

Greater Norwich Annual Monitoring Report 2024/2025

This report assesses how the Greater Norwich area is performing against the policies and objectives set out in the Greater Norwich Local Plan.



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Introduction

Purpose

The Annual Monitoring Report (AMR) measures the implementation of Greater Norwich Local Plan (GNLP) 2024 policies and objectives. In line with Planning Advisory Service (PAS) recommendations, the role of the AMR is to:

- Demonstrate how the Greater Norwich Development Partnership (GNDP) is delivering against the policies and objectives of the GNLP.
- Communicate the work of the GNDP to members, across teams within the council, and to communities.
- Demonstrate real outcomes such as sites regenerated, houses built and jobs created.
- Identify areas where objectives aren't being met and changes to policy or development management are necessary.

Monitoring consists of plan and local contextual indicators. The "Plan Indicators" relate directly to plan specific requirements such as annual housing delivery to address plan needs. While "Local Contextual Indicators" are other sources of information available at the district level, usually annually, from external organisations such as Historic England, the Office for National Statistics (ONS), and the Department for Energy Security and Net Zero/Department for Business Energy and Industrial Strategy. Local Plan policies can generally have a more limited impact on such indicators as the outcomes are not solely related to new development. Nevertheless, they are included because they provide an indication of the direction of travel on issues which the local plan aims to have some influence and can inform policies in future local plans.

In addition, monitoring of GNLP 2024 is closely aligned to the development of emerging GNLP 2045. Monitoring for AMR 2024/2025 has highlighted areas of policy focus for the next plan.

In addition to the Greater Norwich report, District Annual Monitoring Reports are available (appendices 4 - 6) which include more granular district information.

Greater Norwich Local Plan 2024

The GNLP sets out a strategic framework for development across Broadland, Norwich and South Norfolk from 2018 to 2038. Developed by the GNDP, the plan integrates housing delivery with low-carbon economic growth, environmental protection, infrastructure provision and climate change mitigation.

The GNLP consists of three key documents:

- [The Strategy](#) – Outlining policies for sustainable growth.
- [The Sites Plan](#) – Detailing allocated development sites.
- [The Monitoring Framework](#) – Ensuring implementation and compliance.

The GNLP was formally adopted by:

- Norwich City Council on 12th March 2024.
- South Norfolk Council on 25th March 2024.
- Broadland District Council on 28th March 2024.

The plan was published with supporting documents, including the Sustainability Appraisal, Policies Map and Habitats Regulations Assessment.

Data and Methodology

In some instances, relevant data will be released after the publication of this report and as such, some indicators do not have a complete time-series of information.

Where there have been other issues obtaining data, these have been highlighted. Some of the monitoring processes are still in development for example, where data is more difficult to obtain.

Overview of performance

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

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

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

Index	Type of Indicator	Indicator	24/25 RAG Rating
<u>SGS1</u>	Plan	Jobs Growth	Red
<u>SGS2</u>	Plan	Employment Land Delivery	Not applicable
<u>SGS3</u>	Plan	Housing Delivery	Amber
<u>SGS4</u>	Plan	Windfall Housing	Not applicable
<u>SGS5</u>	Plan	Settlement Hierarchy	Amber
<u>SGS6.1</u>	Plan	Strategic Growth Area: Housing Delivery	Green
<u>SGS6.2</u>	Plan	Strategic Growth Area: Employment Land	Not applicable
<u>SGS7</u>	Plan	Brownfield Land Development	Green
<u>SGS8</u>	Contextual	Per Capita Carbon Emissions	Green

Table 1 - Policy 1: Sustainable Growth Strategy 24/25 RAG Ratings.

Index	Type of Indicator	Indicator	24/25 RAG Rating
<u>SC1</u>	Plan	Housing Density	Red
<u>SC2</u>	Plan	Design	Not applicable
<u>SC3</u>	Plan	Sustainability Statements	Not applicable
<u>SC4</u>	Plan	Delivery Plans	Not applicable
<u>SC5</u>	Plan	Renewable Energy	Not applicable
<u>SC6</u>	Plan	Flood Risk	Green

Index	Type of Indicator	Indicator	24/25 RAG Rating
<u>SC7</u>	Plan	Water Efficiency	Green

Table 2 - Policy 2: Sustainable Communities 24/25 RAG Ratings.

Index	Type of Indicator	Indicator	24/25 RAG Rating
<u>EPE1</u>	Plan	Preventing the coalescence of settlements	Green
<u>EPE2</u>	Plan	Conservation areas with an appraisal	Green
<u>EPE3</u>	Contextual	Condition of Heritage Assets	Amber
<u>EPE4</u>	Plan	Landscape	Red
<u>EPE5</u>	Plan	Designated Natural Assets	Red
<u>EPE6</u>	Plan	Biodiversity Net Gain	Not applicable
<u>EPE7</u>	Plan	Green Infrastructure	Not applicable
<u>EPE8.1</u>	Plan	Visitor Pressure	Green
<u>EPE8.2</u>	Plan	Visitor Pressure	Not applicable
<u>EPE9</u>	Contextual	Condