	Increase the number of LSOAs in the least deprived 50% on the IMD for access to housing and service	Dropped		
7.1	Percentage of residents who travel to work: a) By private motor vehicles b) by public transport c) By foot or cycle d) work at or mainly at home	Dropped		Policy 4 SI1 will monitor the connectivity to the cycle network, Policy 4 SI5 will monitor access to rail and SA3 in the Sustainability Assessment will monitor uptake of public transport
8.1	Percentage of Conservation Areas with appraisals adopted in the last 10 years	Continued	Policy 3 EPE2	Will monitor overall number of conservation areas to avoid distortion in data by limiting to 10 year window

JCS Indicator	Metric	Comparison to GNLP	Equivalent GNLP Indicator	Comment
9.1	Net change in Local Sites in "Positive Conservation Management"	Dropped		Monitoring by the Norfolk Wildlife Trust only occurs intermittently
9.2	% of river assessed as good or better: a) overall status b) ecological status c) biological status d) general physio chem status e) chemical class	Indicator retained in the Sustainability Appraisal	SA22	Monitoring will look at quality of watercourses generally, as this data available from the EA is only available intermittently
9.3	Concentration of selected air pollutants a)NO2 b)PM10 (particulate matter)	Indicator retained in the Sustainability Appraisal	SA1	In addition, PM2.5 will be monitored
9.4	Percentage of SSSIs in favourable condition or unfavourable recovering condition	Indicator retained in the Sustainability Appraisal	SA4	
9.5	Number of listed buildings lost/demolished	Continued but altered	Policy 3 EPE3	The GNLP will monitor buildings on the risk register, keeping track of the wider state of the historic built environment
9.6	Percentage of new and converted dwellings on Previously Developed Land	Continued	Policy 1 SGS7	

<b>JCS Indicator</b>	<b>Metric</b>	<b>Comparison to GNLP</b>	<b>Equivalent GNLP Indicator</b>	<b>Comment</b>
10.1	Reduction in overall crime	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators
10.2	Number of people killed or seriously injured in road traffic accidents	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators
11.1	Percentage of working age population receiving Employment Support Allowance and incapacity benefits	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators
11.2	Life expectancy at birth of a) males and b) females	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators
11.3	Percentage of physically active adults	Indicator retained in the Sustainability Appraisal	SA11	
11.4	Percentage of obese adults	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators

<b>JCS Indicator</b>	<b>Metric</b>	<b>Comparison to GNLP</b>	<b>Equivalent GNLP Indicator</b>	<b>Comment</b>
11.5	Percentage of obese children (yr6)	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators
11.6	Health Impact Assessment	Dropped		Policy 2 SC2 will monitor that major developments are supported by an SPD compliant Sustainability Statement
11.7	Accessibility of leisure and recreation facilities based on Sport England Active Places Power website	Dropped		Infrastructure delivery, according to the requirements mapped out in the GNLP, will be measured in Policy 4 SI2
12.1	Statement of Community Involvement/ Engagement	Dropped		GNLP will focus more directly on Plan Indicators and directly relevant Contextual Indicators

# Joint Core Strategy for Broadland, Norwich and South Norfolk Annual Monitoring Report 2022-2023

## Appendix A

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

01603 431133 for Broadland District Council

0344 980 3333 for Norwich City Council

01508 533701 for South Norfolk Council



## Broadland District Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding Statement (IFS) for 1 April 2023 to 31 March 2024

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

The three planning authorities of Norwich City, Broadland and South Norfolk District Councils have a unique partnership arrangement to manage the re-allocation of their Community Infrastructure Levy (CIL) income. Once the amount for neighborhood CIL and an administration fee is deducted, the remaining balance is transferred to a ‘shared pool’ called the Infrastructure Investment Fund (IIF). Together with Norfolk County Council, 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 £46m 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 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.](#) [Plus a new 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 currently restricted to the four infrastructure 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.

More recently, the new Labour governments consultation on the National Planning Policy Framework (Sept 2024) 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 will work together to carefully consider the timing and approach for conducting a CIL review, but until this is complete the GNGB are required to proceed with their existing adopted CIL charging policy.

*Table 1 - Reporting Information as required by Schedule 2 of Community Infrastructure Levy Regulation 121A for the year 1 April 2021 to 31 March 2022 for Broadland District Council*

Paragraph	Description	Amount
1 (a)	The total value of CIL set out in all demand notices issued in the reported year	£888,534.80
1 (b)	The total amount of CIL receipts for the reported year	£6,587,082.85
1 (c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	NIL <a href="#">See the GNGB website here for details of the total amount of CIL receipts collected before the reported year that 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	<a href="#">See GNGB website here for details of the total amount of CIL receipts collected before the reported year that have been allocated in the reported year here</a>
1 (e)	The total amount of CIL expenditure for the reported year	£6,454,984.40 (Passed to GNGB, Parishes & Admin)
1 (f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	<a href="#">See GNGB website here for details of the total amount of CIL receipts that were not spent during the reported year 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 here for details of the items of infrastructure on which CIL has been spent and the amount spent on each item 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 here for details of the amount of CIL spent on repaying money borrowed, with details of the items that 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.	£329,354.14 (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 here for details of CIL receipts which were allocated but not spent during the reported year, summary details of the items on which CIL has been allocated, and the amount allocated to each item here.</a>
1 (i)	The amount of CIL passed to:	
1 (i) (i)	Any parish council under regulation 59A or 59B and	£1,369,761.00
1 (i) (ii)	Any person under regulation 59 (4).	£4,755,869.26 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:	N/A
1 (j) (i)	The total CIL receipts that regulations 59E and 59F applied to.	NIL

Paragraph	Description	Amount
1 (j) (ii)	The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item.	NIL
1 (k)	Summary details of any notices served in accordance with regulation 59E, including	N/A
1 (k) (i)	The total value of CIL receipts requested from each parish council.	NIL
1 (k) (ii)	Any funds not yet recovered from each parish council at the end of the reported year.	NIL
1 (l)	The total amount of:	N/A
1 (l) (i)	CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied.	£132,098.45 (retained from Postwick receipts)
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

*Table 2 - CIL Payments received and allocated by BDC for Financial Year 1 April 2023 – 31 March 2024*

Parish	Total to Parish (£)
Aylsham	7,007.50
Beeston St Andrew	2,267.82
Blofield	1,129.19
Brampton	859.98
Brandiston	5,154.60
Brundall	53,152.55
Cawston	1,045.98
Coltishall	4,045.98
Drayton	363,604.39
Freethorpe	6,790.75
Gt & Lt Plumstead	10,203.94
Hellesdon	8,784.04
Hevingham	192.56
Honingham	2,818.13
Horsford	1,855.33
Horsham St Faith	3,846.60
Horstead	6,291.14
Postwick	39,778.48
Rackheath	473,370.88
Salhouse	29,379.08
Sprowston	331,617.25
Taverham	8749.27
Themelthorpe	222.32
Thorpe St Andrew	2983.52
Weston Longville	1,655.09
Wood Dalling	3,337.13
TOTAL	£1,369,761.00

NB Funds were distributed to parishes and the GNGB in October 2023 and April 2024



**Norwich City Council Community Infrastructure Levy (CIL) & S106 Annual  
Infrastructure Funding Statement 1 April 2023 to 31 March 2024**

The Community Infrastructure Levy Regulations 2010 (as amended)  
Reporting Information as required by Schedule 2 of Community Infrastructure Levy  
Regulation 121A

## Norwich City Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding Statement (IFS) for 1 April 2023 to 31 March 2024

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 £46m 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 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](#). Plus, a [new 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](#).

Allocations from the IIF are currently restricted to the four infrastructure 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.

More recently, the new Labour governments consultation on the National Planning Policy Framework (Sept 2024) 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 will work together to carefully consider the timing and approach for conducting a CIL review, but until this is complete 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 2023 to 31 March 2024 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	£188,445.87
1 (b)	The total amount of CIL receipts for the reported year	£352,606.62
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	£603,297.63 (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. See GNGB website for details <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	£17,630.33 (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:  (i) Any parish council under regulation 59A or 59B  (ii) Any person under regulation 59 (4)	N/A  £282,085.30 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:  (i) The total CIL receipts that regulations 59E (N/A) and 59F (Neighbourhood CIL) applied to  (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	£52,890.99 NCIL  £303,582.00 See appendix 1 NCIL below
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  (ii) Any funds not yet recovered from each parish council at the end of the reported year	N/A  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>	<p>See GNGB website for details <a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</a></p>
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>	<p>See GNGB website for details <a href="#">Greater Norwich Five Year Infrastructure Investment Plan » Greater Norwich Growth Board</a></p>
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>	<p>£52,890.99 See appendix 1 NCIL below</p>
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>	<p>£264,219.99</p>

## Appendix 1: Neighbourhood CIL (NCIL) Expenditure from 1 April 2023 to 31 March 2024 NCIL funding 2023/2024

Project	Description	Amount
Volunteer it Yourself	To make improvements to community buildings whilst upskilling young people in the construction industry	£16,5375.00
Age UK Norwich	Joint equality, diversity and inclusion project using lived experience to improve accessibility within Norwich	£56,170.00
Henderson Trust (Cadge Road Community Centre)	Capital improvements at Cadge Road Community Centre	£21,337.00
Marlpit Community Centre	Capital improvements at Marlpit Community Centre	£54,500.00
Menscraft	Capital improvements to make improvements to their venue at Maddermarket Theatre	£5,000.00
The Common Lot	Creation of a kitchen space at their Drayton Road Hub	£1,200.00
<b>Total</b>	<b>Total NCIL spent on Neighbourhood projects</b>	<b>£303,582.00</b>

### Totals for financial year 1 April 2023 to 31 March 2024

Total CIL receipts received by Norwich CC	£352,606.62
Total passed to the GNGB (80%)	£282,085.30
Total amount for Neighbourhood CIL (15%)	£52,890.99
Total for administration (5%)	£17,630.33
Total of NCIL spent on Neighbourhood projects	£303,582.00
Total retained by Norwich CC (unspent NCIL)	£52,890.99

**Total CIL income and NCIL since adoption of CIL 15 July 2013 to 31 March 2024**

Total CIL income received at Norwich City Council from 15 July 2013 to 31 March 2024: £7,942,308.21

15% of total CIL income amount for Neighbourhood CIL as at 31 March 2024: £1,191,346.23

Total of Neighbourhood CIL spent as at 31 March 2024: £874,235.25

Total of unspent Neighbourhood CIL as at 31 March 2024: £317,110.98

**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 £4,915,941.57

<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>
18/07/2023	Anglia Square	22/00434/F	Under the Flyover Maintenance Contribution - payable for either option 1 or 2 Under the Flyover Works contribution - only if option 1 not taken Green Infrastructure RAMS £185.93 per dwelling for maximum 1,100 dwellings NN Anglia Square Management Plan and Local Enterprise Agency Contribution	£33,000.00 £288,688.00 £61,140.00 £204,523.00 £3,790,393.70 £30,000.00	110
08/11/2023	10-14 Ber Street	22/00272/F	RAMS NN	£1,897.56 £29,393.87	NIL
08/11/2023	Land off Argyle Street	22/00273/F	RAMS NN	£2,951.76 £48,244.03	NIL
05/01/2024	40 Upton Road	20/01579/F	Off site contribution RAMS NN	£351,629.60 £4,849.32 £69,230.73	NIL

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 NIL
- (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 £5,065,540.14
- (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 110
- 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 NIL
- (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) £258,766.43
- (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 NIL
- (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 £258,766.43

Planning reference	Site address	Purpose of spend	Amount	Items of infrastructure money spent on
4/2000/0565/F	Ex UEA, Fifers Lane	Playspace maintenance	£22,140.00	Waterloo Park
Various	St Georges Open Space & Play Improvements Pool	Play Projects	£87,542.13	St Georges Park/Castle Green
Various	Wensum Park Play Area Redevelopment	Play Projects	£15,127.40	Wensum Park
Various	Castle Green Play Area Provision	Play Projects	£972.20	St Georges Park/Castle Green
04/00274/F	Former Flour Mills and Cannon Wharf, 213 King Street	Playspace maintenance	£1,560.00	Belvoir St/Wensum Community Centre
17/00357/F	St Stephens Tower, St Stephens Street	General	£6,427.40	St Stephens Towers Public Realm Works
Various	Bowthorpe to Clover Hill	General	£235.20	Bowthorpe to Clover Hill Access
Various	Various	Play Maintenance	£124,762.10	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.	£4,806,773.71 (This figure includes commuted sums)

## South Norfolk Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding statement for 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024

Regulation 121A, paragraph 1 (b) of The Community Infrastructure Levy Regulations 2010 (as amended) requires a “contribution receiving authority” (South Norfolk) 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.

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More recently, the new Labour governments consultation on the National Planning Policy Framework (Sept 2024) 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 will work together to carefully consider the timing and approach for conducting a CIL review, but until this is complete the GNGB are required to proceed with their existing adopted CIL charging policy.

*Table 1 - Reporting Information as required by Schedule 2 of Community Infrastructure Levy Regulation 121A for the year 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024 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	£1,479,395.26
1 (b)	The total amount of CIL receipts for the reported year	£3,237,578.11
1 (c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	NIL <a href="#">See GNGB website for details 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 <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	£3,237,578.11 to the GNGB, Parish Councils and administration.
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:	N/A
1 (g) (i)	The items of infrastructure on which CIL (including land payments) has been spent and the amount of CIL spent on each item.	<a href="#">See GNGB website for details of the items on</a>

Paragraph	Description	Amount
		<a href="#">which CIL has been spent and the amount on each here.</a>
1 (g) (ii)	The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part).	<a href="#">See GNGB website for details 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.	£ 161,878.91 (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	£615,173.38
1 (i) (ii)	Any person under regulation 59 (4).	£2,460,525.82 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:	

<b>Paragraph</b>	<b>Description</b>	<b>Amount</b>
1 (j) (i)	The total CIL receipts that regulations 59E and 59F applied to.	£3,543.10
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.	£7,937.33
1 (k)	Summary details of any notices served in accordance with regulation 59E, including:	N/A
1 (k) (i)	The total value of CIL receipts requested from each parish council.	NIL
1 (k) (ii)	Any funds not yet recovered from each parish council at the end of the reported year.	NIL
1 (l)	The total amount of:	N/A
1 (l) (i)	CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied.	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.	£3,543.10
1 (l) (iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£17,652.09

Table 2 - CIL Payments received and allocated for Financial year 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024

<b>Parish</b>	<b>Total to Parish</b>
Alburgh	£417.30
Ashwellthorpe	£1,806.51
Aslacton	£7,824.04
Bergh Apton	£340.34
Bracon Ash	£535.87
Bressingham and Fersfield	£3,208.55
Brockdish	£7,441.01
Brooke	£6,262.39
Bunwell	£3,291.86
Caistor St Edmund & Bixley	£7,500
Carleton Rode	£6,661.87
Costessey	£6,596.41
Cringleford	£15,911.79
Dickleborough and Rushall	£609.37
Diss	£48,734.05
Earsham	£555.94
Easton	£296,061.76
Ellingham	£142.69
Great Moulton	£2,708.26
Heckingham	£18,199.63
Hempnall	£19,141.07
Hedenham	£3,543.10
Hethersett	£4,221.80
Hingham	£247.15
Kirby Bedon	£2,908.48

<b>Parish</b>	<b>Total to Parish</b>
Loddon	£5,275.57
Long Stratton	£3,436.82
Morley	£1,941.21
Morningthorpe and Fritton	£422.40
Newton Flotman	£190.98
Poringland	£8,402.14
Pulham St Mary	£4,049.57
Redenhall with Harleston	£15,610.52
Shelfanger	£3,530.92
Spooner Row	£3,530.92
Swardeston	£1,708.33
Tharston and Hapton	£431.24
Tivetshalls	£1,106.38
Trowse	£80,042.83
Wheatacre	£114.15
Wicklewood	£761.68
Winfarthing	£157.59
Wymondham	£9,186.36
<b>Total:</b>	<b>£615,173.38</b>

Funds were distributed to parishes in October 2023 and April 2024

Total received by SNC	£3,237,578.11
Total amount to parish/town Councils	£615,173.38
Total for administration	£ 161,878.91
Total passed to GNGB	£2,460,525.82

# Joint Core Strategy for Broadland, Norwich and South Norfolk AMR 2023-24

## Appendix C Duty to Cooperate

Jobs, homes, prosperity for local people



## **1. 2023/24 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. Consideration is being given to reviewing the local plan, 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 Member level board including the Chair of the New Anglia LEP. 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, Norfolk County Council and the New Anglia Local Enterprise Partnership, working as the Greater Norwich Growth Board. The programme is drawn together from the Joint five-year Infrastructure Investment Plan and identifies schemes to be prioritised for delivery within each financial year.
- 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 GNDP remains in place and is progressing 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 is 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.
- 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 2023/24 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 Norfolk Strategic Planning Officers Group (NSPG) is a monthly meeting of senior planning policy officers from all the local planning authorities in Norfolk plus the county council and Environment Agency. Representatives of other disciplines and agencies attend as appropriate. The NSPG supports the Member Forum. A representative of the NSPG sit on the regional Strategic Spatial Planning Officer Liaison Group (SSPOLG) which supports planning cooperation across the wider South East (East of England, Greater London and South of East of England).
- 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](#).

### **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 here](#).
- 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.

### **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 Greater Norwich Development Partnership to undertake a Habitat Regulations Assessment (HRA) of the GNLP. A screening report

focussing on the assessment of twenty-two strategic growth locations for the emerging plan, was completed in July 2017. Subsequently an Interim HRA was completed which assessed the emerging policy alternatives within the GNLP: Growth Options consultation document. Further updates supported the consultation from January to March 2020 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.

# Joint Core Strategy for Broadland, Norwich and South Norfolk

## Annual Monitoring Report 2023-2024

### Appendix C

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

01 603 431 133 for Broadland District Council

0344 980 3333 for Norwich City Council

01508 533701 for South Norfolk Council



# Joint Core Strategy for Broadland, Norwich and South Norfolk AMR 2023-24

## Appendix D Sustainability Appraisal

Jobs, homes, prosperity for local people



## 1. Introduction

1.1 The SA is designed to evaluate the social, environmental, and economic impacts of the JCS and its implementation. It ensures that development aligns with sustainability principles and complies with Strategic Environmental Assessment (SEA) requirements.

1.2 In the context of monitoring, the SA:

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

## 2. Notes on tables and data

2.1 Many the indicators are duplicates of those found in the main body of the AMR. To avoid duplication, data and commentary has not been repeated in the appendices. These rows have been highlighted in orange.

2.2 For some of the metrics, data has become unavailable as sources have evolved or changed. These metrics have been highlighted in grey.

## 2. Environmental metrics

### Data and commentary

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 1	Percentage of residents who travel to work by selected modes										See AMR 23/24 Objective 7.1
EN 2	Percentage of rivers assessed as good or better according to selected criteria										See AMR 23/24 Objective 9.2
EN 3	Development permissions granted contrary to Environment Agency advice on water quality grounds										See AMR 23/24 Objective 1.4
EN 4	Number of designated Air Quality Management Areas (AQMAs)	Greater Norwich		Decrease	1	1	1	1	1	Amber	One location in Norwich at Castle Meadow.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 5	Concentrations of selected air pollutants (micrograms per litre)										See AMR 23/24 Objective 9.3
EN 6	Net change in condition of SSSIs – percentage of SSSIs in favourable or unfavourable recovering condition										See AMR 23/24 Objective 9.4
EN 7	Norfolk Bio-diversity Action Plan progress			Increase	-	-	-	-	-	-	Data no longer relevant. BNG enhancements will be measured going forward through the . Local Nature Recovery Strategy.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 8	Net change in Local Sites in "Positive Conservation Management" – percentage of sites										See AMR 23/24 Objective 9.1
EN 9	Number and percentage of:	a) listed buildings on Buildings at Risk Register	Broadland	To decrease	2% (28)	-	2% (28)	2% (28)	2% (28)	Amber	Given as percentage and number of individual buildings.
EN 9	Number and percentage of:	a) listed buildings on Buildings at Risk Register	Norwich	To decrease	1.8% (28)	-	(30)	2% (31)	1.9% (30)	Green	Given as percentage and number of individual buildings.
EN 9	Number and percentage of:	a) listed buildings on Buildings at Risk Register buildings	South Norfolk	To decrease	(20)	-	0.6% (19)	0.6% (19)	0.6% (19)	Amber	Given as percentage and number of individual buildings.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 9	Number and percentage of:	b) scheduled ancient monuments on Buildings at Risk Register	Broadland	To decrease	17% (23)	-	17% (23)	17% (23)	17% (23)	Amber	Given as percentage and number of individual scheduled ancient monuments.
EN 9	Number and percentage of:	b) scheduled ancient monuments on Buildings at Risk Register	Norwich	To decrease	8% (2)	-	(1)	4% (1)	4% (1)	Amber	Given as percentage and number of individual scheduled ancient monuments.
EN 9	Number and percentage of:	b) scheduled ancient monuments on Buildings at Risk Register	South Norfolk	To decrease	(5)	-	14% (5)	14% (5)	14% (5)	Amber	Given as percentage and number of individual scheduled ancient monuments.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 10	Net change in number of Tree Preservation Orders (TPOs)										No data has been available for this metric because it has not been possible to distinguish between natural loss and those which have been impacted by development.
EN 11	Total CO2 emissions per capita (million tonnes carbon equivalent)										<b>See AMR 23/24 Objective 1.2</b>
EN 12	Renewable energy generating capacity permitted by type										<b>See AMR 23/24 Objective 1.3</b>

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 13	Number of dwellings permitted within the high-risk flood areas (Environment Agency Flood Zones 2 and 3)		Greater Norwich	None	352	0	0	0	0	Green	
EN 14	Daily domestic water use – per capita consumption			Decrease							No data available for this metric. The GNLP requires 110 l/p/day ensured through permissions.
EN 15	Percentage of dwellings built on previously developed land										<b>See AMR 23/24 Objective 9.6</b>
EN 16	Percentage of new dwellings completed at:	a) less than 30 per hectare	Broadland	100% above 30 dwellings per hectare	56%	60%	83%	92%	100%	Green	These targets have been updated by GNLP. See appendix A – Policy 2, SC1.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 16	Percentage of new dwellings completed at:	a) less than 30 per hectare	Norwich	100% above 30 dwellings per hectare	10%	-	-	9%	32%	Red	These targets have been updated by the GNLP. See appendix A – Policy 2, SC1.
EN 16	Percentage of new dwellings completed at:	a) less than 30 per hectare	South Norfolk	100% above 30 dwellings per hectare	78%	89%	80%	87%	72%	Red	These targets have been updated by the GNLP. See appendix A – Policy 2, SC1.
EN 16	Percentage of new dwellings completed at:	b) 30-50 per hectare	Broadland	100% above 30 dwellings per hectare	34%	40%	16%	8%	0%	Red	These targets have been updated by the GNLP. See appendix A – Policy 2, SC1.
EN 16	Percentage of new dwellings completed at:	b) 30-50 per hectare	Norwich	100% above 30 dwellings per hectare	23%	-	-	5%	0.4%	Red	These targets have been updated by the GNLP. See appendix A – Policy 2, SC1.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 16	Percentage of new dwellings completed at:	b) 30-50 per hectare	South Norfolk	100% above 30 dwellings per hectare	20%	10%	16%	30%	17%	Red	These targets have been updated by the GNLP. See appendix A – Policy 2, SC1.
EN 16	Percentage of new dwellings completed at:	c) More than 50 per hectare	Broadland	100% above 30 dwellings per hectare	10%	0%	0.6%	0%	0%	Red	These targets have been updated by the GNLP. See appendix A – Policy 2, SC1.
EN 16	Percentage of new dwellings completed at:	c) More than 50 per hectare	Norwich	100% above 30 dwellings per hectare	68%	-	-	69%	67%	Red	These targets have been updated by the GNLP. See appendix A – Policy 2, SC1.
EN 16	Percentage of new dwellings completed at:	c) More than 50 per hectare	South Norfolk	100% above 30 dwellings per hectare	2%	1%	4%	2%	13%	Red	These targets have been updated by the GNLP. See appendix A – Policy 2, SC1.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 17	Waste arising	a) kilograms of waste produced per head of population	Broadland	Decrease	383.4	-	-	369.1	377.3	Red	
EN 17	Waste arising	a) kilograms of waste produced per head of population	Norwich	Decrease	398.8	-	-	389.9	301.5	Green	
EN 17	Waste arising	a) kilograms of waste produced per head of population	South Norfolk	Decrease	372	396.7	390.8	363.6	369.9	Red	

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 17	Waste arising	b) percentage change on previous year	Broadland	Decrease	3.13%	-	-	-9%	3.5%	Red	The increase is because summer 22/23 was very dry, leading to a significant drop in garden waste and making it an unusually low year. Figures for 2023/24 are more stable than the increase might suggest.
EN 17	Waste arising	b) percentage change on previous year	Norwich	Decrease	8.3%	-	-	-6.8%	-22%	Green	

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EN 17	Waste arising	b) percentage change on previous year	South Norfolk	Decrease	4.2%	8.8%	0.06%	-8%	3.2%	Red	The increase is because summer 22/23 was very dry, leading to a significant drop in garden waste and making it an unusually low year. Figures for 2023/24 are more stable than the increase might suggest.
EN 18	Recycling – percentage of household waste:										<b>See AMR 23/24 Objective 6.6</b>

### 3. Social metrics

Data and commentary

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
S1	Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score			Decrease	-	-	-	-	-	-	Intermittently updated - last release 2019. Will be updated in 2025
S2	Index of Multiple Deprivation – average LSOA score			Decrease	-	-	-	-	-	-	Intermittently updated - last release 2019. Will be updated in 2025
S3	Total benefit claimants - percentage of working age population claiming benefits										Data discontinued.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
S4	Percentage of working age population receiving ESA and incapacity benefit										Data discontinued.
S5	Life expectancy of residents (at birth)										See AMR 23/24 Objective 11.2
S6	Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above										See AMR 23/24 Objective 5.3
S7	Affordable housing stock provision:	a) Percentage of housing stock that is affordable	Broadland	Increase	10.9%	11.1%	11.3%	11.8%	12.1%	Green	See commentary in AMR Report, O2.2.
S7	Affordable housing stock provision:	a) Percentage of housing stock that is affordable	Norwich	Increase	No data	-	See commentary in AMR Report, O2.2.				

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
S7	Affordable housing stock provision:	a) Percentage of housing stock that is affordable	South Norfolk	Increase	No data	13.3%	13.3%	13.6%	13.6%	Amber	See commentary in AMR Report, O2.2.
S7	Affordable housing stock provision:	b) Total affordable housing units completed in past year	Broadland	Increase	211	165	177	387	314	Red	See commentary in AMR Report, O2.2.
S7	Affordable housing stock provision:	b) Total affordable housing units completed in past year	Norwich	Increase	184	20	64	72	82	Green	See commentary in AMR Report, O2.2.
S7	Affordable housing stock provision:	b) Total affordable housing units completed in past year	South Norfolk	Increase	No data	129	147	263	403	Green	See commentary in AMR Report, O2.2.
S7	Affordable housing stock provision:	c) Percentage of past year's dwellings that are affordable	Broadland	Increase	31.8%	33%	27%	41.9%	35.2%	Red	See commentary in AMR Report, O2.2.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
S7	Affordable housing stock provision:	c) Percentage of past year's dwellings that are affordable	Norwich	Increase	43.7%	5%	20%	32%	33.3%	Green	See commentary in AMR Report, O2.2.
S7	Affordable housing stock provision:	c) Percentage of past year's dwellings that are affordable	South Norfolk	Increase	No data	16.09%	16.05%	21.6%	45.5%	Green	See commentary in AMR Report, O2.2.
S8	Total dwellings with Category 1 hazards										Data has not been collected on this consistently, so reliable reporting is not possible.
S9	Incidences of total crime committed:	a) domestic burglaries	Greater Norwich	Decrease	1,090	-	-	1,112	389	Green	Significant drop in burglary rates in part due to changes in data recording

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
S9	Incidences of total crime committed:	a) domestic burglaries	Broadland	Decrease	249	-	-	219	68	Green	Significant drop in burglary rates in part due to changes in data recording
S9	Incidences of total crime committed:	a) domestic burglaries	Norwich	Decrease	615	-	-	629	244	Green	Significant drop in burglary rates in part due to changes in data recording
S9	Incidences of total crime committed:	a) domestic burglaries	South Norfolk	Decrease	226	-	-	264	77	Green	Significant drop in burglary rates in part due to changes in data recording

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
S9	Incidences of total crime committed:	b) violent offences against the person (with/without injury)	Greater Norwich	Decrease	9,971	-	-	8,211	8,796	Red	
S9	Incidences of total crime committed:	b) violent offences against the person (with/without injury)	Broadland	Decrease	1,822	-	-	1,652	1,818	Red	
S9	Incidences of total crime committed:	b) violent offences against the person (with/without injury)	Norwich	Decrease	5,313	-	-	5,063	5,025	Green	
S9	Incidences of total crime committed:	b) violent offences against the person (with/without injury)	South Norfolk	Decrease	1,736	-	-	1,496	1,953	Red	

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
S9	Incidences of total crime committed:	c) offences against a vehicle	Greater Norwich	Decrease	1,242	-	-	1,347	831	Green	
S9	Incidences of total crime committed:	c) offences against a vehicle	Broadland	Decrease	286	-	-	266	114	Green	
S9	Incidences of total crime committed:	c) offences against a vehicle	Norwich	Decrease	674	-	-	785	532	Green	
S9	Incidences of total crime committed:	c) offences against a vehicle	South Norfolk	Decrease	282	-	-	296	185	Green	
S10	Percentage of the economically active population who are unemployed										See AMR 23/24 Objective 3.5

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
S11	Percentage of people claiming Job Seekers Allowance (JSA) who have been doing so for: a) over 1 year; b) over 2 years										Data set is no longer relevant as government support has changed.
S12	Unfit housing – percentage of overall housing stock not meeting 'Decent Homes Standard'										This data set is no longer collected.
S13	Percentage of new public housing stock built to the standard of the Code for Sustainable Homes										Data set is no longer relevant as the national code is no longer used.
S14	Percentage of residents who travel to work by different transport modes.										<b>See AMR 23/24 Objective 7.1</b>



## 4. Economic metrics

### Data and commentary

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EC 1	Percentage change in total number of active enterprises	Increase	Broadland	Increase	-	-	-	-	-1.9%	Red	Data has not been available in previous years.
EC 1	Percentage change in total number of active enterprises	Increase	Norwich	Increase	-	-	-	-	-0.6%	Red	Data has not been available in previous years.
EC 1	Percentage change in total number of active enterprises	Increase	South Norfolk	Increase	-	-	-	-	-0.25%	Red	Data has not been available in previous years.
EC 2	Median pay for full-time employees	a) hourly;	Broadland	Increase	14.9	-	-	14.44	16.22	Green	
EC 2	Median pay for full-time employees	a) hourly;	Norwich	Increase	13.50	-	-	12.8	15.11	Green	
EC 2	Median pay for full-time employees	a) hourly;	South Norfolk	Increase	15.02	-	-	14.8	15.61	Green	

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EC 2	Median pay for full-time employees	b) weekly;	Broadland	Increase	544	-	-	511.5	609.4	Green	
EC 2	Median pay for full-time employees	b) weekly;	Norwich	Increase	498.6	-	-	484	533.8	Green	
EC 2	Median pay for full-time employees	b) weekly;	South Norfolk	Increase	571.8	-	-	529	560.7	Green	
EC 3	Percentage of residents who travel to work by selected modes										<b>See AMR 23/24 Objective 7.1</b>
EC 5	Percentage of people employed who travel selected distance										No data available since 2021 Census which is skewed by COVID so this indicator has been removed.

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EC 6	Amount of various employment permissions developed on previously developed land or conversions of existing buildings		Broadland	60%	-	50%	63%	68%	53%	Red	
EC 6	Amount of various employment permissions developed on previously developed land or conversions of existing buildings		Norwich	60%	94%	-	62%	100%	85%	Green	
EC 6	Amount of various employment permissions developed on previously developed land or conversions of existing buildings		South Norfolk	60%	-	-	-	48%	88%	Green	

SA Ind	Metric	Detail	Location	Target	19/20	20/21	21/22	22/23	23/24	RAG	Commentary
EC 7	Unemployment benefit receipt: percentage of population in receipt of Job Seekers Allowance (JSA); claimants of JSA by age range:										Data is not available, and benefits regime has changed.

# Joint Core Strategy for Broadland, Norwich and South Norfolk Annual Monitoring Report 2022-2023

## Appendix D

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

01603 431133 for Broadland District Council

0344 980 3333 for Norwich City Council

01508 533701 for South Norfolk Council



# Broadland District Council Annual Monitoring Report 2023-24

## 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 2023/24, the Local Plan for Broadland District Council comprised the following documents:

Joint Core Strategy for Broadland, Norwich, and South Norfolk (the JCS) adopted March 2011, amendments adopted January 2014;

Development Management DPD (2015)

Site Allocations DPD (2016)

Growth Triangle Area Action Plan (2016)

The Greater Norwich Local Plan was adopted at the end of March 2024. Therefore, for the majority of the 2023/24 monitoring period, the documents outlined in paragraph 1 were the relevant documents for decision making. Upon adoption, the GNLP superseded the JCS and site allocation documents. Monitoring for the 2023/24 period has been conducted against metrics from the JCS and the GNLP as this AMR will be released well into the first monitoring period of 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 Joint Core Strategy (JCS) and the 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.

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), Site Allocations DPD and Policies Document (2016) and Growth Triangle Area Action Plan (2016). Where appropriate, and to avoid duplication, this report will direct the reader to either the main 2023-24 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.

## 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 DMP) - The Development Management DPD aims to further the objectives set out in the National Planning Policy Framework (NPPF) and the Joint Core Strategy (Broadland, Norwich and South Norfolk).
- b. The Site Allocations DPD (SA DPD) - This identifies areas of land in Broadland for specific types of development, for example housing, employment, community facilities, retail, recreation etc.
- c. Rackheath, Old Catton, Sprowston, Thorpe St Andrew and other parishes which are not wholly covered by the Site Allocations DPD. The Joint Core Strategy identified these areas for major urban development concentrating on growth that can support local services such as transport links, secondary education, healthcare, and green infrastructure.

### a. Development Management DPD Monitoring Framework

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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC3, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	No specific indicator	Not applicable

This monitoring indicator is recorded in the JCS – see indicators for JCS objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 in the main section of the GNDP Annual Monitoring Report.

#### Policy GC2: Location of new development

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 3	ENV1, ENV9, SOC4, SOC7	Number of planning permissions granted contrary to GC2	None

Within the 2023/24 monitoring period, two new residential developments were granted planning permission outside a settlement limit. The first development was determined to be a conversion back to the use for which it was originally designed whilst the second development was associated with a rural enterprise and therefore a rural location was considered appropriate. Consequently, the principle of the policy has not been infringed and continues to be applied appropriately.

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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
2, 3, 4	ENV5, ENV9, SOC 7, EC1, EC2, EC4	No specific indicator	Not applicable

See indicators for JCS objectives 2, 3, 4 in the main section of the GNDP Annual Monitoring Report.

#### Policy GC4: Design

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 7, 8, 9, 10, 11	ENV1, ENV5, ENV6, ENV9, SOC5	No specific indicator	Not applicable

See indicators for JCS objectives 1, 7, 8, 9, 10, 11 in the main section of the GNDP Annual Monitoring Report.

#### Policy GC5: Renewable energy

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1	ENV6	Renewable energy capacity installed by type per annum	Year on year increase

This indicator is monitored as part of the JCS objectives. See Objective 1 in the GNDP AMR.

#### Policy EN1: Biodiversity and Habitats

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
9	ENV2, ENV4, ENV5	Number of planning applications granted contrary to the advice of Natural England on the grounds of recreational impact on N2K sites	None

No planning applications were granted consent contrary to the advice of Natural England during the 2023/24 monitoring year. This is in common 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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
8, 9	ENV2, ENV4, ENV5, ENV9	No specific indicator	Not applicable

See indicators for JCS objectives 8, 9 in the main section of the GNDP Annual Monitoring Report.

#### Policy EN3: Green infrastructure

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
8, 9	ENV2, ENV4, ENV5, ENV9	No specific indicator	Not applicable

See indicators for JCS objectives 8, 9 in the main section of the GNDP Annual Monitoring Report. See also indicator for recreational open space (RL1).

#### Policy EN4: Pollution

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 7, 9	ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV9	Number of permissions granted contrary to the advice of the Environment Agency (on pollution grounds)	None

No planning applications were granted consent contrary to the advice of the Environment Agency during the 2023/24 monitoring year. This is in common with previous monitoring periods and it can therefore be concluded that this policy continues to work effectively and is being applied consistently.

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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
2, 3	ENV1, SOC6, SOC8, EC1, EC2, EC3, EC4	No specific indicator	Not applicable

See indicators for JCS objectives 2, 3 in the main section of the GNDP Annual Monitoring Report.

#### Policy H2: Removal of occupancy conditions

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
2	ENV9, SOC4, SOC7	No specific indicator	Not applicable

See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.

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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
2, 9	ENV9, SOC4, SOC7	Number of units granted planning permission for replacement dwellings outside of settlement limits	No target

During the monitoring period 2023/24, four proposals for replacement dwellings outside of settlement limits were approved. All the existing units on the application sites were assessed as being substantially intact and their use as a dwelling had not been abandoned. Consequently, the principle of the policy has not been infringed and the policy continues to be effective.

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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
2	ENV1, SOC6, SOC8, EC1, EC2, EC3, EC4	Number of dwellings lost through change of use.	No target

During the monitoring period 2023/24, two residential dwellings were lost through change of use to residential care homes for children or young adults with learning disabilities. This was considered acceptable as the benefit of providing this type of accommodation outweighs the loss of a single dwelling. Consequently, the principle of the policy has not been infringed and the policy continues to be effective.

### Policy H5: Residential institutions

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
2	SOC1, SOC2	No specific indicator	Not applicable

See indicators for JCS objective 2 in the main section of the GNDP Annual Monitoring Report.

### Policy H6: Sites for Gypsies and Travellers

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
2	ENV1, SOC1, SOC3, SOC8	No. of net new pitches permitted	Maintenance of at least a 5-year supply

This indicator is monitored as part of the JCS objectives. See Objective 2 in the GNDP AMR

### Policy E1: Existing strategic employment sites

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
3	EC1, EC2, EC3, EC4	Amount of floor space (m <sup>2</sup> ) granted planning permission for non-employment uses on strategic employment sites	None

During the monitoring period 2023/24, there were no instances of planning permission being granted that resulted in the loss of employment floorspace within strategic employment sites.

### Policy E2: Retention of employment sites

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
3	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E2	None

Within the monitoring year 2023/24, no planning permissions were granted which resulted in the loss of existing employment uses within existing settlement limits.

### Policy E3: Tourist accommodation

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
3, 8	EC1, EC2, EC3, EC4	No. of permissions granted contrary to Policy E3	None

One planning application for tourist accommodation was approved on a site outside existing settlement limits. The consented building will provide two additional units of accommodation in an established holiday complex, and it was appropriately demonstrated through the planning application that there is a site-specific demand for additional accommodation. Consequently, the principle of the

policy has not been infringed and continues to be an appropriate approach.

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

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
None	ENV9, SOC8, EC1, EC2, EC3, EC4,	% of ground floor A1 units in the defined district and commercial centres	Minimum of 50% of number of ground floor non-residential units in A1 use

During the monitoring period 2023/24, four planning permissions were granted consent which resulted in the loss of retail use. These proposals were not considered to undermine the principles set out in Policy R1 and the policy is still considered to operate as intended.

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

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
None	ENV9, SOC8, EC1, EC2, EC3, EC4,	No. of permissions granted contrary to Policy R2	None

One permission was granted, contrary to Policy R2 within the monitoring year on the condition that should the business cease to operate, or the premises become vacated, the premises would revert to its previous use. Overall, it is considered that the policy continues to operate largely as intended, however, it is advisable to keep this under review during future monitoring periods.

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

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
8, 9, 11	SOC1, SOC2, SOC8	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 2023/24 monitoring period as the data was unavailable. This is in common with previous monitoring periods.

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

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
7	ENV1, ENV3, ENV6, SOC8	No specific indicator	Not applicable

See indicators for JCS objective 7 in the main section of the GNDP Annual Monitoring Report.

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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 7	ENV1, ENV3, ENV6, SOC8	No specific indicator	Not applicable

See indicators for JCS objectives 1, 7 in the main section of the GNDP Annual Monitoring Report.

#### Policy TS3: Highway safety

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS3	None

In the 2023/24 monitoring year 67 planning approvals were reviewed in relation to policy TS3. The majority were found to be compliant with the policy. 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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
7	ENV1, ENV3, ENV6, SOC8	No specific indicator	Not applicable

See indicator for JCS objective 7 in the main section of the GNDP Annual Monitoring Report.

#### Policy TS5: Airport development

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
3, 7	ENV1, ENV3, ENV6, SOC8, EC1	No specific indicator	Not applicable

See indicators for JCS objectives 3, 7 in the main section of the GNDP Annual Monitoring Report.

#### Policy TS6: Public safety zones

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
7	ENV1, ENV3, ENV6, SOC8	No. of permissions granted contrary to Policy TS6	None

During the monitoring period 2023/24 there were no planning permissions issued that were contrary to the requirements of Policy TS6.

#### Policy CSU1: Additional community facilities

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
6, 8	SOC1, SOC2, SOC8	No. of permissions granted in accordance with Policy CSU1	Net increase

During the monitoring period 2023/24, one planning application was approved for the extension of an

existing facility, in accordance with the provisions of CSU1. The granting of an extension to an existing facility represented a net increase on the previous amenity, and an improvement to the facilities available within that community.

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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
6, 8	SOC1, SOC2, SOC8	No specific indicator	Not applicable

See indicators for JCS objectives 6, 8 in the main section of the GNDP Annual Monitoring Report. See also indicator for Additional community facilities (CSU1).

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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
6, 8	SOC1, SOC2, SOC8	No specific indicator	Not applicable

See indicators for JCS objectives 6, 8 in the main section of the GNDP Annual Monitoring Report. See also indicator for Additional community facilities (CSU1).

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

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
6, 8	ENV9, SOC1, SOC8	No. of waste collection and recycling facilities approved	No target

There were no new waste collection or recycling facilities approved in the District during the 2023/24 monitoring period. Curbside bin collection points and bin stores within residential developments are typically agreed and secured through the planning application process.

**Policy CSU5: Surface water drainage**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1	ENV2, ENV7	No. of planning permissions granted contrary to the advice of the Environment Agency or Lead Local Flood Authority	None

See indicators for JCS objective 1 in the main section of the GNDP Annual Monitoring Report.

## b. Site Allocations DPD (with GNLP policy reference numbers in brackets).

### Policy ACL 1 (B.AC.2) – Land to the north of Norwich Road, Acle

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2020

Outline application 20172189 for 140 dwellings was granted in May 2018. Reserved Matters 20191215 for a reduction in dwellings to 137 was granted in June 2020. Building commenced on site in Feb 2021, and the site was completed by March 2024.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

### Policy ACL 2 (B.AC.3) – Land south of Acle Station, Acle

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

Outline planning permission 20141392 for mixed use development granted June 2015. Reserved Matters 20180941 for 30 dwellings was granted in October 2018. Full approval 20190241 for a further 15 dwellings was granted in Dec 2020. The first 30 dwellings were completed in Sep 2022 and the additional 15 dwellings were completed by June 2023.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

### Policy ACL 3 (B.AC.4) – Land at the former station yard, west of B1140, Acle

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	Site to commence by Mar 2021

There was no activity during this monitoring year.

### Policy ACL 4 – Land to the north of Springfield, Acle

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

This site was completed July 2019.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

**Policy AYL 1 – Land north of B1145 Cawston Road, Aylsham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2016, and be completed by Mar 2021

The site was completed March 2019.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

**Policy AYL 2 – Land north of Burgh Road and west of A140, Aylsham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2016, and be completed by Mar 2022

The site was completed December 2019.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

**Policy AYL 3 (B.AY.3) – Land at Dunkirk Industrial Estate (west), Aylsham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	Site to commence by Mar 2021

There was no activity during this monitoring year.

**Policy AYL 4 (B.AY.4) – Land at Dunkirk Industrial Estate (east), Aylsham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	Site to commence by Mar 2021

The north-west corner of the site has been developed for B8 use.

To the south of the above development, Full Planning application 20200130 for 3 no. B1 use office

buildings was granted in March 2020. In Nov 2021, this application was amended by application 20211604 to 1308sqm of E(c), E(d), E(e), E(g), F1(a) & B8 use units. This section of the site was completed in February 2023.

On the eastern side of the allocation, Outline application 20201213 for the development of 1501sqm of B2 use, 1400sqm of B8 use and 3642sqm of E(g)(i) use class was approved in Dec 2020. Works had commenced on site by March 2023.

### **Policy BLO 1 (B.BL.2) – Land to the south of A47 and north of Yarmouth Road, Blofield**

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, ENV, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix & achievement of employment uses providing jobs.	Site to commence by Mar 2017, and be completed by Mar 2020

Hybrid application 20160497 consisting of full approval for 1500m2 B1 use and Outline for 1000m2 B1 use was granted November 2016. Reserved Matters 20191295 for the 1000m2 of B1 use was granted in March 2020.

Full approval 20140758 for supermarket and restaurant was granted July 2014. This permission lapsed July 2017.

Outline planning application 20160488 for 175 dwellings granted June 2017. Reserved Matters 20172131 for a reduction in dwellings to 163 was approved in October 2018. The development is nearing completion.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

### **Policy BLO 2 – Land to the south of Yarmouth Road (Manor Farm), Blofield**

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2015, and be completed by Mar 2016

The site was completed March 2020.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

### **Policy BLO 3 – Land at Wyngates, Blofield**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2015, and be completed by Mar 2017

The site was completed in March 2019.

Level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

#### **Policy BLO 4 – Land to the south of Yarmouth Road & north of Lingwood Road, Blofield**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2020

The site was completed March 2020.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

#### **Policy BLO 5 (B.BH.2) – Land to the north of Blofield Corner, Blofield Heath**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

Outline application 20140968 granted for 36 dwellings February 2015. Reserved Matters application 20162199 granted October 2017. Construction commenced on site in September 2019 and is nearing completion by the end of the monitoring year.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

#### **Policy BRU 1 – Land west of Cucumber Lane, Brundall**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2015, and be completed by Mar 2018

The site was completed in March 2017.

Level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

#### **Policy BRU 2 – Land north of Berryfields, Brundall**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
8, 9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	Not applicable

Outline application 20161483 for 155 dwellings, a supermarket and open space was approved in March 2018. Reserved Matters 20202009 for 155 dwellings, a supermarket and open space was granted March 2021. Building has commenced on site with 48% of the site completed in the monitoring year.

Full approval 20191377 for the creation of a 3G artificial grass pitch and clubhouse was granted Aug 2020. The creation of the 3G pitch was completed by the end of 2023 and work had commenced on the new clubhouse during 2022/23.

### Policy BRU 3 – Land east of the Memorial Hall, Brundall

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
8, 9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	Not applicable

An Outline application, 20171386, for 170 dwellings and community recreational facilities was registered Aug 2017. The application was refused in July 2019, and an appeal was submitted at the end of October 2019. The appeal was allowed in October 2020 for 170 dwellings. Phase one of the site for 23 dwellings was granted full approval in January 2021 under application no. 20211917.

Progress on this site is currently held up by Natural England's advice on Nutrient Neutrality.

Full application 20191974 for recreational space was granted Feb 2020. A reserved matters application 2023/2989 for a Country Park & Village Green was submitted 05/10/2023 and is pending consideration.

### Policy BUX 1 (B.BX.2) – Land east of Lion Road, Buxton

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Planning permission & maintained recreational uses	Site to commence by Mar 2017, and be completed by Mar 2018

Outline planning permission 20150082 for 21 dwellings granted October 2016 lapsed in October 2019.

This allocation has been carried forward to the adopted Greater Norwich Local Plan under reference B.BX.2 for 20 dwellings.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

### Policy CAW 1 (B.CA.2) – Land to the west of the existing cemetery, Cawston

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Not applicable	Not applicable

Allocated for extension to burial ground.

This allocation has been carried forward to the adopted Greater Norwich Local Plan under reference B.CA.2 for an extension to burial ground.

#### **Policy CAW 2 (B.CA.1) - Land East of Gayford Road, Cawston**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

This allocation has been carried forward to the adopted Greater Norwich Local Plan under reference B.CA.1 increasing the allocation to 60 dwellings.

#### **Policy COL 1 (B.CO.1) – Land at Rectory Road, Coltishall**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

Outline application 20170075 for 30 dwellings which was granted November 2017 has now lapsed. A new Full Planning application, 20201627, for 30 dwellings was submitted in August 2020 and is pending a decision. A Full Planning application 2023/2422 was validated on 24/08/2023. This will extend the site eastwards and add a further 25 dwellings.

Progress on this site is currently held up by Natural England’s advice on Nutrient Neutrality.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

#### **Policy COL 2 (B.CO.2) – Land at Jordan's Scrapyard, Coltishall**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

This allocation has been carried forward to the adopted Greater Norwich Local Plan under reference B.CO.2. This allocation will reduce the number of dwellings from 30 to 25.

#### **Policy DRA 1 (B.DR.1) – Land at Manor Park, north of Hall Lane, Drayton**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2021

Full Planning application 20200640 for the erection of 267 dwellings was granted in August 2021. Building commenced on the site in 2022 with 20% of the dwellings completed by the end of the monitoring year.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

#### **Policy DRA 2 – Land east of School Road, Drayton**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix, job creation and or retail provision.	Site to commence by Mar 2017, and be completed by Mar 2018

This allocation has not been carried forward to the adopted Greater Norwich Local Plan.

#### **Policy FOU 1 – Land west of Stringers Lane, Foulsham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2015, and be completed by Mar 2016

The site was completed in March 2015.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

#### **Policy FOU 2 (B.FO.2) – Land at Old Railway Yard, Station Road, Foulsham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 3, 7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	Site to commence by Mar 2021

The eastern end of the site has been developed. No activity on the rest of the site during this monitoring year.

#### **Policy FRE 1 (B.FR.2) – Land north of Palmer’s Lane, Freethorpe**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2016, and be completed by Mar 2017

The site was completed in March 2022.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

#### **Policy GLP 1 – Land at the former Little Plumstead Hospital, Great & Little Plumstead**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to be completed by Mar 2015

The site was completed in March 2015.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

#### **Policy GWI 1 – Land north of Hubbards Loke, Great Witchingham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2015, and be completed by Mar 2016

The site was completed in March 2015.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

#### **Policy HEL 1 (B.HD.1) – Land at Hospital Grounds, south-west of Drayton Road, Hellesdon**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2018, and be completed by Mar 2021

This allocation has been carried forward to the adopted Greater Norwich Local Plan under reference B.HD.1 for 300 dwellings and E(g) employment uses.

#### **Policy HEL 2 (STR.09) – Land at Royal Norwich Golf Club, Hellesdon**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2018, and be completed by Mar 2025

Hybrid application 20151770 was granted December 2016. This includes Outline approval for up to 1000 dwellings; 108 of these had reserved matters granted. Full Planning application 20171514 for Phase 1 granted June 2018 reduced the 108 dwellings to 95. Phase 1 was completed by Mar 2023.

A Reserved Matters application, 20201679, for a further 157 dwellings (Phase 2) was granted in April 2021. Works have commenced on Phase 2 with 85% of the dwellings completed in the monitoring year.

Reserved matters 20220391 for Phase 3, comprising of 138 dwellings was submitted on 07/03/2022. Progress on Phase 3 of the development is currently held up by Natural England's advice on Nutrient Neutrality.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

#### **Policy HEL 3 (B.HD.2) – Land adjacent to the existing burial ground, Hellesdon**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Planning permission & cemetery use.	Not applicable

Allocated for extension to burial ground.

There is a current proposal for this allocation to be carried forward to the emerging Greater Norwich Local Plan.

#### **Policy HEL 4 – Land northeast of Reepham Road, Hellesdon**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
8, 9	EN4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	Not applicable

There is a current proposal for this allocation to be carried forward to the emerging Greater Norwich Local Plan.

#### **Policy HEL 5 – Land east of Eversley Road, Hellesdon**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2019

The site was completed March 2019.

Level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

**Policy HOR 1 – Land at Pinelands, Horsford**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to be completed by Mar 2014

The site was completed in March 2014.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

**Policy HOR 2 – Land north of Mill Lane, Horsford**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2016, and be completed by Mar 2019

The site was completed in March 2018.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

**Policy HNF 1 (B.HS.2) – Land east of Manor Road, Horsham & Newton St Faith**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2019

Full Planning application 20182043 for 69 dwellings was approved December 2019. This site was completed in March 2023.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

**Policy HNF 2 (STR.14) – Land east of the A140, Horsham & Newton St Faith**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	Site to commence by Mar 2021

An application for the creation of a new recycling centre on the southern part of the site was submitted for approval to Norfolk County Council in February 2020. Permission was granted in June 2020. The site was completed during the monitoring year 2021/22.

Outline application 20211959 for Broadway Enterprise Park comprising predominantly E (g) (i,ii,iii) B2 and B8 commercial and industrial uses, a possible filling station, two drive-thrus, a car showroom (sui generis) and prospective Park and Ride development was granted in June 2022. Variation of conditions application 20221731 superseded the above application on 03/11/2023.

### **Policy HNF 3 (B.HS.3) – Land at Abbey Farm Commercial, Horsham & Newton St Faith**

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	Site to commence by Mar 2021

Full Planning application 20201787 for no.7 commercial buildings (4,843.6sqm of floor space) for Classes B2, B8 and E (g) purposes and associated works was submitted September 2020. The application was granted in June 2022.

### **Policy LIN 1 – Land north of Norwich Road, Lingwood & Burlingham**

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2016, and be completed by Mar 2018

The site was completed in March 2016.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

### **Policy RED 1 - Land at Station Road, Reedham**

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

This site was completed March 2021.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

### **Policy REP 1 (B.RE.1) – Land off Broomhill Lane, Reepham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2019

Full Planning application 20200847 for 141 dwellings was submitted April 2020.

Progress on this site is currently held up by Natural England's advice on Nutrient Neutrality.

#### **Policy REP 2 (B.RE.2) – Land at former station yard, Station Road, Reepham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 3, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

Full Planning application 20180963 for a food store, offices, a 60-bedroom care home, 20 assisted flats, 15 assisted bungalows and a club house was granted in March 2019. The new food store was finished in March 2021, and 15 assisted bungalows were completed in December 2022.

A Variation of Conditions application, 20221769, was granted in February 2023 reducing the number of assisted flats to 18 units.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the granted permission in accordance with policy.

#### **Policy SAL 1 – Land on Norwich Road, Salhouse**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2016, and be completed by Mar 2017

The site was completed in March 2018.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

#### **Policy SWA 1 (B.SW.1) – Land north of Chamery Hall Lane, South Walsham**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

Outline application 20161643 for 21 dwellings was granted December 2017. This application lapsed in December 2020.

This allocation has been carried forward to the adopted Greater Norwich Local Plan under reference B.SW.1 increasing the allocation to 45 dwellings.

#### **Policy SPI 1 – Land at Crostwick Lane , Spixworth**

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2015, and be completed by Mar 2017

The site was completed in August 2015.

Level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

#### **Policy TAV 1 – Land at Fir Covert Road, Taverham**

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
1, 3, 6, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & provision of retail uses.	Site to commence by Mar 2021

Hybrid application 20171782 for A1, A3 and A5 uses granted February 2018. This includes Full Planning for a supermarket which was completed in March 2022. The remaining uses of application 20171782 are amended by Reserved Matters application 20210117 for A1, A3, A4, B1a and D1 uses, which was granted in Nov 2021.

#### **Policy TSA 1 – Land at Broadland Business Park, Thorpe St Andrew**

<b>JCS Objectives</b>	<b>Sustainability Appraisal Objectives</b>	<b>Indicator</b>	<b>Target</b>
1, 3, 7	EN1, EN9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	Site to be completed by Mar 2026

Allocation is part of Broadland Business Park. There are a few plots that still need to be developed. Expansion to north under Growth Triangle Area Action Plan. See section 5c below.

Full Planning 20181376 for an office and workshop on Plot 14 was granted December 2018. The site was completed in November 2020.

Full planning 20210356 for B8 use building on Plot 16b was superseded by Full Planning 20220870 for a larger B8 unit in November 2022. This development was completed in December 2022.

Full approval 2023/0491 for a 5158 sqm B8 Warehouse was granted on 10/11/2023.

#### **Policy TSA 2 – Land at Pinebanks, Thorpe St Andrew**

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2022

Reserved Matters permission 20160425 for 231 dwellings granted September 2016. Demolition works have commenced on site.

A new outline application, 20212058, for up to 295 dwellings was submitted on 09/11/2021. A further outline application, 20212059, for up to 105 dwellings, was also submitted on 09/11/2021 incorporating land which forms part of the TSA2 allocation and known as 'Langley North'.

Progress on this site is currently held up by Natural England's advice on Nutrient Neutrality.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

### Policy TSA 3 – Land at Griffin Lane, Thorpe St Andrew

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2017, and be completed by Mar 2018

Reserved Matters 20160423 for 71 dwellings granted August 2016. Site clearance and pegging out has been carried out on site.

A new outline application 20212061 for up to 150 dwellings was submitted on 09/11/2021.

Progress on this site is currently held up by Natural England's advice on Nutrient Neutrality.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

### Policy WRO 1 – Land west of Salhouse Road, Wroxham

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
1, 2, 4, 6, 7, 9, 10, 11, 12	EN1, EN6, EN7, EN8, EN9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	Site to commence by Mar 2016, and be completed by Mar 2018

The site was completed in March 2018.

The level of Open space provided in relation to Policy EN3 of DM DPD is met within the permission granted under the previous Local Plan policy.

## c. 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

Progress	Comments
<p>Planning permission 20161058 for North Sprowston &amp; Old Catton (GT12) includes a 1:20 ratio of employment floorspace to residential floorspace.</p> <p>Planning Permissions 20160498 and 20170104 for South of Salhouse Road (GT7) does not meet the target. 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

Milestone	Progress	Comments
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

Progress	Comments
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 granted 28/06/2013.	Link road has not been completed in accordance with milestone.
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.	Link road junction with Plumstead Road to be a 'temporary' T-junction. This is expected to commence during the 24/25 monitoring year. The T-junction to be converted into a roundabout at a later date.
Wroxham Road to Salhouse Road 2019/20	Completed	Milestone achieved
Wroxham Road to North Walsham Road 2019/20	Planning Permission Granted 17/02/2016.	Milestone not achieved. Delivery of link is currently subject to the delivery of the Beeston Park site.
North Walsham Road to Spixworth/Buxton Road 2022/23	Outline Planning Permission Granted 17/02/2016. Reserved Matters application 20180708 for Strategic Infrastructure, including Link Road submitted 30/04/18.	Expected to be completed after milestone reflecting Delivery of link is currently subject to the delivery of the Beeston Park site.
Buxton Road to St Faiths Road 2025/26	Outline Planning Permission Granted 17/02/2016. Reserved Matters application 20180708 for Strategic Infrastructure, including Link Road submitted 30/04/18.	Currently expected to be completed ahead of milestone, in accordance with revised phasing of Beeston Park scheme.
Buxton Road to St Faiths Road 2025/26	Outline Planning Permission Granted 17/02/2016. Reserved Matters application 20180708 for Strategic Infrastructure, including Link Road submitted 30/04/18.	Currently expected to be completed ahead of milestone, in accordance with revised phasing of Beeston Park scheme.
St Faiths Road to Airport	Planning Permission granted for Repton Avenue to St Faiths Lane Section 18/05/2016. Under Construction.	Initial Feasibility Assessment for connection to Hurricane Way completed. Land dedicated as part of permission 20180920 to enable upgrade of link road commensurate with full link road Airport. Pooled CIL funding for Repton Avenue to Hurricane Way Link rescinded due to delays in scheme delivery.
Full Cycle and Pedestrian Links 2026	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	Phase 1 Harrison Plantation Cycle Link & Connection to Norwich Cycle Network delivered 2015.  Frontage pedestrian and cycle facilities north of Atlantic way delivered through the development of GT7 allocation.	Milestone not achieved.  Salhouse Road Walking and Cycling Feasibility Study Completed October 2010.  Extension of Phase 1 link to Atlantic Way/Salhouse Road Junction and Blue Boar Lane on going.
Phase 1 BRT Improvements 2019/20	Atlantic Way and Salhouse Road Junction re-designed from roundabout to priority junction, with capacity for future signal control, to better facilitate BRT.  Land dedicated to enable road widening and improvements through permission on GT7 (20160498 & 20170104)	Milestone not achieved.  Enhancements to bus prioritisation measures to be reviewed through Transport for Norwich Strategy Action Plan.

### Policy GT3: Transport

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

Milestone	Progress	Comments
BBP 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 in 2024/25.	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 have been completed within 2022/23.</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.</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 is nearing completion.</p> <p>Full approval 2023/0923 for 1509sqm of B8 use class floorspace was granted 28/08/2023. Works commence on the site within the monitoring year.</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 Smeel Lane) were granted 19/12/2018 for 283 homes across part of the allocation. Reserved matters 20211743 for 272 dwellings was submitted 23/09/2021 and is subject to matters relating to Nutrient Neutrality and other condition being resolved. The remaining 11 units are self-build plots.</p> <p>Hybrid allocation 20181601 (Land South of Smeel Lane) comprising Outline for 205 dwellings and Full Approval for 315 dwellings was granted on 26/04/2021.</p> <p>Reserved Matters application 2024/1137 relating to the outline component of the above application was submitted shortly after the monitoring year.</p> <p>Works have commenced on the 315 dwellings granted full approval above with 131 units completed by the end of March 2024.</p>	<p>Milestone not achieved.</p> <p>Allocation site is now expected to delivery 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. 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. Reserved Matters 20180443 for 225 dwellings was granted 15/10/2020. Works commenced on site during 2022/23 with 58 dwellings completed by the end of March 2024.	Milestone not achieved.  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. Development commenced on site during 2019/20 but this was behind the milestone. Approximately, 68 % of the site is complete.  The self-build component of the site, 12 homes, commenced in 2017/18. All dwellings but one have been completed.	Milestone not achieved.  The allocation will deliver 340 dwellings, which is more than the target of 300 homes.

#### Policy GT16: North Rackheath

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

<b>Milestone</b>	<b>Progress</b>	<b>Comments</b>
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 consideration.</p> <p>Provision of Rackheath Buffer to be phased in accordance with plan to be submitted with planning application.</p> <p>A revised detailed application is due Spring 2024 with intention of a planning decision by approximately Jan 2025.</p>	Milestone not achieved.

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

Target: 80 Homes (79 Net)

<b>Milestone</b>	<b>Progress</b>	<b>Comments</b>
Commencement 2016/17	<p>Reserved Matters 20151591 for 80 dwellings granted 10/04/2017. This section was completed 14/03/2022.</p> <p>Reserved Matters 20171906 for 10 dwellings granted 10/09/2018. The site was completed 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 now split into two parcels with Full approval. The Northern parcel (20210507) is for 120 dwellings, and works have commenced on site. A number of pre-commencement conditions relating to the Northern parcel are currently held up by Natural England's advice on Nutrient Neutrality. However, works have commenced on site with 24 dwellings completed during 2023/24.</p> <p>The Southern parcel (20210472) is for 202 dwellings and works commenced on site during 2022, with 85 dwellings completed by the end of March 2024. However, a number of pre-commencement conditions relating to the Southern parcel are currently held up by Natural England's advice on Nutrient Neutrality.</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.	<p>Milestone achieved.</p> <p>Total housing has exceeded target by 7 homes.</p>

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

Target: 460 Homes, formal recreation, landscaping

Milestone	Progress	Comments
Commencement 2020/21	<p>Outline Planning Application 20191370 for 456 homes submitted 29/08/2019. This application was withdrawn by developer in March 2023.</p> <p>Allocation site is now expected to delivery 456 homes. This is less than the target of 460 homes.</p>	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.

#### d. Neighbourhood Development Plans

Nine Neighbourhood Plans were under development in Broadland during 2023/24. The nine communities developing Plans were:

- Buxton with Lamas
- Hellesdon
- Horsford
- Lingwood & Burlingham
- Postwick
- Rackheath
- Reedham
- Strumpshaw
- Thorpe St. Andrew

The Neighbourhood Plans being developed in Hellesdon, Horsford, Rackheath 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 sixteen. These Plans all form part of the statutory Development Plan, and they were made on the following dates:

Parish	Date Made
Acle	17th February 2015
Aylsham	18th July 2019
Blofield	26th July 2016
Brundall	22nd March 2016
Drayton	26th July 2016
Great & Little Plumstead	16th July 2015
Hellesdon	19th December 2017
Horsford	12th July 2018
Old Catton	26th July 2016
Rackheath	20th July 2017
Salhouse	20th July 2017
Spixworth	22nd July 2021
Sprowston	8th May 2014
Strumpshaw	10th July 2014
Taverham	22nd July 2021

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

The Acle, Brundall, Salhouse, Strumpshaw and Wroxham Neighbourhood Plans have also been made by the Broads Authority.

### e. Glossary of Terms and Acronyms

<b>Term</b>	<b>Description</b>
Accessible	Easy to travel to and enter by whatever means of movement is appropriate (including public transport, cycle, on foot or (for buildings) in a wheelchair or with limited mobility).
Adopted	Formally approve. Assume responsibility for future maintenance.
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible householders whose needs are not met by the market. Affordable Housing Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or subsidy to be recycled for alternative affordable housing provision.
Allocated	Land which has been identified in a Local Plan and the Policies Map (or Inset Map) for a specific form of development. Allocations are contained in the Site Allocations DPD and Growth Triangle Area Action Plan DPD.
Amenity	Those qualities of life enjoyed by people that can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes for example a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
Annual Monitoring Report (AMR)	Annual Monitoring Report: Part of the local development framework. Local authorities are required to produce an AMR each December Annual Monitoring Report (AMR) with a base date of the previous March showing progress towards the implementation of the local development scheme and the extent to which policies in local plans are being achieved.
Area Action Plan (AAP)	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
Biodiversity	The variety of life on earth or any given part of it.
Broadland Business Park	First allocated in the 2001 Broadland Local Plan for 78 hectares of employment, it is an established location for jobs, and of key strategic importance to the Growth Triangle.
Brownfield Land, Brownfield Site	See Previously Developed Land
Built Environment	Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.
Business (B1) Use	Use for light industry, offices (where the office does not provide a service directly to the visiting public) and research and development (as defined in the Use Classes Order). Light industry is industry which is capable of being carried out in a residential area without causing nuisance, including as a result of traffic movement.
Commercial Centre	The centre of larger market towns and collages where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.
Community	(As used in this context) All of those living and working in Broadland. This includes the general public, parish and town councils, businesses, community groups, voluntary organisations, developers, statutory agencies etc.

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

Term	Description
	2036. The GNLPP 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.
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.

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

<b>Term</b>	<b>Description</b>
Policies Map	The adopted policies map illustrates all the proposals contained in development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions policies map showing the changes which would be required upon adoption of the document.
Public Rights of Way	Public footpaths and bridleways as defined in the Countryside Rights of Way Act 2000 and permissive routes where there is no legal right of way but access is permitted by the landowner.
Renewable Energy	In its widest definition, energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
Reserved Matters	These relate to design, external appearance, siting, means of access and landscaping where outline planning permission has already been granted. Conditions attached to the permission may require other details to be approved (e.g. materials).
Residential Institution	Residential establishment, (which may also provide medical care or other support) in which residents live communally with catering and housekeeping services provided centrally. Includes nursing homes, residential homes and also includes hostels where a significant element of care is involved but excludes sheltered and supported housing schemes where the dwelling units are self-contained. Also excludes hotels. See also Institution.
Section 106 Obligation (S106)	Section 106 Obligation. See Planning Obligations.
Sustainability Appraisal	Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Statement of Community Involvement (SCI)	Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. SCI is not a DPD but is subject to independent examination.
Strategic Environmental Assessment (SEA)	Strategic Environmental Assessment: The term used to describe environmental assessment applied to policies, plans and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practice SA and SEA are often combined.
Settlement Limit	Settlement limits are identified on the Policies Map. These are areas where development appropriate to the settlement in question will usually be permitted subject to consideration of the policies of the NPPF, JCS and Development Management DPD
Site of Special Scientific Interest: SSSI	Site of Special Scientific Interest: Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by English Nature and have protected status under the Wildlife and Countryside Act 1981.
Site Specific Allocations	Allocations of sites for specific or mixed uses or development. Policies in the Site Allocations DPD will identify any specific requirements for individual sites.
Site Specific Policies	Where land is allocated for specific uses (including mixed uses), this should be highlighted in one or more DPDs. The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses.
Supplementary Planning Document (SPD)	A Document which expands on policies set out in a DPD or provides additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.

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

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

## Introduction

1. For the monitoring year 2023/24, the development plan for Norwich comprised the following documents:
  - Joint Core Strategy for Broadland, Norwich, and South Norfolk (the JCS) adopted March 2011, amendments adopted January 2014;
  - Norwich Site Allocations and Site-Specific Policies Local Plan (the Site allocations plan) adopted December 2014; and
  - Norwich Development Management Policies Local Plan (the DM policies plan) adopted December 2014.
2. The Greater Norwich Local Plan was adopted at the end of March 2024. Therefore, for the majority of the 2023/24 monitoring period, the documents outlined in paragraph 1 were the relevant documents for decision making. Upon adoption, the GNLP superseded the JCS and site allocation documents. Monitoring for the 2023/24 monitoring period has been conducted against metrics from the JCS and the GNLP as this AMR will be released well into the first monitoring period of the GNLP.
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. It is likely that there remain some longer-term/slower-to-respond impacts of the Covid-19 pandemic upon several of the indicators that are monitored. The potential impacts of this are considered in the commentary below.
5. 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 cannot currently be granted unless it can be 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

6. 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.
7. 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 plan conducted in 2025 concludes 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.
8. The following is a summary of the main findings of the AMR for the DM policies in Norwich for 2023/24 (see Annex A for further details):
  - DM2 – 9 applications were refused on the grounds of loss of light or outlook. This equates to 1,919 dwellings that might otherwise have been granted planning permission. This was the highest number on record. This year's figure was inflated by the refusal of application 22/00879/F for the redevelopment of Carrow Works, which planned to provide 1,859 dwellings. The application for Carrow Works was refused for a number of reasons in addition to loss of light or outlook.
  - DM2 – 4 applications were refused on the grounds of falling below minimum space standards. This equates to 12 dwellings that might otherwise have been granted planning permission. This is significantly higher than the previous monitoring period. The refusal of an application for 9 new dwellings on Cadge Road contributes significantly to the overall figure.
  - DM10 - The year 2023/2024 saw the biggest increase in the number of telecommunication applications, with 22 submitted. This is significantly higher than the previous year 2022/23 which saw 7 applications submitted. The significant increase could be attributed to increased demand due to changes in working habits as people continue to work from home and government focus on improving telecommunications infrastructure with a target of having most of the population covered by 5G signal by 2027 as set out in the UK Wireless Infrastructure Strategy.
  - DM11 - Levels of NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> all reported reduced levels at the monitoring site at Lakenfields. A reduction was also observed at Castle

Meadow, except for levels of NO<sub>2</sub>, which rose by 7.4 µg/m<sup>3</sup>. The reason for the increase in NO<sub>2</sub> is not clear. However, according to the 2024 Air Quality Annual Status Report, the increase may be due to a bus stop being located outside the air monitoring station (see [Air quality monitoring reports and assessments](#)). It is hoped that the replacement of diesel buses with those that use cleaner technologies will result in continual improvements in air quality on Castle Meadow.

- DM12 - Permissions and prior approvals were granted for 1,149 new dwellings. This is a significant increase from the previous year which saw only 17 dwellings granted permission. The increase is largely due to the approval of the redevelopment of Anglia Square, application 22/00434/F for up to 1,100 dwellings.
- DM12 - The total number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan without consent was 3,043. This figure is the lowest recorded figure since the start of the plan period. This is likely due to the reduction in permissions granted as a result of nutrient neutrality alongside the continued build out of previously consented schemes, resulting in a reduction in total housing commitment.
- DM12 - 246 dwellings were completed in 2023/24. This is fairly consistent with the number of completions in the previous years since 2020, and it is a slight increase from the previous year (228 dwellings) by 7.8%. Nonetheless, this figure is still well below the target set out in the JCS of delivering 477 homes per annum. The permissions being built out are primarily those granted prior to nutrient neutrality constraints.
- DM13 - There were no new consents granted in the 2023/24 period for student or C2 accommodation. This is partly due to the moratorium on granting any residential planning permissions due to nutrient neutrality constraints.
- DM16 - In this monitoring period there was a continued loss of B1a office space (-15,190m<sup>2</sup>) but at a significantly increased rate compared with 2022/23 (-2,570m<sup>2</sup>). The significant loss of B1a office space is attributed to the demolition of Victoria House (13,000m<sup>2</sup>) formerly used by Marsh on Queen's Road. Notably this monitoring period also saw conversion of two office spaces to residential uses. Most of the remaining loss of office space in this monitoring period was to other employment and education-based uses. There was no growth in B1b Research and Development floorspace (0m<sup>2</sup>) and there was a net loss of -332m<sup>2</sup> of B1c Light industrial floor space .
- DM18 – In the 2023/24 monitoring period there was a significant increase in the main town centre uses permitted within defined centres (14,859.30m<sup>2</sup>). This is largely due to the approval of redevelopment at Anglia Square. As for main town centre uses permitted elsewhere, there was a significant decline (862m<sup>2</sup>) compared to the previous monitoring period (2,746.50m<sup>2</sup>).
- DM20: Overall, with the exception of Chantry Place, the city centre is seeing a gradual increase in the percentage of non-retail uses. Two of the primary frontage zones now have a retail frontage below the minimum threshold set out within the Main Town Centre Uses and Retail Frontages Supplementary Planning Document. The change 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.

- DM22 - The 2023/24 monitoring period saw a few gains in community facilities floorspace. The approval of Anglia Square included 697m<sup>2</sup> of community floor space.
- DM29 - The 2023/24 monitoring period saw a decrease in the number of parking spaces in the city centre from 9,623 to 9,577 due to several car parks reducing car parking numbers, as well as closure of the Gildengate and Hollywood Cinema car park.
- DM32 - In the 2023/24 monitoring period, three planning applications permitting 16 homes were approved as low-car housing. This represents an increase in the number of applications compared to the previous monitoring period although they would deliver less housing. The ongoing issue of nutrient neutrality also contributes to the low number of permissions approved.
- DM32 – No development schemes were approved for car free housing during the monitoring period. Ongoing complications with nutrient neutrality have contributed to the lack of permissions issued.

## Other Policy Initiatives and Updates

9. 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.
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, and the environment is protected and enhanced, promoting sustainability and the effective functioning of the area.
11. In November 2019, Cabinet adopted the 'Purpose Built Student Accommodation in Norwich: evidence and best practice advice note'. Norwich has seen a significant increase in numbers of proposals for new purpose-built student accommodation (PBSA) over the last few years. The advice note includes an assessment of the need for purpose-built accommodation and guidance on a range of issues, including the location, scale, external and internal design, and management of PBSA, and how to encourage an accommodation mix for a wide range of students. This document sets out the intention for a PBSA working group to be formed between the Council and the higher education institutions to discuss issues surrounding PBSA and to share information. The PBSA Working Group was formed in February 2020 and meets to discuss issues surrounding student numbers, student preferences for accommodation and student welfare in PBSA. The working group will continue to meet approximately twice a year. Policy 5 of the GNLP includes requirements relating to PBSA which adds weight to decision-making and

provides a basis for a review of the guidance note. This review is being progressed at the time of writing, subsequent to the monitoring year. Norwich City Council commissioned a new evidence study looking at the need for PBSA in Norwich, in order to implement GNLP policy 5. The study concludes that there is enough PBSA accommodation to meet the demand up to 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 is 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 will be 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 River Wensum Strategy was adopted in summer 2018. The partnership which produced it is led by Norwich City Council, working with the Broads Authority, Norfolk County Council, the Environment Agency, and the Norwich Society. The strategy aims to manage the Wensum and surrounding area for the benefit of the city and its residents. Its objectives include increasing access to the river for walking/cycling and for water-based leisure, enhancing the natural and historic environment, maximising the efficiency of public expenditure in the river corridor, and accessing external funding opportunities and investment to facilitate change and regeneration in the river corridor. In 2021, a Delivery Plan was produced setting out project prioritisation for the next 2 years, and the Action Plan was subsequently updated.
14. The three 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. Following completion of the East Norwich masterplan in 2022, and adoption of the GNLP in early 2024 which allocates East Norwich as a strategic regeneration area, 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.
15. A further workstream is underway related to delivery of the East Norwich sites, focusing on financial modelling, detailed viability appraisal and assessment of delivery options.

16. Since October 2022, the East Norwich Delivery Board has taken over from the Partnership Board and has oversight of regeneration activity. 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	2023/24	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	1,919	<p>9 applications were refused (in whole or in part) on the grounds of loss of light or outlook. This was equivalent to 1,919 individual dwellings that might otherwise have been granted planning consent, the highest on record. The following applications were refused for failing to comply with the policy; 23/01386/PA, 23/00427/F, 23/00266/F, 23/01262/F, 23/01260/F, 23/00335/U, 23/01084/F. The refusal of application 22/00879/F, Carrow Works, King Street, which was for 1,859 dwellings inflated the figure for this monitoring indicator. This application was considered to conflict with DM2 because the proposed height, massing, and density of the development raised a number of amenity considerations regarding overshadowing and lack of internal light for between 30% and 40% of the building façades. However, it was only one of the reasons for this scheme's refusal as there were also other concerns.</p> <p>Were it not for the refusal of application 22/00879/F, the total number of dwellings refused against DM2 would have been 60 dwellings. This still would have been the highest figure on record. The primary contributor to this was application 22/01368/F, BT Telephone Exchange, Westwick House, 70 Westwick Street, which was for the erection of retirement living apartments and other works adding up to 51 new dwellings. This was refused on the grounds that some dwellings would have had living areas likely experiencing shading from the projecting balconies above and because the limited area of communal amenity space would have been significantly shaded.</p>

Policy	Indicator	2023/24	Commentary
DM2	Refusals on the grounds of schemes falling below minimum space standards	12	The aim of this policy is to ensure that no approved schemes fall below minimum space standards. In the current monitoring period, four applications were refused for falling below space standards. This equated to 12 dwellings refused, which was the third-highest number of dwelling refusals on record.
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 <u>Building for a Healthy Life</u> . The recently adopted <u>GNLP</u> 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)	67.6%	<p>There is no target for this indicator. The 2023/24 monitoring period saw 67.6% of completed dwellings achieve a minimum density of 40dph. The reported figure is lower than the figure reported in the last few years. Nonetheless, it is still consistent with the figures seen in the previous years, except for 2016/17 which was 93.9%. The reason for the drop in this figure is due to the nature of the planning applications which have delivered within this period. The two sites which significantly contribute to this are the Three Score development and the Bartram Mowers schemes which are lower density developments. These sites are located on the edge of the city, therefore are lower density developments by virtue of location. In addition, the Bartram Mowers development is predominantly bungalows which are typically low-density developments. Nutrient neutrality has had an impact on the number of planning permissions issued, resulting in these two sites having a greater influence over the total density % calculations.</p> <p>This density policy requirement is mirrored in <u>GNLP</u> policy 2.</p>

Policy	Indicator	2023/24	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>Applications in this period have included green roofs (comprising both wildflower blanket and sedum blanket), green swales, and landscaping for street level public realm and podium level gardens.</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	2023/24	Commentary
DM4	Renewable energy capacity permitted by type	1,295 solar panels and one application providing 500kWh capacity  14 heat pumps	<p>There is no target for this indicator. There were 22 applications approved which include renewable energy. The approved applications total 1,295 solar panels. The applications providing the highest number of solar panels are Chantry Place, 23/00474/PA (366 panels) and Morrisons, 24/00016/PA (450 panels) and Argyle Street, 22/00273/F (120 panels). Norwich Airport, 23/00951/PA provides solar panels which would have a capacity of 500kWh, the number of solar panels to be installed has not been provided.</p> <p>The approved applications also include 14 Air Source Heat Pumps (ASHP). Residential development at Argyle Street (14 properties, 22/00273/F) includes installation of 8 ASHP units which makes up 57% of the total number of ASHP approved during this monitoring period.</p> <p>This monitoring period saw a significant increase in renewable energy permitted in comparison to the previous monitoring periods 2021/22 and 2022/23. The reason for the increase is due to submission of applications for solar panels mostly on commercial properties with the exception of Argyle Street (22/00273/F) which has the highest number of solar panels on a residential development.</p>
DM5	Number of schemes approved contrary to Environment Agency advice:  1) flood protection  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 2023/24 monitoring period.

<b>Policy</b>	<b>Indicator</b>	<b>2023/24</b>	<b>Commentary</b>
DM6	Development resulting in the loss of, or reduction in the area of: 1) SSSI 2) County Wildlife sites 3) County Geodiversity sites	0	The target for this indicator is no loss of SSSI, CWS, or CGS sites. There was no reported loss or reduction in the areas of these sites in the 2023/24 period.
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 2023/24 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	0	There is no target for this indicator. No new street tree-planting was recorded as being secured as part of planning obligations agreements. It is likely that one of the reasons for lack of street trees secured through planning obligations is due to the complexity and challenges to secure long-term maintenance of the trees.

Policy	Indicator	2023/24	Commentary
DM8	Development resulting in a net loss of open space, contrary to policy (m <sup>2</sup> )	-350	<p>The target for this indicator is no loss of open space (contrary to policy DM8).</p> <p>One application was approved within an area of designated open space in 2023/24, resulting in a loss of 350m<sup>2</sup>. This was a significant decrease on the previous monitoring period, which recorded a loss of -3,617.2m<sup>2</sup>; and the lowest on record since -0.93m<sup>2</sup> was lost in 2016/17. This monitoring period also continues the downwards trend since 2021/22. The sole application approved was 23/00332/F, Norwich Lower School, Bishopgate, for the replacement of temporary classrooms with a permanent structure providing classroom accommodation and associated external works. A number of reasons were cited for why this application was acceptable under DM8, including that the proposed area was occupied by temporary classrooms so was not available for use as any form of open space and had no particular amenity or biodiversity value. Additionally, prior to the provision of the temporary classrooms, it was an area of hardstanding used for car parking. As the area is available for use by the (private) school, its value to the general public was limited.</p>
DM8	Areas of new open space and/or play space delivered through development	0	There is no target for this indicator. No new open space and/or play space was delivered through development in the 2023/24 monitoring period.
DM9	Number of listed buildings lost or demolished	0	The target for this indicator is no listed buildings to be lost or demolished. This indicator refers to the total loss or demolition, rather than 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.

Policy	Indicator	2023/24	Commentary
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 2023/2024 saw three buildings added to the Heritage at Risk Register. These are: Church of St Martin at Oak, Oak Street, Church of St Simon and St Jude, Elm Hill and Former Church of St James, Whitefriars. The buildings were added to the register as they have been included on the Historic England Annual Register. Two buildings were also removed from the register (St Michael Coslany and St Margaret de Westwick) as they have had repair works undertaken.</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>
DM10	Number of permitted telecommunications installations/prior approval notifications within: <ol style="list-style-type: none"> <li>1) Conservation areas</li> <li>2) Other protected areas (where planning permission is required)</li> </ol>	22	<p>There is no target for this indicator.</p> <p>A total of 22 applications for notifiable telecommunications installations were approved in this monitoring period which is the highest on record, exceeding the 19 approved in 2020/21. Of these, 19 were outside conservation areas and three were inside conservation areas. Six additional applications were refused and three additional applications withdrawn.</p> <p>The increase in telecommunications applications may be related to the prevalence of home-working and electronic communications that became the norm during the pandemic, and the need to upgrade existing systems such as for the provision of 5G internet. The government has prioritised increasing coverage of the 5G network across the country by 2027 which has contributed to the increase in applications.</p>

Policy	Indicator	2023/24	Commentary
DM10	Number of appeals lost where officer recommendations are overturned	1	<p>The target for this indicator is no appeals lost.</p> <p>No appeals were lodged on telecoms applications for the 2023/24 period, but one lodged on an application for the 2022/23 period was decided in 2023/24. This was application 23/00027/T, for the installation of an H3G 15m street pole and additional equipment cabinets at Earlham Fiveways Roundabout, Earlham Road. The officer decision noted that the proposed cabinets exceeded a ground area greater than 1.5m<sup>2</sup> and thus failed to conform with the requirements of the General Permitted Development Order 2015. The Planning Inspector found that the development proposed did not relate to anything beyond the installation of a mast and radio equipment housing, so the limit was not relevant. Representations were also made by the Local Highway Authority during the appeal process, relating to the effect of the siting of the proposed mast and equipment cabinets on protected trees and highway safety. These were not objections, as the LHA had not assessed the proposal; but merely statements of what highway standards should be considered. The Planning Inspector found that the proposed development would not be detrimental to protected trees or to highway safety.</p>
DM11	Number of hazardous substance consents	0	There is no target for this indicator. There were no hazardous substances consents submitted during the 2023/24 monitoring period, nor have there been since 2017/18.

Policy	Indicator	2023/24	Commentary
DM11	Impact of development on air quality indicators: 1) NO <sub>2</sub> 2) PM <sub>10</sub>	N/A	<p><u>Lakenfields</u></p> <p>NO<sub>2</sub> - 8.5µg/m<sup>3</sup> (decrease from 2022/23)            PM<sub>10</sub> - 11.8µg/m<sup>3</sup> (decrease from 2022/23)            PM<sub>2.5</sub> - 7.6µg/m<sup>3</sup> (decrease from 2022/23)</p> <p><u>Castle Meadow</u></p> <p>NO<sub>2</sub> - 34.4µg/m<sup>3</sup> (increase from 2022/23)            PM<sub>10</sub> - 19µg/m<sup>3</sup> (decrease from 2022/23)            PM<sub>2.5</sub> - 5µg/m<sup>3</sup> (decrease from 2022/23)</p> <p><u>Castle Meadow 2</u></p> <p>NO<sub>2</sub> - 24.14µg/m<sup>3</sup> (first recording)            PM<sub>10</sub> - 13.8µg/m<sup>3</sup> (first recording)            PM<sub>2.5</sub> - 8.2µg/m<sup>3</sup> (first recording)</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 and thus will not report any figures for 2024/25 onwards.</p> <p>Measurements all remain well below the recommended annual mean of 40 micrograms per cubic metre. The only increase across the two stations with baseline figures was of 7.4µg/m<sup>3</sup> in NO<sub>2</sub> at Castle Meadow. The reason for the increase in NO<sub>2</sub> is not clear. However, according to the 2024 Air Quality Annual Status Report, the increase maybe due to a bus stop being located outside the air monitoring station.</p> <p>It will be important to continue to compare these results with those over the coming years to understand what was a pandemic-related reduction and what are more long-term trends. It is hoped that replacement of buses with those that use cleaner technology will result in continual improvements in air quality on Castle Meadow.</p>

<b>Policy</b>	<b>Indicator</b>	<b>2023/24</b>	<b>Commentary</b>
DM12	Number of homes permitted in the monitoring period	1,149	<p>Permissions and prior approvals were granted for 1,149 additional new dwellings in 2023/24. This was significantly inflated by the Anglia Square application (22/00434/F) of up to 1,100 dwellings. Without this, there is a continued trend of decreased permitted dwellings compared with previous monitoring periods. The issue of nutrient neutrality is primarily responsible for the significant fall in the granting of planning permissions for housing, however other wider factors such as economic and political uncertainty may have also played a role. Prior to this, between the 2014/15 and 2021/22 monitoring periods, an average of 619 homes were permitted per year.</p> <p>There was no new C2 accommodation or PBSA approved in the 2023/24 monitoring period. Nutrient neutrality is likely to be a significant factor for the lack of approvals.</p>
DM12	Annual change in total housing commitment (number of dwellings with outstanding planning permission but unbuilt)	3,043	<p>On 1 April 2024, the total number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan without consent was 3,043. This is a slight reduction from the previous year partly due to nutrient neutrality restricting issuing of new permissions for housing and overnight accommodation alongside the continued build out of previously consented schemes, resulting in a reduction in total housing commitment.</p> <p>This figure includes student and residential accommodation commitment but does not include any GNLP allocations as the new plan was adopted after this monitoring period.</p>
DM12	Number of housing completions	246	<p>The number of completions of 246 dwellings in 2023/24 represents a slight increase on the previous year's figure (228 dwellings) but is well below the average annual target for Norwich set by the JCS (477 dwellings per annum). The last time this target was met was in 2019/20, when 798 dwellings were completed. When including student and C2 accommodation, the figure for 2023/24 rises to 564 equivalent dwellings. Therefore, general needs housing constituted 43.6%, and student accommodation constituted 56.4% of the total completions.</p>

<b>Policy</b>	<b>Indicator</b>	<b>2023/24</b>	<b>Commentary</b>
DM12	Housing land supply	N/A	A separate five year land supply statement for the Greater Norwich authorities will be published in due course.
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.  There were no new applications approved for institutional development in the 2023/24 monitoring period.
DM13	Number of student bedrooms permitted	0	No student bedrooms were permitted in the 2023/24 monitoring period. This is largely due to the moratorium on granting any residential planning applications due to nutrient neutrality requirements. In addition, the number of planning applications submitted in recent years has slowed down 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.
DM13	Number of residential institution bedrooms permitted	0	There is no target for this indicator. There were no consents granted for new residential institutional bedrooms in the 2023/24 monitoring period. This is partly due to the moratorium on granting any residential planning applications due to nutrient neutrality requirements.
DM14	Number of new Gypsy and Traveller pitches permitted	0	There were no new pitches permitted within the 2023/24 monitoring period.
DM14	Loss of existing pitches	0	The target for this indicator is no overall loss of pitches.  No pitches were lost in the 2023/24 monitoring period.

Policy	Indicator	2023/24	Commentary
DM15	Number of dwellings lost to other uses (where planning permission is required)	0	<p>There is no target for this indicator. This indicator records implemented permissions only.</p> <p>No dwellings were lost to other uses where planning permission is required in the 2023/24 period.</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 2023/24 period.</p>
DM16	<p>Use Class B development permitted (m<sup>2</sup>):</p> <p>Class B1 (a) offices,</p> <p>Class B1 (b) research &amp; development</p> <p>Class B1 (c) industrial uses suitable in residential areas</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.</p> <p>B1a: -15,190</p> <p>B1b: 0</p> <p>B1c: -332</p> <p>In this monitoring period there was a continued loss of B1 (a) office space, at a considerably higher rate than the -2,570m<sup>2</sup> recorded in the previous monitoring period. This was principally due to application 23/00687/DEM, the demolition of Victoria House, the former Marsh building on Queens Road, which constituted a loss of 13,000m<sup>2</sup>. The loss of office space was deemed acceptable as the proposal was compliant with the requirements of the Town and Country Planning General Permitted Development Order 2015 which outlines limited parameters of what can be considered when assessing a prior approval application.</p> <p>This monitoring period recorded two consents granted for office to residential conversions: both related to The Old Storeroom, 2 Lower Clarence Road. The second permission, 23/00771/U, was a resubmission and to update the description of the proposal to better reflect the proposed change of use (from an office to additional space for an existing ground floor residential unit). In this case it was considered that</p>

Policy	Indicator	2023/24	Commentary
			<p>the loss of small office space outside of an employment area was acceptable in policy terms as the loss had minimal impact.</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 and 2019/20 which both also had no losses or gains. In 2020/21 there was a net loss of 313 m<sup>2</sup>. The year 2022/23 is considered to have been an anomaly as there was a significant net gain of 24,000m<sup>2</sup>.</p> <p>Most of the remaining loss of office space in this monitoring period was to other employment and education-based uses. This monitoring period also saw a reversal of the continued increase in the amount of permitted B1(c) floorspace, dating back to the 2020/21 monitoring period. This monitoring period has the 3rd highest loss for B1 (c) uses. The loss in B1 (c) floorspace is likely to result from the changes to the Use Class Order which has resulted in B1(c) use class replaced by Use Class E and any changes within use class E would not require planning permission.</p> <p>This indicator records permitted losses; completions (of losses) are not currently monitored. Therefore, a number of the previously permitted losses have not necessarily been implemented and therefore the overall loss of floorspace is likely to be less than reported in this monitoring report.</p>
DM16	<p>Employment uses permitted (net change) (m<sup>2</sup>):</p> <p>a) within employment areas</p> <p>b) elsewhere</p>	<p>a) -4,168</p> <p>b) -14,848.7</p>	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>The overall trends for employment space show a significant net loss both within designated employment areas and elsewhere in the city. The application responsible for the biggest loss of employment floorspace elsewhere in the city was 24/00139/DEM 4-20 Hurricane Way for the removal of redundant industrial units resulting in -4,023m<sup>2</sup> of lost B2 space. This was a prior approval application and was considered acceptable as it was compliant with the requirements of the Town and Country Planning General Permitted Development Order 2015.</p>

Policy	Indicator	2023/24	Commentary
DM17	Loss of B1a use class office space under 1,500m <sup>2</sup> (m <sup>2</sup> )	-1,671.5	<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 2023/24 is at a reduced rate compared with the past few monitoring periods.</p> <p>There were five applications approved during the monitoring period. Of these, the biggest contributor to the loss of B1 (a) office space is application 23/00660/U, 5 Surrey Street, which resulted in loss of 1,287 m<sup>2</sup> of space. The application was found acceptable as the proposed change would also have been possible under permitted development rights as per the Town and Country General Permitted Development Order 2015.</p> <p>Again, the reduction in loss of office floorspace in the city may have been as a result of the <u>Article 4 direction relating to the conversion of offices to residential which came into force in July 2022</u>.</p>
DM17	New small/medium business space permitted (premises up to 1,500m <sup>2</sup> ) (m <sup>2</sup> )	3,432.2	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>2023/24 permitted floorspace (<u>gross</u>) - B1(a) = 1,208, B1(b) = 0, B1(c) = 150, B2 = 1,319.6, B8 = 754.6. 2023/24. This monitoring period continued the trend of a general slowing in the amount of permitted small business floorspace compared with previous years in the monitoring period. This could be attributed to the fact that smaller businesses are still recovering from the pandemic and wider challenged with the economy, with the cost-of-living crisis affecting consumer spending and thus impacting on small businesses growth and start-ups.</p>

Policy	Indicator	2023/24	Commentary
DM18	Main town centre uses permitted (m <sup>2</sup> ): a) within defined centres b) elsewhere	a) 14,679.3  b)862	There is no target for this indicator.  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 in the JCS. The data show that in 2023/24 a greater proportion of floorspace for main town centre uses was permitted within defined centres compared with out-of-centre locations, by a significant proportion. However, the defined centre figure is inflated by the Anglia Square application (22/00434/F). Discounting this application, the figure of main town centre uses permitted within centres would be 7,321.9m <sup>2</sup> . This is still relatively high; and represents a return to a significant amount of within centre floorspace permitted, as characterised by the start of the JCS period.
DM18	New retail floorspace permitted (m <sup>2</sup> ) in: a) city centre b) district centres c) local centres	a) -428.8 b) 6,309.4 c) -77	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.  In the city centre there was a small decrease of new retail floorspace permitted in 2023/24. However, the district centres in the 2023/24 monitoring period saw a considerable net gain of 6,309.4m <sup>2</sup> . This was due to the Anglia Square application (22/00434/F). Discounting this application, the figure for permitted retail floorspace in district centres would be -238.9m <sup>2</sup> , which is more in line with previous monitoring periods. Local centres saw a very slight net loss of retail floorspace.  Further information and context in relation to retail floorspace can be found in the commentary for DM20 and DM21.

Policy	Indicator	2023/24	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): a) within defined centres b) elsewhere	a) 0 b) N/A	There is no target for this indicator. No applications have been approved contrary to this indicator.
DM18	Number of C1 hotels: a) floorspace (m <sup>2</sup> ) b) bedrooms permitted	a) -278m <sup>2</sup> b) -8	There is no target for this indicator. The sole application granted consent in the 2023/24 monitoring period was application 23/01308/U, at 17 Colegate. This was for a change of use from a hotel to short-term serviced accommodation (Class C3). This permitted a loss of -278m <sup>2</sup> and 8 bedrooms. In terms of floor area this is a slight increase from the previous year however this relates to one application which is consistent with the previous year.
DM19	Use Class B1a office floorspace permitted (m <sup>2</sup> ): a) within the office development priority area (ODPA) b) elsewhere in city centre c) in employment areas d) elsewhere	a) 413 b) 344 c) 0 d) 761	The target for this indicator is to contribute to the JCS target of 100,000m <sup>2</sup> increase by 2026. The largest individual increase in office floorspace in 2023/24 was for 413m <sup>2</sup> as part of application 23/00531/F, 24 Cattle Market Street, which was for a change of use from a gin distillery (Class B2) to Office (Class E(g)i). It is also notable that office space was permitted outside of the employment areas. However, no permissions were granted within employment areas. Based on the officer reports there is no consistent justification for approvals being located outside of the employment area. It is notable that in some cases planning permission was not required to formally change the use class due to amalgamation of use classes to use class E.

Policy	Indicator	2023/24	Commentary
DM19	Loss of office floorspace (m <sup>2</sup> )	- 15,190	<p>The target for this indicator is to contribute to the JCS target of 100,000m<sup>2</sup> increase by 2026.</p> <p>There was a further loss of office floorspace in the 2023/24 monitoring period, at an increased rate over the previous monitoring period. This continues the overall trend observed over the last six monitoring periods. The demolition of Victoria House, Queens Road, 23/00687/DEM resulted in loss of 13,000m<sup>2</sup> and therefore is responsible for a significant proportion of the permitted loss in 2023/24.</p> <p>It is important to mention that this indicator records permitted losses; completions for this indicator are not monitored. Therefore, a number of the previously permitted losses may not have necessarily been implemented and as such the overall loss of floorspace is likely to be less than reported in this monitoring report.</p> <p>The monitoring of Policy DM19 has been largely affected from its original aim of protecting existing office space and promoting large scale city centre office growth. This is both because of the extension of permitted development rights (allowing conversion of offices to housing, state funded schools and other uses without requiring planning permission). Due to the significant changes in the pattern of demand for land and premises and improvements in floorspace efficiency reducing the relative need for large amounts of floorspace to support a given number of jobs, this has been substantially impacted by the hybrid working and working from home impacts from the COVID-19 pandemic.</p> <p>On 22 February 2023, an Article 4 direction came into force in 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.</p>

Policy	Indicator	2023/24	Commentary
DM20	<p>Percentage of measured ground floor frontage in A1 retail use in each defined retail frontage zone in the centre (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 Main Town Centre and Retail Frontages SPD. 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>2023/24 saw two centres increase their proportion of retail uses at Gentleman's Walk (PC01) and The Lanes East (PR02) and PR04. Three centres maintained the same proportion of retail uses; Chapelfield, Upper &amp; lower Merchants Hall and St Stephens Arcade (PC03), The Lanes West (SR01) and Upper St Giles Street (SR02) and three centres reported a reduction including Castle Mall (Levels 1 &amp; 2) (PC02), Back of the Inns/Castle Street area (PR01), Timberhill/Red Lion Street (PR06), St Benedict's Street (SR03).</p> <p>Three of the primary frontage zones have a retail frontage below the minimum threshold set out within the SPD, a trend that has continued since 2022/23. This is not surprising, given the changes that have occurred nationally and the more flexible approach that is being taken in relation to the diversification of the high street offer. It is encouraging that several of the retail frontages remain at relatively comfortable levels above their minimum thresholds, but it will be important to continue to monitor these changes in the future.</p>
DM20	% of measured ground floor frontage in A1 retail use	PC01	85.3
DM20	% of measured ground floor frontage in A1 retail use	PC02	66.9

<b>Policy</b>	<b>Indicator</b>	<b>2023/24</b>	<b>Commentary</b>
DM20	% of measured ground floor frontage in A1 retail use	PC03	96.9
DM20	% of measured ground floor frontage in A1 retail use	PR01	70.5
DM20	% of measured ground floor frontage in A1 retail use	PR02	72.3
DM20	% of measured ground floor frontage in A1 retail use	PR03	86.8
DM20	% of measured ground floor frontage in A1 retail use	PR04, PR05	N/A
DM20	% of measured ground floor frontage in A1 retail use	PR06	56.8
DM20	% of measured ground floor frontage in A1 retail use	SR01	72.0
DM20	% of measured ground floor frontage in A1 retail use	SR02	67.6
DM20	% of measured ground floor frontage in A1 retail use	SR03	57.3
DM20	% of measured ground floor frontage in A1 retail use	SR04, SR05, LD01, LD02	N/A

Policy	Indicator	2023/24	Commentary
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	There is no target for this indicator.  In the 2023/24 monitoring period, Castle Mall (Levels 1 & 2) (PC02), Timberhill/Red Lion Street (PR06), and St Benedict's Street (SR03) were below the indicative thresholds within the retail SPD. The proportion of ground floor frontage in retail use decreased further in all three centres: PC02 declined by 1.1%, PR06 declined by 2.2%, and SR03 declined by 0.3%.
DM20	A1 retail use is below the indicative minimum threshold	PC02	66.9
DM20	A1 retail use is below the indicative minimum threshold	PR06	56.8
DM20	A1 retail use is below the indicative minimum threshold	SR03	57.3
DM20	Percentage of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability	See below	There is no target for this indicator.  Castle Mall (Levels 1 & 2) (PC02), Timberhill/Red Lion Street (PR06), 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 a 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.
DM20	% of units within zones breaching indicative policy thresholds	PC02	24%
DM20	% of units within zones breaching indicative policy thresholds	PR06	22.2%

Policy	Indicator	2023/24	Commentary
DM20	% of units within zones breaching indicative policy thresholds	SR03	22.8%
DM21	<p>Proportion (%) of A1 uses within district and local centres which are in A1 retail use.</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>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>In the 2023/24 monitoring period, there were seven district retail centres that were below their indicative threshold for retail floorspace as identified in the retail SPD. Plumstead Road (DC04) decreased further from 51.5% to 48.5%, and Dereham Road/Distillery (DC08) decreased further from 51.4% to 48.6%. An additional centre dropped below the thresholds in the monitoring period compared with the last monitoring period. This is due to Bowthorpe (DC01) dropping from 64.7% to 59.9% of retail uses. The Larkman (DC07) increased the level of retail space from 50.0% to 57.1%, and Hall Road (DC09) increased from 42.9% to 44.5%, indicating that some progress was made in other centres.</p> <p>The district centres that fell below their thresholds in the most recent period were: Bowthorpe (DC01), Eaton Centre (DC03), Plumstead Road (DC04), Aylsham Road/Mile Cross (DC05), The Larkman (DC07), Dereham Road /Distillery Square (DC08) and Hall Road (DC09).</p> <p>In the 2023/24 monitoring period, there were 13 local retail centres that were below their indicative threshold for retail floorspace and identified in the retail SPD, the same as the previous monitoring period. However, LC03 (Hall Road/Southwell Road) fell from 57.1% to 42.9%, replacing LC10 (Aylsham Road/Glenmore), which increased from 46.2% to 53.8%. Of those centres continuing to be below the threshold, one increased its proportion of A1 uses, seven remained the same, and four decreased further.</p> <p>The local centres that fell below their thresholds in the most recent period were: Hall Road/ Queens Road (LC02) , Hall Road/Southwell Road (LC03), Unthank Road (LC06), St Augustines Gate (LC07), Aylsham Road/Boundary Road (LC11),</p>

Policy	Indicator	2023/24	Commentary
			Magdelen Road (LC14), Sprowston Road/ Silver Road (LC15), Bishop Bridge Road (LC17), University of East Anglia (LC26), Magdelen Road/ Clarke Road (LC28) and Aylsham Road/Copenhagen Way (LC29).  Overall, the local centres remained relatively stable, with a small negative change in the district centres.
DM21	Proportion (%) of A1 uses within district centre.	DC01	59.9
DM21	Proportion (%) of A1 uses within district centre.	DC02	66.7
DM21	Proportion (%) of A1 uses within district centre.	DC03	41.2
DM21	Proportion (%) of A1 uses within district centre.	DC04	48.5
DM21	Proportion (%) of A1 uses within district centre.	DC05	54.2
DM21	Proportion (%) of A1 uses within district centre.	DC06	70.6
DM21	Proportion (%) of A1 uses within district centre.	DC07	57.1
DM21	Proportion (%) of A1 uses within district centre.	DC08	48.6
DM21	Proportion (%) of A1 uses within district centre.	DC09	44.5

<b>Policy</b>	<b>Indicator</b>	<b>2023/24</b>	<b>Commentary</b>
DM21	Proportion (%) of A1 uses within district centre.	DC10	63.2
DM21	Proportion (%) of A1 uses within local centre.	LC01	75.0
DM21	Proportion (%) of A1 uses within local centre.	LC02	34.5
DM21	Proportion (%) of A1 uses within district centre.	LC03	42.9
DM21	Proportion (%) of A1 uses within district centre.	LC04	57.2
DM21	Proportion (%) of A1 uses within local centre.	LC05	66.7
DM21	Proportion (%) of A1 uses within local centre.	LC06	44.2
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

<b>Policy</b>	<b>Indicator</b>	<b>2023/24</b>	<b>Commentary</b>
DM21	Proportion (%) of A1 uses within district centre.	LC13	50.0
DM21	Proportion (%) of A1 uses within local centre.	LC14	35.7
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

Policy	Indicator	2023/24	Commentary
DM21	Proportion (%) of A1 uses within district centre.	LC26	22.2
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.  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> )	0	There was no monitoring data regarding loss of anchor food store space in the 2023/24 monitoring period.
DM22	New community facilities permitted (m <sup>2</sup> )	1,1476.70	There is no target for this indicator.  The 2023/24 monitoring period saw a decline in new community facilities. The reason for the decline is unclear and no single factor can be said to have attributed to the decline. This year represents the lowest figure recorded since monitoring began in 2014/15. Provision of 697 m <sup>2</sup> of community hub/community hall at Anglia Square (22/00434/F) is the most significant contributor to the overall total.

Policy	Indicator	2023/24	Commentary
DM22	New education or training facilities permitted (m <sup>2</sup> )	3,235.7	<p>There is no target for this indicator.</p> <p>The 2023/24 monitoring period saw a significant decline in the education or training space permitted compared with the previous monitoring period, which recorded 7,896.3m<sup>2</sup>. The most floor space came from application 23/01411/U, 15 Upper King Street for change of use from office to education. It is assumed that this decline largely reflects cycles of investment.</p>
DM22	Loss of a) community facilities (m <sup>2</sup> ) and b) Public Houses	<p>a) 6,005</p> <p>b) 0</p>	<p>There is no target for this indicator.</p> <p>The approval of demolition and removal of a former laundry block set over two storey and a basement and adjoining water tower at Norwich Community Hospital (23/01370/DEM) was the only application resulting in loss of community facilities.</p>

Policy	Indicator	2023/24	Commentary
DM22	ACV registrations	4	<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 2023/24 monitoring period, 4 ACVs were added to the list. These were:</p> <p>Shoebox Enterprises, 21-23 Castle Meadow. The reason for decision was listed as <i>'The current main use of the building (not an ancillary use) furthers the social wellbeing or social interests of the local community; and it is realistic to think that the use can continue and further (whether or not in the same way) the social wellbeing or social interests of the local community.'</i> It was listed on 7th May 2023.</p> <p>Wensum Lodge, 167-169 King Street. The reason for decision was listed as <i>'The current main use of the building (not an ancillary use) furthers the social wellbeing or social interests of the local community; and it is realistic to think that the use can continue and further (whether or not in the same way) the social wellbeing or social interests of the local community.'</i> It was listed on 11th August 2023.</p> <p>The Gatehouse public house, 391 Dereham Road. The reasons for decision were listed as <i>'1. The current main use of building (not an ancillary use) furthers the social wellbeing or social interests of the local community; and it is realistic to think that the use can continue and further (whether or not in the same way) the social wellbeing or social interests of the local community. 2. Any flat or accommodation within a pub or other managed building is ancillary to the main use that is defined within paragraph 1 above.'</i> It was listed on 5th October 2023.</p> <p>Angel Road Junior School, Angel Road. The reason for decision was listed as <i>'The use of the site will benefit the community by reinstating a lost community hub which benefits the community by virtue of having facilities that can be accessed by the community and used to host events that furthers the social wellbeing of the community.'</i> It was listed on 20th December 2023.</p>

Policy	Indicator	2023/24	Commentary
DM23	Development of a) new evening economy and b) leisure uses (m <sup>2</sup> )	a) 2,739.9 b) 0	<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.</p> <p>Within the 2023/24 monitoring period, 8 applications for evening economy uses were approved. The total floorspace for this monitoring period is the third highest on record since monitoring began in 2014/15. The permission for Anglia Square included significant amount of evening economy floorspace (700m<sup>2</sup>). However, the biggest contributor to this year's figure was application 23/01009/F for a cinema at Chantry Place.</p>

Policy	Indicator	2023/24	Commentary
DM23	Development of late night uses in the a) late night activity zone and b) elsewhere (m <sup>2</sup> )	a) 0  b) 305	<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. In the 2023/24 period, there were four permissions outside of the LNAZ: application 23/00926/F, 152A Unthank Road, which was a change of use from Class E to a public house/bar (<i>Sui Generis</i>), amounting to 82m<sup>2</sup>; and application 23/01508/U, 5 St. Benedict's View, Grapes Hill, which was a retrospective change of use from Rage Rooms (Class D2) to Bar (<i>Sui Generis</i>) (retrospective), amounting to 43m<sup>2</sup>; application 23/00568/F change of use to bar (<i>Sui Generis</i>) amounting to 180m<sup>2</sup>.</p> <p>Application 22/00434/F for Anglia Square included floor space designated to <i>Sui Generis</i> uses however there was no clear identification of what proportion of the floor space would be for late night uses therefore the floorspace has not been included in the overall figure.</p> <p>In the first case, the property had been previously used as a bakery till 2016, bookshop till October 2021 and public house/bar till February 2023. Although the site is outside of the LNAZ the committee report highlights that the proposed use would have benefits for Unthank Road Local Centre and would allow expansion of a local business which is supported in principle. Furthermore, it was seen that as the proposed use is similar to the last use of the property and the impact on residential properties would not be more than the previous use.</p> <p>Similar to the above, in the second case it was determined that the proposed use would be unlikely to have a greater impact than the previous use in terms of noise generated. As for the application approved under 23/00568/F, this was found acceptable given the established use of the building as Gonzo's Tea Room.</p>

Policy	Indicator	2023/24	Commentary
DM24	Floor space (m <sup>2</sup> ) for A5 uses within:  a) district centres b) local centres c) elsewhere	a) 0 b) 0 c) 0	There is no target for this indicator.  The purpose of this indicator is to monitor whether A5 hot food takeaway floorspace is being directed to defined centres to minimise their impacts on residential amenity and on highway and pedestrian safety.  In the 2023/24 period, no A5 floorspace was granted within centres or in the rest of the city.
DM24	Number of refusals on grounds of amenity	0	There is no target for this indicator.  There were no refusals on grounds of amenity for A5 uses within the monitoring period.
DM25	Number of approvals and refusals to vary conditions on retail warehousing and other retail premises	0	There is no target for this indicator.  There were no approvals and refusals to vary conditions on retail warehousing and other retail premises within the monitoring period.
DM26	Progress on the implementation of the UEA Masterplan	N/A	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.  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

Policy	Indicator	2023/24	Commentary
			<p>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>They will further discuss their findings with Norwich City Council, to identify options for development within each of the allocation sites and within the core areas of the campus now the GNLP has been adopted. 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 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 m2 academic Sky Housebuilding 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.</p>

Policy	Indicator	2023/24	Commentary
			The UEA are also undertaking a feasibility study for development and refurbishment of the library. Discussions have also taken place in the last year for the full refurbishment of the Norfolk and Suffolk ziggurats. 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 year student intake, who were to occupy the ziggurat accommodation. The ziggurats remain closed, with ongoing discussions taking place with between the UEA, the LPA and heritage stakeholders regarding future proposals.
DM27	Progress on the implementation of the Airport masterplan	N/A	The airport masterplan was endorsed by the Council in October 2019. This was subject to an expectation that a Surface Access Strategy would follow within one year of this. However, due to COVID-19, such a strategy was delayed. Work on the Surface Access Strategy has continued to progress this year; and a series of meetings have been held between the airport's consultants and a working group of Norwich City Council, Broadland District Council, and Norfolk County Council officers. The report, including recommendations, is currently in the process of being finalised. Once complete, a process of endorsement by Cabinet is required.
DM27	Relevant applications	1	23/01212/CLP: Highway improvements to Liberator Road. To facilitate access from the industrial estate to the airport by active travel measures.
DM28	Site specific obligations for transport improvements	N/A	There is no target for this indicator.  This indicator has not been monitored directly due to resource constraints. However, planning officers continue to negotiate transport improvements through developments as appropriate.

Policy	Indicator	2023/24	Commentary
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 number of pedestrians crossing the Norwich Inner Ring Road Cordon in 2023 has now recovered to pre-pandemic levels i.e., those last seen in 2019. This year's figure, 48,764 pedestrians, is 4% higher than that found by the 2022 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 ongoing cost-of-living crisis, and are choosing to make shorter trips on foot or in combination with public transport. This is partially borne out as there has been a corresponding drop in vehicle numbers. However, the introduction of the £2 bus fare scheme in January 2023 does not appear to have had any great impact on this.</p> <p>Historically, the most notable pedestrian corridors have been St. Stephen's 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 were higher in 2023 than pre-pandemic levels, but both St. Stephen's and Prince of Wales Road showed a reduction in numbers between 2022 and 2023. In contrast, Magdalen Street showed a modest increase in pedestrians between 2022 and 2023. Pedestrian numbers on St. Benedict's Street continue to increase, which suggests that the removal of through-traffic on this road has improved its attractiveness to pedestrians, especially when combined with the recently constructed student accommodation. Other notable locations where pedestrian numbers have increased are Chapelfield North, Surrey Street, Rouen Road, and Duke Street.</p>

Policy	Indicator	2023/24	Commentary
DM28	Walking and cycling levels at each main cordon	N/A	<p>The numbers of cyclists crossing the Cordon in 2023 is 25.7% above the levels observed in 2019, and the last 2 years have seen sustained growth in cycle numbers, which could be an emerging trend. The 2022 figure was 11.4% higher than the 2019 figure, itself a considerable increase; and this emphasises the impressiveness of this year's figure. This has bucked the previous trend of a drop observed in 2020 (-13.5%) and 2021 (-19.8%). However, the peak over the last 9 years was observed in 2017, which was 9.2% higher than this year's figure.</p> <p>Of all the sites, these are the most noteworthy trends:</p> <ol style="list-style-type: none"> <li>1. Site 4 (All Saints' Green) has seen a significant increase in cyclists in 2023, an almost doubling from 349 cyclists a day to 661. The increases are occurring throughout the day but are most pronounced in the morning peak hour of 8am to 9am, rising from 39 to 114 over an hour. The greater number of students in this area is a possible cause.</li> <li>2. Site 5 (St. Stephen's Street) has also seen a significant increase in cyclists in 2023, rising from 347 cycles per day to 523. However, the longer-term trend is showing a sustained reduction in cycling numbers, with 922 cyclists observed in 2016 over a 12-hour period at its peak. The completion of the improvement work in St. Stephen's and change in building usage to provide accommodation may be factoring in the more recent increases in cycling.</li> <li>3. Site 7 (Chapelfield North) is now at its highest point in the past 9 years, with 503 cyclists a day, and is nearly double its low point observed in 2020.</li> <li>4. Site 8 (St. Benedict's) is also showing strong growth, from 547 cyclists per day in 2022 to 590 in 2023. The figures are, however, still below the historic high point observed in 2016, with 705 cyclists a day.</li> <li>5. Site 13 (Magdalen Street), a significant corridor for cyclists, saw a slight reduction from 1,196 in 2022 to 1,192 per 12-hour day in 2023. The historic high point was in 2017, with 1346 cyclists over the same period.</li> </ol>

DM28	Walking and cycling levels at each main cordon	N/A	<p>6. Site 15 (Prince of Wales Road) is an important crossing of the River Wensum at Foundry Bridge and a significant corridor for the nearby railway station. Over a day, there were 746 cyclists in 2023, a slight reduction from 2022 with 759 per day. The site is now near its historic high point over the past 9 years, which was observed in 2017 with 768 cyclists.</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 and thereby provide a wider understanding of these corridors and how they influence non-motorised travel choice. The busiest of all the sites is Site 142 (The Lady Julian Bridge), with 2,976 pedestrians counted between 7am and 7pm in 2023. This is 21.7% higher than the figure of 2,444 in 2019. The other nearby footbridge, Site 143 (Novi Sad Friendship Bridge), has also seen a significant increase. In 2019, the figure was 1,154; and this rose to 1,494 in 2023 (an increase of 29.5%).</p> <p>Other sites with significant flows, but more modest increases, are Site 145 (Chapelfield signalised crossing), which recorded 2,565 pedestrians in 2019 and rose by 8.1% to 2,773 in 2023; and Site 146 (Grapes Hill Footbridge), which rose from 2,230 to 2,764, an increase of 23.9% although still below the historic high point of 2,985 in 2016. Marriott's Way and Lakenham Way were observed for the first time in 2022, and both saw increases in 2023: Marriott's Way went from 621 in 2022 to 684 cyclists in 2023, and Lakenham Way went from 45 cyclists in 2022 to 323 in 2023. The pedestrian figures were more mixed: while Marriott's Way went from 433 pedestrians in 2022 to 464 in 2023, Lakenham Way dropped from 710 in 2022 to 655 in 2023.</p> <p>Overall volumes of traffic were all below the levels observed in 2019. In 2020 the fall was 20.7%, in 2021 it was 7.6%, and in 2022 it was 10.6%. These changes were mainly attributed to altered travel patterns following the COVID-19 lockdowns. 2023 saw similar numbers which indicates that travel patterns have stabilised, and vehicle numbers are again starting to show some increases.</p>
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Policy	Indicator	2023/24	Commentary
			<p>St. Stephen's Street is a prominent public transport corridor and increases between 2022 and 2023 were from 753 vehicles per 12-hour day to 1,820. A doubling in traffic is rare; however, works on bus shelters and the creation of bus stands were important factors in 2022 that likely suppressed numbers due to diversions. Overall, traffic levels are still well below the figure of 2,635 in 2021. Roads that have seen sustained or larger increases in motorised traffic volume are Finkelgate, Ber Street, and Prince of Wales Road. This is reflective of their function in delivering traffic to the major car parks and other destinations in the city centre. More modest traffic growth has been seen on Magdalen Street, Surrey Street, and Whitefriars. Both Surrey Street and Whitefriars are used as access routes to schools, which may account for traffic volumes, while Magdalen Street is a popular northbound exit from the city. Notable falls in motorised traffic volumes were seen on Chapelfield North, St. Giles, and Duke Street. The latter two are likely a result of the experimental closure on Exchange Street, which reduced the through flow of vehicles across the city centre network.</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</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>

<b>Policy</b>	<b>Indicator</b>	<b>2023/24</b>	<b>Commentary</b>
DM28	Progression of introduction of Bus Rapid Transport System scheme	No data	There is no target for this indicator.  Data/commentary unavailable from County Council.
DM29	Number of car parking spaces lost/gain (estimated total number of parking spaces)	9,577	The target for this indicator is no increase in parking spaces above 10,000 spaces.  The 2023/24 monitoring period saw a decrease in the number of parking spaces in the city from 9,623 to 9,577. This change was as a result of car parks at John Lewis, Castle Quarter, and Wensum Sports Centre reducing the number of car parking spaces.  The closing of the Gildengate and Hollywood Cinema car parks also contributed to the loss.
DM30	Expansion of 20mph zones	N/A	There is no available data to monitor this indicator.  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.  Due to the absence of relevant data and its irrelevance to the development management policies, it is deemed appropriate to discontinue monitoring this indicator.

Policy	Indicator	2023/24	Commentary
DM31	<p>No. applications refused on car parking, servicing, cycle parking grounds</p> <p>a) car parking b) servicing c) cycle parking</p>	<p>a) 1 b) 2 c) 2</p>	<p>There is no target for this indicator.</p> <p>During the 2023/24 monitoring period, one application was refused on car parking grounds. Application 22/00380/F, 85-87 Cadge Road was for 8 dwellings and one of the reasons for refusal was due to insufficient car parking provision so the development would have resulted in worsening the on-street parking congestion.</p> <p>Two applications were refused on servicing grounds including the above application at 85-87 Cadge Road (22/00380/F) which was also refused for not having a layout which met the servicing requirements for all uses due to the limited site area.</p> <p>Application 23/00506/U, Garsett House was also refused for failing to demonstrate adequate provision of the servicing requirements. The application was also refused for failing to provide adequate provision for cycle parking.</p> <p>Application 23/00563/F, 8 Scarnell Road for a HMO was refused, and one of the reasons was that the proposed cycle store would not have provided sufficient cycle parking space for seven bicycles.</p> <p>The refusal of these applications relates to an equivalent of 9 dwellings and a 7 bedroom HMO, that might otherwise have been granted planning consent.</p>

Policy	Indicator	2023/24	Commentary
DM32	No. approved schemes of low car and car free housing	a) 16 b) 0	<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 2023/24 monitoring period, three schemes amounting to 16 dwellings were approved for low-car housing. This was from applications 22/00273/F, for Land off Argyle Street, which proposed the construction of 14 dwellings and 9 parking spaces. The site is located in a sustainable location with services being within a walking distance.</p> <p>Application 23/00939/F, for Carrow Hill House, 2-4 Carrow Hill, proposed the conversion of a Grade II-listed hostel into 2 dwellings with car parking provision of one parking space per dwelling was acceptable as this was in line with the local parking standards.</p> <p>The figures for low car and car free housing this monitoring period are notably reduced compared to the 1,100 dwellings of the 2022/23 monitoring period; but this considerable figure was owing to application 22/00434/F at Anglia Square, for up to 450 parking spaces for a development of up to 1,100 dwellings.</p> <p>No schemes were approved as car-free housing. This is the lowest number of car-free housing schemes recorded since the adoption of the local plan. It has not been possible to determine the reason for this. However, it is assumed that given the restrictions on issuing permissions as a result of nutrient neutrality this has led to less permissions for housing being issued and subsequently there are less approvals issued with car free housing.</p>

Policy	Indicator	2023/24	Commentary
DM33	Planning obligations and development viability	N/A	<p>This indicator has not been monitored in previous years.</p> <p>The Affordable Housing SPD 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. The Greater Norwich authorities intend to produce a new SPD to support Policy 5 to provide further information on calculation affordable housing contributions and best practice guidance in relation to what should be contained in viability assessments 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>
<p>PC01 – Gentleman’s Walk  PC02 – Castle Mall (levels 1 and 2) aka Castle Quarter  PC03 – Chapelfield (main retail levels) aka Chantry Place  PR01 – Back of the Inns/Castle Street  PR02 – The Lanes East  PR03 – St. Stephen’s Street/Westlegate  PR04 – Castle Meadow North  PR05 – Chapelfield Plain  PR06 – Timberhill/Red Lion Street</p> <p>SR01 - The Lanes West  SR02 - Upper St. Giles Street  SR03 - St. Benedict’s Street  SR04 - Elm Hill/Wensum Street  SR05 - London Street East</p> <p>LD01 - Magdalen Street/Anglia Square  LD02 - Riverside</p>	<p>DC01 – Bowthorpe  DC02 – Drayton Road  DC03 - Eaton centre  DC04 - Plumstead Road  DC05 - Aylsham Road/Mile Cross  DC06 - Earlham House  DC07 - The Larkman  DC08 - Dereham Road/Distillery Square  DC09 - Hall Road  DC10 - Sprowston Road/Shipfield  LC01 - Hall Road/Trafalgar Street  LC02 - Hall Road/Queens Road  LC03 - Hall Road/Southwell Road  LC04 - Grove Road  LC05 - Suffolk Square  LC06 - Unthank Road  LC07 - St. Augustine’s Gate  LC09 - Aylsham Road/Junction Road  LC10 - Aylsham Road/Glenmore Gardens  LC11 - Aylsham Road/Boundary Road  LC12 - Woodcock Road  LC13 - Catton Grove Road  LC14 - Magdalen Road  LC15 - Sprowston Road/Silver Road  LC17 - Bishop Bridge Road  LC18 - Earlham West centre  LC19 - Colman Road/The Avenues  LC20 - Colman Road, The Parade  LC21 - Woodgrove Parade  LC22 - St. John's Close/Hall Road  LC23 - Tuckswood centre  LC24 - Witard Road  LC25 - Clancy Road  LC26 - UEA</p>

<u>DM20 list of defined centres</u>	<u>DM21 list of defined district and local centres</u>
	LC27 - Long John Hill LC28 - Magdalen Road/Clarke Road LC29 - Aylsham Road/Copenhagen Way LC30 - St. Stephen's Road

# South Norfolk District Council Annual Monitoring Report 2023-24

## 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 2023/24, the Local Plan for South Norfolk comprised the following documents:

Joint Core Strategy for Broadland, Norwich, and South Norfolk (the JCS) adopted March 2011, amendments adopted January 2014;

Site Specific Allocations and Policies Document (2015)

Development Management Policies Document (2015)

Site Specific Allocations and Policies Document (2015)

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

The Greater Norwich Local Plan was adopted at the end of March 2024. Therefore, for the majority of the 2023/24 monitoring period, the documents outlined in paragraph 1 were the relevant documents for decision making. Upon adoption, the GNLP superseded the JCS and site allocation documents. Monitoring for the 2023/24 monitoring period has been conducted against metrics from the JCS and the GNLP as this AMR will be released well into the first monitoring period of the GNLP.

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 of the Joint Core Strategy (JCS) and the 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.

This report monitors the specific local plan documents that relate to the South Norfolk local planning authority area. Specifically, these documents are the Development Management Policies Document (2015), Site Specific Allocations and Policies Document (2015), Wymondham Area Action Plan (2015) and Long Stratton Area Action Plan (2016). Where appropriate, and to avoid duplication, this report will direct the reader to either the main 2023-24 AMR produced by the GNDP or earlier AMRs.

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

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

Indicator	Target
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 13 agreements were entered into during the monitoring period, comprising:

- 4 S106 agreements
- 9 Deeds of Variation

Agreement outcomes were as follows:

- 2020/0493 – Deed of Variation for AH contribution gap.
- 2014/2611 – Deed of Variation for 2 AH plots (First Homes).
- 2021/1463 – Deed of Variation for triggers for MH amended.
- 2018/0112 – S106 for AH, Open Space, Nutrient Mitigation, primary education, travel contribution, bypass, drainage.
- 2013/1494 – Deed of Variation for AH (8 plots).
- 2022/1976 – S106 for AH, Open Space, RAMS, Monitoring fee.
- 2022/1344 - Deed of Variation for AH, Open Space, RAMS.
- 2014/2611 - Deed of Variation for AH - changing definitions of AH for rent.
- 2021/2782 – S106 for AH, Open Space, Self / custom build, RAMS, cemetery ext, Millway Green payment, travel plan.
- 2023/1795- Deed of Variation to Amend Section 33 Document planning ref 2020/2418.
- 2023/3041 - S106 for Norfolk Environmental Credits Limited.
- 2018/2835 – Deed of Variation for AH.
- 2014/0799 – Deed of Variation for Open Space

Further information on affordable housing numbers can be found under monitoring indicator and target 2 of the Site-Specific Allocations and Policies section of this appendix.

The number of new planning obligations is comparable to last year’s monitoring however it is still lower than previous years. This can be attributed to the nutrient neutrality constraints placed on planning permissions being granted.

There has been an increase in the number of Deed of Variation agreements since last year. These agreements typically reflect changes to obligation details for a variety of reasons and should not be interpreted as an indication that the policy is not functioning as intended. However, a review of the 2023/24 obligations indicates that infrastructure continues to be secured in accordance with the policy targets, unless an alternative position could be robustly evidenced.

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

The table below summarises the approved permissions and units by location inside or outside the Development Boundary (DB) for monitoring year 2023/24. These figures have been sourced from the council's Residential Land Availability study (RLA).

Approved	Total	Number inside DB	Percentage inside DB	Number outside DB	Percentage outside DB
Permissions	55	30	55%	25	45%
Units	2614	2585	99%	29	1%

The near even split between planning permissions granted consent inside and outside of the defined development boundaries continues as a trend, however the number of new units granted consent within a development boundary has increased significantly from 5% in the 2022/23 monitoring period to 99% in this monitoring year (2023/24). The percentage of new units granted permission outside of defined development boundaries has therefore dropped from 95% last year to 1% for 2023/24.

Whilst the total number of permissions has increased since the 2022/23 monitoring period, the figure remains below those of previous monitoring years. Previous to 2022/23 and 2023/24, the percentage of units inside and outside the development boundary was consistently proportional so it appears Nutrient Neutrality continues to have a marked impact, alongside the approval of the large schemes in Long Stratton (2018/0111 and 2018/0112) which contributed almost 72% of the overall units permitted in 2023/24. This is largely attributable to Natural England's publication of advice concerning Nutrient Neutrality which has significantly impacted the number and location of planning consents granted in 2023-24.

Prior to the NPPF update on 19 December 2023, the Council was unable to demonstrate a 5-Year Housing Land Supply. Applications received before this date would have benefitted from a tilted balance in favour of housing development. From 19 December 2023 the Council was able to demonstrate a 5-Year Housing Land Supply based on the housing trajectory set out in the emerging Greater Norwich Local Plan.

The 2023/24 period marks the first year in which replacement dwellings have been monitored. This may partly explain the increase in the number of planning permissions granted. However, it is important to note that replacement dwellings do not contribute to a net increase in housing stock, as each new unit replaces an existing one. Consequently, while the number of permissions has risen, the total number of net new units remains unaffected by these replacements.

The total number of units granted planning permission inside the development boundaries has increased significantly from previous years. This can be attributed to the two approvals granted for Land East and West of the A140, Long Stratton. In total, 1875 units were granted consent on these sites.

In total 8 of the 25 permissions granted met specific Development Management Policies to allow the development outside of boundaries. In these cases, the policies specified are DM2.10 'Conversion and re-use of buildings in the Countryside for non-agricultural use', in

particular DM2.10 (e) and (f) and DM3.6 'House extensions and replacement dwellings in the Countryside'

11 of the 25 consents falling outside the development boundaries fulfilled Clause 2(d) of DM1.3 as the proposal was assessed as presenting overriding benefits in terms of the economic, social and environmental dimensions of sustainable development.

2 of the 25 permissions granted outside development boundaries used the General Permitted Development Order regulations under class Q(a) and (b) which allows for the conversion of buildings in agricultural use to dwellings, allowing development which would otherwise be restricted under policies DM1.3 and 2.10.

A further 2 of the 25 permissions granted outside development boundaries regularised the residential occupation of a dwelling. The regularisation of existing residential uses can be made if it can be proven that the building has been continuously occupied for a minimum of 4 years in breach of the relevant planning condition. This was successfully demonstrated in both cases.

Lastly, 2 of the planning permissions granted consent complied with Paragraph 84 of the National Planning Policy Framework (NPPF) (December 2023), which enables local planning authorities to permit isolated new dwellings in the countryside in certain circumstances. Below is a full list of the residential applications approved outside development boundaries for 2023/24.

### **Approved**

2023/1542 - Conversion to a single dwelling, Alington .

2021/2390 - Erection of two storey dwelling and double garage, Ashwellthorpe.

2023/1290- Outline planning for two new residential dwellings with matters relating to scale, appearance and landscaping reserved, Bergh Apton.

2023/3270 - Proposed Replacement Dwelling, Welborne

2023/3340-Erection of new dwelling in lieu of permitted development conversion, Bressingham.

2023/2586-Conversion of single storey historic air field building to residential, Bressingham.

2022/1814 -Hybrid Application: Full planning permission for one dwelling. Outline planning permission for erection of three dwellings with all matters reserved except access and ancillary external works to be provided to all four dwellings, Ditchingham

2021/1665-Conversion of disused farm buildings to 1 no. dwelling and ancillary bedroom/study, including change of use from pastureland to residential use, Earsham.

2022/0978- Conversion of office to new dwelling, Gissing.

2024/0174-Demolition of barn and construction of a new single storey dwelling, Thwaite.

2023/0979-Conversion of former granary to residential dwelling, Heywood.

2023/0384-Full planning application for the subdivision of existing farmhouse to 2no dwellings and associated internal amendments, Heywood .

2023/2965-Replacement dwelling, Hingham .

2022/1630-Barn conversion, Pulham St Mary.

2023/2884-Conversion of former mess hut to form 3 x dwellings, Rushall .

2023/2338-Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB), Roydon.

2023/3172-Sub-division of dwelling to form 2 residential units, Saxlingham Nethergate.

2023/0175 -Certificate of lawfulness (existing) for conversion of barn to dwelling, Scole.

2023/0177-Certificate of lawfulness (existing) for conversion of barn to dwelling, Scole.

2023/0162-Single storey dwelling and detached double garage, Thurton.

2023/0688-Part conversion and part reconstruction of traditional barns to 2 residential dwellings and associated carport and parking, Tivetshall St Margaret.

2022/1960-Conversion of ex USAAF barrack buildings to single dwelling, Topcroft.

2023/3026-New low energy and contemporary replacement dwelling and change of use from agricultural land to residential curtilage, Topcroft.

2022/2036-Change of use to convert barn into 2 No. dwellings, with gardens and parking, Woodton.

2023/1492-Replacement dwelling and detached garage, Silfield.

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. 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) which monitors planning permissions for employment uses. Only Use classes B1,B2 and B8 have been included as other use classes are covered under further 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	27	11	41%	16	59%
Floor space gained m <sup>2</sup>	9156	5744	63%	3318	36%
Floor space lost m <sup>2</sup>	2515	1091	43%	1424	57%

Whilst the number of permissions outside the development boundary were greater than those within the development boundary the proportion of floorspace gained is lower.

Of the 3 permissions resulting in a loss of floorspace, 1 was a conversion to residential, 1 was a demolition and 1 was change of use from B8 to B1.

Of the 14 permissions that resulted in a gain were either for new buildings, extension to existing buildings or change of uses. 12 of the permissions were granted as they met specific Development Management Policies to allow the development outside of boundaries. In these cases, the policies specified are DM2.10 'Conversion and re-use of buildings in the Countryside for non-agricultural use' & DM2.2 Protection of Employment sites.

The remaining 2 permissions were granted prior approval under Class Q of Part 3, Schedule 2 of the Town and Country Planning, General Permitted Development, Order.

The two outline permissions granted for Land East and West of the A140, Long Stratton have not been included as the proposed employment floorspace will not be detailed until a reserved matters application is submitted. These applications are also referred to under the Long Stratton Area Action Plan policies indicators.

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

2022/0978- Conversion of office to new dwelling, Gissing. (Loss)

2023/0189- Proposed erection of studio building linked to existing recording studio, Winfarthing.

2022/1948- Erection of single storey extension to existing industrial workshop, Aslacton.

2023/0271- Change of use from Agricultural to Light Industrial Class E (g) (iii), Deopham.

2023/1005 - Change of use of existing building to light industrial use, Thorpe Abbots (Loss and a gain)  
2023/1958 - Erection of 4 new industrial buildings, Pulham Market.  
2023/1819 - Extension and alterations to vehicle workshop, Rushall.  
2023/0620 - 3 workshop/storage units, Tibenham.  
2022/0556 - Retention of 5 existing containers for storage, retention of a portacabin and standing of an additional 3 portacabins for Class E(g), Mornington.  
2023/1082 - Proposed multi-storey extension to an existing industrial building, Saxlingham Nethergate.  
2021/2771 - 3 No. workshop extensions, 18 No. storage containers, Tasburgh.  
2023/3534 - Demolition of old abattoir buildings, Earsham (Loss)  
2022/0673 - Erection of steel fabrication workshop (Use Class B2), Ellingham.  
2023/1256 - Change of use under Class R of an agricultural building to B8 Storage, Toft Monks.  
2023/2605 - Change of use from agricultural buildings to Class B8, Hethel.  
2023/3651 - Change of use to B8 Storage & Distribution with replacement building, Sutton

In summary, both residential and employment development for 2023/24 permitted outside of the development boundary is less than development permitted within the development boundary therefore the policy is being applied and working as intended.

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

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

During the monitoring period a total of 7 planning applications were submitted for the re-use or conversion of existing buildings.

The submitted applications are listed below, all the applications were approved.

### Approved

2022/1995 -Retention of existing cafe with proposed extension and alterations of existing building to provide six dwellings, Loddon.

2022/2248 -Conversion of private workshop space to residential use, Harleston

2021/1665 -Conversion of disused farm buildings to 1 no. dwelling, Earsham

2022/1460 -Conversion of outbuilding to residential annexe, Fundenhall

2022/2280 -To repair and convert existing buildings on the site to a residential house and annexe, Bressingham

2023/2586 - Conversion of single storey historic air field building to residential, Bressingham

2023/0019 - Change of use from outbuilding to annexe, Hellington

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

As detailed in the table above, the 100% approval rate for 2023/24 exceeds that of nearly all the previous monitoring periods. The lack of refusals and/or 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 be considered that the policy is being applied consistently and is working as intended.

In relation to 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', it should be noted that relevant data for this monitoring period is unavailable.

This policy also relates to Policy DM4.10 'Heritage Assets', which is detailed further in the appendix. 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 2023/24 monitoring period. Below is a list of applications that expired in 2023/24 which had subsequent renewal applications:

2023/2912 -Full permission for new dwelling approved replacing expired permission 2020/1043, in Norton Subcourse.

2023/2841 – Outline application for demolition of village hall and replace with 3 bedroom house, replacing outline permission 2020/1652 in Gissing. 2023/2841 was submitted prior to 2020/1652 expiring

2023/0611 -Full permission for new 2 storey dwelling approved, replacing full permission 2020/2301, in Hethersett. 2023/0611 was submitted prior to 2020/2301 expiring.

2023/3593 -Full permission for 4 dwellings replaced expired permission 2020/1163 for 2 dwellings in Hethersett. This site is part of land allocated for residential development under Policy LOD1 of the Site Allocations and Policies DPD. The 4 dwellings are in addition to the allocated 200 dwellings.

No permissions on allocated sites expired in the financial year 2023/24.

All the renewal applications shown were permitted. The policy is being applied consistently and continues to work as intended.

## Policy DM2.1 – Employment and business development

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

This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 3 in the GNDP AMR.

## Policy DM2.2 – Protection of employment sites

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

There were 3 applications approved during the monitoring period 2023/24 which resulted in the loss of existing employment land to other uses:

2022/0978- Conversion of office to dwelling, Gissing – Allowed as the site is no longer viable for business purposes.

2023/2161- Change of Use from B1a offices to two C3 flats, Diss - Allowed in principle through permitted development rights under MA class.

2023/0161 -Demolition of workshop and erection of dwelling, Woodton – Allowed as the site has limitations in terms of redevelopment and thus the new dwelling provides overriding environmental benefits.

Two of the above applications demonstrated that employment uses were either no longer practical or viable for the sites concerned, therefore complying with Policy DM2.2. The third application was granted under permitted development rights. For this application, the Council could only assess whether Prior Approval was required given the relevant criteria set out in legislation. The assessment concluded that Prior Approval was not required and the change of use of the building was permitted. In summary, a minimal loss of employment sites occurred during this monitoring period and all of the losses can be accounted for against the appropriate policy. It can therefore be considered that this policy is working 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%

This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 3 in the GNDP AMR.

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

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:

Diss PSA	Units in A1 use	Units in other use	Vacant units
May 2023	60%	41%	12%
August 2023	60%	41%	13%
December 2023	57%	43%	10%
February 2024	57%	43%	11%

Diss TC	Units in A1 use	Units in other use	Vacant units
May 2023	56%	43%	11%
August 2023	56%	44%	14%
December 2023	55%	45%	15%
February 2024	55%	45%	15%

Harleston PSA	Units in A1 use	Units in other use	Vacant units
May 2023	62%	30%	0%
August 2023	62%	30%	9%
December 2023	65%	27%	5%
February 2024	65%	27%	5%

<b>Harleston TC</b>	<b>Units in A1 use</b>	<b>Units in other use</b>	<b>Vacant units</b>
May 2023	53%	47%	6%
August 2023	53%	47%	10%
December 2023	54%	46%	10%
February 2024	55%	46%	10%

The percentage of ground floor non-residential units being available for Class A1 use in the defined Primary Shopping Areas (PSA) and Town Centre Areas (TCA) of Diss and Harleston remained mostly above the target required by the indicator, with the exception of a slight reduction in the Diss PSA during December 2023 and February 2024. This drop below the threshold led to an increase in units in other uses and vacant units, compared to 2022/23.

Diss TC has also had an increase in vacant units since the 2022/23 monitoring period, but the units in use, A1 or otherwise continue to be consistently above the policy threshold of 50%.

Whilst units in A1 use in Harleston PSA exceeded the threshold of 60%, they remained lower than previous years. However, the units in other use increased and reassuringly the vacant units stayed on a downward trend. Harleston TC A1 rates are slightly lower than previous years but remain above the threshold of 50%. Vacancy rates are higher than 2022/23 and similarly to Harleston PSA there is an increase in units in other use. This rise in other uses in both the PSA and TC could reflect a revitalisation of other town centre uses.

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 overwhelmingly 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 6 planning applications were coded against this policy in the 2023/24 monitoring period, all of which were approved. Of these, 1 was for a new equestrian uses.

### Equestrian

2023/0790 – COU to equestrian arena, Long Stratton.

The majority of applications between 2018 and 2021/22 pertained to equestrian use, however since then the majority of planning applications have related to new residential uses within the countryside (as opposed to new equestrian use).

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%

The 5 applications not relating to equestrian uses comprised:

- 2 applications for new residential units;
  - 2021/1665 - Conversion of disused farm buildings to 1 no. dwelling, Earsham.
  - 2022/1730 - COU agricultural land to residential, Shimpling.
- 1 change of use of agricultural land to a dog exercise field; and
  - 2023/0171 - COU of agricultural land to dog walking and activity area, Hingham.
- 2 separate changes of use of agricultural to residential land.
  - 2022/1239 - COU of part of paddock to residential, Haddiscoe.
  - 2023/0017 - Demolition of agricultural barn and erection of dwelling, Forngett St Mary

A more detailed review of the above planning consents has confirmed that all of the above schemes were granted consent either (a) based upon an earlier Prior Approval; or (b) were a renewal of an earlier planning permission. It can therefore 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

A total of 8 planning applications were coded against this policy in the 2023/24 monitoring period, all of which were granted consent:

### Approved

- 2022/1085 - Erection of food hall, Costessey.
- 2022/0663 - Proposed conditioning lake, Ellingham.
- 2023/0735 - Change of use of land to form tourist accommodation, Hedenham.
- 2023/1708 - Overnight accommodation in association with public house, Alpington.
- 2023/1633 – Change of Use to a campsite, Ashwellthorpe.
- 2023/2710 - Extension to existing car park, pavilion and landscaping, Caistor St Edmunds.
- 2023/2711 – Car park signage, Caistor St Edmunds.
- 2024/0035 - Museum gift shop and exhibition space, Dickleburgh.

The number of applications received and approved for rural tourist and other recreational destinations has increased since the 2022/23 total of 3 applications. The applications approved within the 2023/24 monitoring period are in accordance with the requirements of the policy which seeks to support new and expanded visitor and recreational attractions throughout the District. 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

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

This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 2 in the GNPD AMR.

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

Indicator	Target
Number of affordable homes built in the countryside	No specified target

A total of 77 affordable homes were completed in settlements with a population of less than 3,000 during the monitoring period. The number of affordable homes by parish was:

Aslacton: 1 affordable housing unit delivered in accordance with planning permission 2020/0493 and allocation ASL1

Easton: 68 affordable housing units were delivered in total across permissions 2020/0962 (28 units) and 2021/1847 (40 units). The latter permission was formerly allocation EAS1 and was subsequently carried forward by the GNLP as site STR.08.

Heckingham: 3 units in accordance with planning permission 2022/0287 (allocation HAL1)

Trowse: 5 affordable housing units in accordance with 2019/2318 (formerly and allocation TROW1 and subsequently carried forward by the GNLP as S.TW.1).

Whilst there is no specified target for this indicator, the above figures represent a 40 unit increase from the monitoring period 2022/23. This can be attributed to permission 2021/1847 for a total of 72 affordable rent and shared ownership house types in 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.

### 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)

This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 2 in the GNPD AMR.

## 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 Site-Specific Allocations and Policies document, 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. It may be of interest to know that since the last monitoring year, the Long Stratton bypass applications (2018/0111 & 2018/0112) have received planning consent.

In 2023/24, 30 planning applications referred to Policy 3.10. Of these, 21 of the applications were approved, 8 were refused and one was withdrawn by the applicant.

Of the refused applications, three concluded that the schemes were contrary to Policy DM3.10 as a reason for refusal. This was because the proposals did not reduce the need to travel, a key consideration in the sustainability of new development. However, it is worth noting that this indicator specifically relates to part 3 of Policy 3.10 and therefore the applications may have been considered contrary to additional considerations within the policy.

The approved applications were mostly small-scale schemes with the exception of:

2022/1976 - Residential development 47 dwellings at Land West Of Denmark Lane, Roydon

No approvals have been identified that grant permission contrary to the requirements of this policy to safeguard land required for the improvement of the transport network. As such the soundness of the application of policy DM3.10 has been proven, and it can be considered that this policy is functioning as intended.

## Policy DM3.12 – Provision of vehicle parking

Indicator	Target
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.

Within the 2023/24 monitoring period a total of 9 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. Overall, the proposals assessed were considered to be in accordance with the policy requirements.

### Approved

2022/1803 - Agricultural and biomass buildings, Hempnall. In accordance with policy.

2022/1085 - Erection of food hall, Costessey. In accordance with policy.

2022/0663 - Proposed Conditioning Lake, Ellingham. In accordance with policy.

2022/0619 – Retrospective Agricultural buildings, Hethersett. No comments relating to DM3.12.

2023/0171 - Dog walking facility, Hingham. In accordance with policy.

2023/1633 - Change of use for continued use of campsite, Ashwellthorpe. No comments relating to DM3.12.

2023/1796 - Development of Laboratory, Colney. In accordance with policy.

2022/1976 - Reserved matters 47 new dwellings, Roydon. Compliant subject to recommended Highway Authority condition.

2023/2250 - Retention and alterations to surgery unit, Colney. In accordance with policy.

### **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. This indicator is also monitored for the GNDP AMR as part of the JCS objectives.

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

Data is not available for this policy in the 2023/24 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 coded against this policy has decreased from the 2022/23 monitoring period. In 2023/24 8 planning applications were coded against this policy, 6 of which were approved and 2 refused. 1 approval resulted in the loss of community facilities and the remaining applications were to change or replace existing community facilities. The number of applications coded against this policy has decreased from the 2022/23 monitoring period. In 2023/24 8 planning applications were coded against this policy, 6 of which were approved and 2 refused (one of which was refused for being contrary to policies other than DM3.16). Within the approved schemes, one application resulted in the loss of an existing community facilities whilst the remaining applications were either to change or replace existing community facilities.

#### **Approved loss**

2022/0873 - Change of use to residential with new extensions and part demolition of an existing building, Pulham St Mary. This application complied with both aspects of Policy DM3.16 as other community facilities remain available in the locality, and the applicant successfully demonstrated, in accordance with the requirements of Policy DM3.16, that the continued retail use of the building was unviable.

#### **Refusal**

2021/2374 - Demolition of former Village Hall and replace with 2 bedroomed chalet bungalow, Arminghall. This application failed to adequately demonstrate, as required by the policy, that the site doesn't have a viable future as a community facility.

The above indicates that the policy is working as intended with a minimal loss of existing community facilities.

## Policy DM4.1 – Renewable Energy

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

This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 1 in the GNDP AMR. It should also be noted that many renewable energy schemes are permitted development and consequently the effect of this policy is limited in these cases. Other proposals incorporate renewable energy into the overall schemes and may therefore prove difficult to monitor.

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

Indicator	Target
Percentage of household waste that is a) recycled and b) composted	Year on year increase

This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 1 in the GNDP AMR.

## Policy DM4.4 – Natural environmental assets – designated and locally important open space

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

A total of 38 planning applications were coded against this policy in the 2023/24 monitoring period. 30 were approved, with particular attention to DM4.4 required in 10 cases. In addition, a further 8 planning applications were refused with five specifically citing a failure to address policy DM4.4 within the assessment.

2022/2039 – Replacement bridge, Shotesham. Conditions attached to safeguard ecological interests of the site in relation to water voles and pied wagtails.

2022/0663 - Waveney Wildfowl Park, Ellingham. Condition imposed to secure details of wildflower/aquatic planting timetable.

2023/0140 – Single storey rear extension to dwelling, Tasburgh. Condition attached to secure mitigation measures in relation to bats and birds, as required by the ecology report.

2023/0295 – Extensions to dwelling, Tivetshall St Mary. Condition imposed to for bat boxes to be installed to safeguard the ecological interests of the development.

2022/2406 – Extension to residential barn conversion, Tacolneston. Mitigation measures to be dealt with under Natural England Bat Mitigation Class Licence.

2022/2280 – Agricultural building conversion to residential units, Bressingham. Condition imposed for owl, bat and bird boxes and lighting strategy.

2023/2123 – Roofing and repairs of listed building – Ditchingham. Condition implemented for development to be in accordance with bat survey documents and the provision made for Swift boxes.

2023/1962 – Moat reconstruction, Morley St Peter. Condition attached to safeguard the ecological interest of the site by way of a consultant's 'Precautionary Working Method Statement'.

2021/2202 – Re-roof of agricultural storage building, Broome. Condition and informative applied for ecological mitigation in relation to bats.

2023/0670 – Extension and works to residential outbuildings, Tasburgh. Conditions attached for bat/swift boxes and lighting strategy.

## **Refusals**

2022/0512 – Two self-build dwellings, Crownthorpe. Failed to demonstrate acceptable levels of impact on ecology and biodiversity for entirety of application site.

2023/2339 – One dwelling, Hingham. Failed to demonstrate adequate mitigation of recreational impact to the SAC.

2023/2226 – One self-build dwelling. Failed to provide sufficient information in relation to the habitats regulations.

2019/2227 – 32 dwellings, Cringleford. Failed to provide sufficient information to determine level of mitigation required for conservation objectives.

2023/1921 – One dwelling, Barford - Failed to provide sufficient information in relation to the habitats regulations.

The majority of development considered to be contrary to this policy concerned ecological mitigation, rather than the loss of any highly sensitive landscape. 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 successfully implemented, and working as intended.

## Policy DM4.6 – Landscape setting of Norwich

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

Two applications were coded against this policy during the monitoring period 2023/24:

2022/1085: Full planning application for the erection of a food hall at the Norfolk Showground, Costessey. This proposal is not directly impacted by Policy DM4.6 however it is in close proximity to an 'Undeveloped Approach' marked on the policy map. The open character of the site would be largely retained under Policy 1 of COS5 and would not be undermined.

2022/0619: Full application for 2 agricultural buildings in Hethersett. The application is within the zone specified by the policy map; however, the proposal's impact was not considered harmful to the openness of the Norwich Southern Bypass Landscape Protection Zone and the scheme was approved with conditions.

Whilst planning permissions have been assessed against Policy DM4.6, the proposals have been robustly considered for their impact on the NSBLPZ and were found to be acceptable. The policy continues to be applied consistently and performs as intended.

## Policy DM4.7 – Strategic Gaps between Settlements within the Norwich Policy Area Outdoor Play Facilities and Recreational Space

Data is not available for this policy within the 2023/24 monitoring period.

## 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 19 Tree Preservation Orders (TPOs) were served during the 2023/24 monitoring period - 16 of these were confirmed, whilst 3 were provisional TPOs. Below is a breakdown of the type of TPOs issued during this timeframe:

40 individual trees;  
1 areas of trees;  
3 groups of trees; and  
3 woodlands.

The number of TPOs being assessed and served have now remained consistent for the past six 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 may 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 2023/24 monitoring period a total of 238 listed building applications were coded against this policy, which is a reduction in the overall number compared to the 2022/23 monitoring period. Of these, 226 applications were approved, 10 refused and 2 were subject to Appeal. Overall, this represents an approval rate of 95%, demonstrating a robust approach to meeting the policy objectives, clearly demonstrating that the policy continues to be applied consistently and is performing as intended.

### Conservation Area Appraisals

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

### Listed Buildings lost/demolished

This indicator is monitored as part of the JCS objectives. Details relating to this indicator can be found in Objective 9 in the GNPD AMR.

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

## Conclusion

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

Updates made in 2016/17 to several of the monitoring indicators mean that it is now possible to make a clear comparison between the 2016/17 baseline data and the current position. This provides an opportunity to assess the effectiveness of the individual policies in this plan and build a robust picture of how the policies are being applied. The details set out in this Annual Monitoring Report do not raise any significant issues beyond those already discussed. Development Management policies will continue to be monitored as part of the GNLP going forward, until such time that they are updated or replaced.

## Site Specific Allocation and Policies

This section monitors the Strategic Principles from the South Norfolk Site Specific Allocations and Policies Document for the period 01/04/23 to 31/03/24. Most of the document has been superseded by the adoption of the Greater Norwich Local Plan. Sites allocations carried forward are shown with both the original SSAP allocation reference and the new GNLP reference.

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

Monitoring indicator and target 1: Enhancing/providing facilities as part of new development (i.e., schools, village halls, retail, housing with care, open space) as per the requirements set out in the site policies, with a target of 100% requirements met.

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

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

#### Monitoring indicator and target 1 – Community facilities

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
EAS1 (GNLP: STR.08): Land south and east of Easton  2014/2611/O 2020/0962/D 2019/1251/F	Village Centre  Expanded primary school  Protection of allotments & existing community use sites	Play areas for each phase  Village centre  Allotments  School expansion  Open space contribution	Development underway. School expansion complete
EAS2: Easton gymnastics facility  2014/2069/F	New gymnastics facility	New gymnastics facility	Development complete
COS1: Land west of Lodge Farm, Dereham Rd  2013/0567/F 2016/0402/F	Single form entry primary school	Primary school  Sports pavilion & car parking  Local shop site  5 equipped play areas  Open space contribution	Development well underway. Norfolk County Council have decided not to proceed with

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
			the primary school
HET1 (GNLP: STR.13): Land north of Hethersett 2011/1804/O 2017/1104/D 2015/1594/D 2015/1681/D 2017/0151/D 2018/2326/D 2018/2500/D 2021/1965/D	Expansion of local schools (or provision of land for the same)  Community facilities (e.g., open space, community buildings)	Primary school site (plus contingency land)  Secondary school site (plus contingency land)  Financial contributions towards education  Community pavilion  Neighbourhood centre  Play areas and recreational open space in each phase  Allotments	Development well underway in most parts. Primary school complete
HET2 (GNLP: S.HE.1): Land north of Grove Road	Housing with care		No planning permission as at 31/03/24
HET4: Land north of Great Melton Rd 2012/1814/F	Contribution towards local schools' expansion	Financial contributions towards education and recreational space  Play space	Development complete
COL2 (GNLP: S.CN.1): Land rear/east of Institute of Food Research 2012/2113/F 2017/1422/F	Uses ancillary/complimentary to development of the Science Park	Temporary use of land as a car park (until 2027)	Site in use
DIS6: Former Hamblins Factory site, Park Rd 2012/1493/D 2021/0307/F	Retail use limited to non-food goods  Office development restricted to A2 use	Pub/restaurant on part of the site	Development of pub/restaurant complete
DIS7: Feather Mills site, Park Road	Retail use limited to non-food goods  Office development restricted to A2 use		No planning permission as at 31/03/24

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
HAR5 (GNLP: S.HA.4): Land off Station Hill 2019/2115/O	Food store	Residential development of 40 dwellings granted consent 31/03/22.	Proven lack of demand for allocated use.
POR1: Land at Heath Farm  2013/1986/O 2014/0732/D 2013/0505/O 2016/2388/F	Open space	Play areas & recreational open space  Transport contribution (Fiveways)  Nursery education contribution  Primary education contribution  Secondary education contribution	Development complete
POR4: Land south of Stoke Rd  2010/1332/F	Open space at POR5 (in full or in conjunction with POR6)	Education contribution  Multi Use Games Area  Play areas & recreational open space	Development complete
POR5: Land south of Heath Loke	Play areas & recreational open space		No planning permission as at 31/03/24
POR6: Land north of Shotesham Rd and east of Carr Lane  2011/0476/O 2014/0393/D 2014/0319/D 2019/2209/F	- Open space at POR5 (in full or in conjunction with POR4)	Education contribution  Multi Use Games Area  Play areas & recreational open space	Development well underway
TROW1 (GNLP: S.TW.1): Land on White Horse Lane and to the rear of Charolais Close and Devon Way  2013/0463/O 2016/0803/D 2016/0805/D	Primary school site	Primary school site  Education contribution  Play areas & recreational open space  Multi Use Games Area	Development well underway. Primary school complete

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
2014/0981/O 2019/2318/F			
<b>TROW2:</b> Land north of A146 & east of A47	Park and Ride site		No planning permission as at 31/03/24
<b>LOD1:</b> Land north of George Lane  2013/1647/O 2016/0853/D 2020/1163/F	Recreational open space  Site for provision of infrastructure	Education contribution  Play areas & recreational open space	Development complete
<b>STO1:</b> Land south of Stoke Holy Cross Primary School  2012/2034/F 2014/1874/F 2016/2153/F	Expansion and improvement of existing primary school facilities  Open space	Play areas & recreational open space  Community payment  Car park contribution  Land for school expansion	Development complete
<b>TAS1:</b> Land north of Church Rd and west of Tasburgh school	Expansion or improvement of the existing primary school facilities		No planning permission as at 31/03/24
<b>WOR1:</b> Land at the junction of High Rd and Low Rd	Recreational open space on land adjacent to the site		No planning permission as at 31/03/24

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

## Monitoring indicator and target 2: Affordable housing

Policy 4 of the Joint Core Strategy concerns housing delivery and sets a target for affordable homes on all sites of 5 units or more. Considering the most recent Strategic Housing Market Assessment (SHMA), the Council amended its affordable housing target to 28% on both medium and large sites. However, amendments to paragraph 65 of the National Planning Policy Framework (NPPF) (December 2023) mean that it is no longer possible to seek affordable housing on sites of less than 10 dwellings unless they occupy an area of more than 0.5 Hectares.

The below table shows applications for sites between 5 and 9 units granted planning consent between 1 April 2023 and 31 March 2024, detailing the total number of dwellings on each site, the site area and whether affordable housing is thus required by the NPPF.

### Sites of between 5 and 9 units

Parish	Planning reference	Total Dwellings	Site area (Ha)	AH required?
Diss	2020/0671	9	0.16	No
Loddon	2022/1995	6	0.08	No

No sites of between 5 and 9 units met the threshold for providing affordable housing.

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

### Sites of 10 units or more

Parish	Planning reference	Total Dwellings	Affordable Homes	Percentage
Diss (DIS1/DDNP06)	2022/1344	35	35 (S106 - 12)	100% (34%)
Roydon (DIS3/DDNP05)	2022/1976	43	43 (S106 -16)	100% (37%)

Both permissions 2022/1344 and 2022/1976 were considered as 100% affordable housing schemes, however the S106 agreements require no fewer than 12 dwellings (34%) and 16 dwellings (37%) respectively. Therefore, both schemes exceeded the requirement to provide 28% affordable housing, as set out in the JCS. Moving forward, they are also in line with the GNLP target of 33%, as set out in GNLP Policy 5. Both of the above sites were also included as carried forward allocations in the Diss and District Neighbourhood Plan, which was made on the 16 October 2023.

Based on this, the Council is satisfied that the provision of affordable housing is in accordance with the policy and therefore remains effective.

### Monitoring indicator and target 3: Allocation numbers

#### Norwich Policy Area – Growth Locations

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
COS1 Costessey	500	509	509	509
EAS1 Easton (STR.08)	900	954	962	962
HET1 Hethersett (STR.13)	1080	1196	1196	1196
HET2 Hethersett (S.HE.1)	40	0	0	0
HET4 Hethersett	106	151	151	151
<b>TOTAL</b>	<b>2626</b>	<b>2810 (107%)</b>	<b>2818 (107%)</b>	<b>2818 (107%)</b>

#### Norwich Policy Area – Norwich Fringe

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
TROW1 Trowse (S.TW.1)	160	181	181	181
<b>TOTAL</b>	<b>160</b>	<b>181 (113%)</b>	<b>181 (113%)</b>	<b>181 (113%)</b>

#### Norwich Policy Area – Key Service Centres

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
POR1 Poringland	200/250*	270	270	270
POR2 Poringland	100	100	100	100
POR4 Poringland	252	232	232	232
POR6 Poringland	300	293	293	293
<b>TOTAL</b>	<b>852/900*</b>	<b>895 (100%)</b>	<b>895 (100%)</b>	<b>895 (100%)</b>

\*The data collected in the monitoring period 2022/23 found that there were 250 allocated units under POR1. Monitoring in this period (2023/24) found that this was instead 200 units. This makes the total allocated units 852 instead of 902, which has increased the percentages of units with planning permission to 100% for all allocations.

#### Norwich Policy Area – Service Villages

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
BRA1 Bracon Ash	20	0	0	0
BRAM1 Bramerton	10	10	10	10
LIT1 Little Melton	20	20	20	20
MUL1 Mulbarton	150	180	180	180
NEW1 Newton Flotman	30	0	0	0
SPO1 Spooner Row	10	39	39	39
SPO2 Spooner Row	5	7	7	7
STO1 Stoke Holy Cross	75	106	106	106

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
SUR1 Surlingham	5	5	5	5
SUR2 Surlingham	5	2	2	2
SWA1 Swardeston	30	0	0	0
TAS1 Tasburgh	20	0	0	0
<b>TOTAL</b>	<b>380</b>	<b>369 (97%)</b>	<b>369 (97%)</b>	<b>369 (97%)</b>

#### Norwich Policy Area – Other Villages

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
BAW1 Bawburgh	5	5	5	5
KES1 Keswick	10	9	9	9
<b>TOTAL</b>	<b>15</b>	<b>14 (93%)</b>	<b>14 (93%)</b>	<b>14 (93%)</b>

#### Rural Policy Area – Main Towns

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
DIS1 Diss	35	0	0	35
DIS2 Diss	15	0	0	0
DIS3 Diss	42	0	0	43
DIS4 Diss	125	136	136	136
DIS5 Diss	15	6	6	6
DIS6 Diss	0	73	73	73
HAR1 Harleston	120	120	120	120
HAR3 Harleston	29	33	33	33
HAR4 Harleston (S.HA.3)	95	0	0	0
HAR5 Harleston(S.HA.4)	0	40	40	40
<b>TOTAL</b>	<b>476</b>	<b>408 (86%)</b>	<b>408 (86%)</b>	<b>486 (102%)</b>

#### Rural Policy Area – Key Service Centres

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
HIN1 Hingham	95	88	88	88
LOD1 Loddon	200	202	202	202
<b>TOTAL</b>	<b>295</b>	<b>290 (98%)</b>	<b>290 (98%)</b>	<b>290 (98%)</b>

#### Rural Policy Area – Service Villages

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
ALP1 Alington	10	10	10	10
ASL1 Aslacton	15	15	14	14
BAR1 Barford	10	0	0	0

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/22	Units with pp at 31/03/23	Units with pp at 31/03/24
BARN1 Barnham Broom	20	24	24	24
BER1 Bergh Apton	7	11	11	11
BER2 Bergh Apton	5	5	5	5
BKE1 Brooke	12	12	12	12
BKE2 Brooke	8	13	13	13
BRO1 Broome	5	9	9	9
BRO2 Broome	5	5	5	5
BUN1 Bunwell	8	9	9	9
BUN2 Bunwell	7	8	8	8
CAR1 Carleton Rode	5	3	3	3
CAR2 Carleton Rode	5	6	6	6
DIC1 Dickleburgh	20	22	22	22
DIT1 Ditchingham	20	27	27	27
EAR1 Earsham	20	16	16	16
GEL1 Geldeston	10	13	13	13
GIL1 Gillingham	10	22	22	22
GRE1 Great Moulton	5	14	14	14
HAL1 Hales	10	20	20	23
HEM1 Hempnall	20	23	23	23
PUL1 Pulham Market	10	10	10	10
ROC1 Rockland St Mary	20	21	21	21
SCO1 Scole	15	0	0	0
SEE1 Seething	10	5	5	5
TAC1 Tacolneston	20	20	20	21
THL1 Thurlton	20	30	30	30
WIC1 Wicklewood	6	0	0	0
WIC2 Wicklewood	8	14	14	14
WOO1 Woodton	20	23	23	23
WOR1 Wortwell	5	0	0	0
WRE1 Wreningham	10	10	10	10
<b>TOTAL</b>	<b>381</b>	<b>418 (110%)</b>	<b>417 (109%)</b>	<b>421 (110%)</b>

The figures in the table above illustrate the development pattern within the District. Larger sites allocated for development, particularly those within the Norwich Policy Area, were subject to planning applications in the earlier years of the plan period (some had already been submitted prior to the adoption of the Local Plan documents). As set out above, this means that there have only been minor changes during the 2023/24 monitoring period in terms of the numbers of approved dwellings on these sites.

The issue of nutrient neutrality this has held up a large number of applications that usually would have been subject to a decision within a shorter time period. This has impacted on the number of applications (and units) approved in the monitoring year 2023/24.

A more recent trend noted in previous monitoring periods there was a significant increase in the numbers of dwellings approved on sites within the Rural Policy Area, most notably within the Service Villages, reflecting the availability of undeveloped allocated sites within these areas. However, this has now also slowed, with most of the units in the tables above now benefitting from planning permission and having been built out fully.

Residential	Allocated	No permission	With permission	Completed
Sites	68	11(16%)	57(84%)	36
Units	5185	286	5208	3834

In total 68, housing allocations were made in the Site Specific Allocations and Policies Document, proposing 5185 residential units (this does not include DIS6 and HAR5 which were intended for other uses). Currently 57 (84%) allocated sites have active or completed permission for residential development providing 5208 units. 11 (16%) allocations for 286 proposed units remain without planning consent. A further 10 of these allocations have been carried forward in either the adopted GNLP, the adopted Diss and District Neighbourhood Plan and the emerging Village Clusters Housing Allocations Local Plan. To date, both Policy Areas have secured permissions sufficient to deliver their housing requirements. Overall, it is considered the allocations have been effective and brought forward for development in a timely manner.

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

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

Monitoring indicator and target 2: Take up of employment land allocations, with a target that all allocated employment land should be taken up by the end of the plan period.

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

Allocation and Settlement	Allocated Site Area (Ha)	Amount of Available Land	Allocated Use
BKE3 Brooke	4.8	0 Ha	Light industrial, B2, B8
COL1 Colney	39.4	25.05 Ha	Research and development
COL2 Colney	4.24	3.03 Ha	Research and development
COS3 Costessey	15.29	12.66 Ha	Light industrial, B2, B8
HETHEL2 Hethel	20.0	20 Ha	Advanced engineering & technology
HIN2 Hingham	2.24	2.07 Ha	Light industrial, B2, B8
KES2 Keswick	13.02	0.72 Ha	Light industrial
LOD2 Loddon	1.1	1.1 Ha	Light industrial, B2
LOD3 Loddon	1.84	0 Ha	Light industrial, B2, B8
POR3 Poringland	4.3	4.3 Ha	Light industrial
TROW2 Trowse	3.2	3.2 Ha	Park and Ride site
DIS6 Diss	1.76	0.26 Ha	Retail (non-food goods), leisure, offices (financial services only)
DIS7 Diss	2.21	0 Ha	Retail (non-food goods), leisure, offices (financial services only)
DIS8 Diss	2.89	1.91 Ha	Light industrial
DIS9 Diss	4.22	4.22 Ha	B2, B8
DIS10 Diss	3.7	3.7 Ha	Light industrial, B2, B8
HAR5 Harleston	1.23	1.23 Ha	Light industrial, small-scale food store, health/community facilities

Allocation and Settlement	Allocated Site Area (Ha)	Amount of Available Land	Allocated Use
HAR6 Harleston	1.6	0.99 Ha	Light industrial, B2
HAR7 Harleston	4.0	4.0 Ha	Light industrial, B2, B8
<b>TOTAL</b>	<b>131.04</b>	<b>85.65 Ha</b>	

Available land refers to areas excluded from detailed planning permissions. The COL1 allocation has outline permission for the entire site but is only part detailed and built out.

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

The following applications were approved on allocated employment land during the monitoring year 2023/24:

COL1 Colney – 2023/1796 for a grow on building laboratory / office covering 0.57ha of the site.

COL1 Colney – 2023/2250 for the Norfolk and Norwich Orthopaedic Centre covering 0.7ha of the site.

COS3 Costessey – 2023/2384 for a drive-through and office covering 0.28ha of the site.

### **Strategic principle SP3: To seek the appropriate re-use of previously developed land**

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

#### **Permissions granted on brownfield land, 2023/24**

Area	Units Permitted on Brownfield Allocations	Units Permitted on Brownfield Commitments	Units Permitted on Brownfield Windfalls
NPA	0	0	12
RPA	0	0	20
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>32</b>

The Council's Residential Land Availability data sets out the numbers of new dwellings on brownfield land within the current monitoring period. These figures are subdivided into the above categories. As in recent years there have been no new schemes permitted on commitment sites, nor were there any consents on allocated brownfield sites. Consequently, the number of new dwellings permitted on brownfield windfall sites is 32. This is an increase from the 2022/23 monitoring year, but is lower than in previous years. This is consistent with the fact that all brownfield allocations have now been developed during earlier monitoring periods. Therefore, the monitoring target has been met three years ahead of time.

### Allocated sites containing brownfield land

Allocation and Settlement	Planning Ref.	Brownfield units	Status
ASL1 Aslacton	2020/0493	14	Full permission
DIS5 Diss	2017/0042	6	Complete
DIS6 Diss	2021/0307	73	Full permission
DIS7 Diss	2022/2075	N/A	Employment land
HAR3 Harleston	2017/0099	33	Complete
WYM2 Wymondham	2020/1439	58	Reserved Matters

The take-up of allocated brownfield sites continues to be monitored and the delivery status of each of the sites updated in the above table. Overall, the data indicates a positive trend in the development of these sites, and those with full permissions (ASL1 & DIS6) nearing completion.

In accordance with legislation the Council has published a brownfield register of previously developed land since December 2017. During the monitoring period 2023/24 there were a total of 58 sites on Part 1 of the published brownfield register, of which 30 had been built out. These sites comprised both allocated sites and sites with existing planning permission. The Council did not publish a Part 2 register during this monitoring period.

### Strategic principle SP4: To avoid allocating land in flood zones 2 and 3

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

Previous Annual Monitoring Report datasets have set out at length the individual site allocation policy requirements, as well as the measures secured through planning condition on those sites benefiting from planning consent. It is not considered necessary to repeat the previously recorded information here. There were no new planning consents granted on allocated sites with identified flood mitigation or enhancement requirements in 2023/24.

**Strategic principle SP5: To avoid allocating land that adversely impacts upon designated nationally and internationally protected sites for landscape for nature conservation value, such as SSSIs, Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar Sites and to positively enhance the natural environment and minimise the loss of undeveloped land.**

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

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

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

The policy requirements for each site (highways, pedestrian, and cycle improvements) have been set out in detail in previous monitoring reports (most recently 2017/18) alongside a summary of the known infrastructure requirements secured by planning condition. Water requirements have been monitored separately under Strategic Principle SP4. It has previously been reported that the policy has effectively secured many appropriate conditions and contributions towards off-site highway schemes on sites with permissions.

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

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

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

**Strategic principle SP8: To ensure that site allocations are close to services so that people have ready access and minimal need to travel by car.**

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

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

**Conclusion**

Generally, it may be concluded that the requirements of the policies within the Site Specific Allocations and Policies document are being met through the granting of planning permissions and the planning conditions that are being applied to those same planning consents. It can be demonstrated that delivery of these policy requirements remains consistent. Sites without planning consent will be addressed through the GNLP, DDNP or the emerging VCHAP.

## Long Stratton Area Action Plan

This section monitors the policies from the Long Stratton Area Action Plan for the period 01/04/23 to 31/03/24. 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, south east and north west of Long Stratton for housing and a bypass.**

Applications 2018/0111 and 2018/0112 which were received within the previous monitoring year were approved in September 2023. 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. The development had not commenced building as of 31/03/2024.

### **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 2023	37%	35%	24%
August 2023	39%	35%	13%
December 2023	39%	35%	9%
February 2024	41%	52%	9%

<b>Long Stratton TC</b>	Units in A1 use	Units in other use	Vacant units
May 2023	33%	67%	0%
August 2023	33%	67%	11%
December 2023	27%	73%	0%
February 2024	27%	73%	0%

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. Currently the proportion of A1 units is rising in the PSA and falling in the town centre – although do note the lower number of units in the latter causes fluctuations which may appear more significant than in reality. Vacancy rates are also falling, remaining between 1 and 0 units in the town centre.

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**

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

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

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

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

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

### **Policy LNGS9 – Accessibility**

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.

## **Wymondham Area Action Plan**

This section monitors the policies from the Wymondham Area Action Plan for the period 01/04/23 to 31/03/24. 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). At the time of this report the development is uncommenced.

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

Outline planning permission was granted for this strategic allocation in 2014, with references 2012/0371 and 2011/0505. A significant number of applications seeking reserved matters permission and to agree the details secured by condition have subsequently been submitted and approved. 21 residential units from existing permissions were built out during 2023/24. 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 solution 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. 78 residential

dwellingings were completed in 2023/24.

### **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 last year's monitoring year application 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. Work on site commenced at the same time.

In this monitoring year no further applications have been submitted and based on applications in previous monitoring years it may be considered that the development of this site will meet the objectives of the policy.

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

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 2023/24 36 residential units were completed on 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 2023	51%	49%	16%
August 2023	51%	49%	16%
December 2023	53%	47%	14%
February 2024	55%	45%	14%

<b>Wymondham TC</b>	<b>Units in A1 use</b>	<b>Units in other use</b>	<b>Vacant units</b>
May 2023	40%	60%	5%
August 2023	43%	58%	4%
December 2023	42%	59%	5%
February 2024	42%	58%	4%

The proportion of A1 to other units has not changed significantly, although in the PSA it has risen above the threshold set by the policy. There has been a gradual fall in the number of vacant units in both the PSA and TC. 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 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 2024 there were eight Neighbourhood Plans being developed within the South Norfolk district. The communities developing Plans were Dickleburgh, Hingham, Loddon & Chedgrave (Chet), Newton Flotman, Shotesham, Tasburgh, Trowse, and Swainsthorpe.

Two of these Plans, Loddon & Chedgrave (Chet) and Trowse, 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 2023/24, there were two further Neighbourhood Plans 'made' in Diss & District and Wymondham, taking the total number of adopted plans within the District to ten. These Plans all form part of the statutory Development Plan and they were made on these dates:

<b>Parish</b>	<b>Date Made</b>
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

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

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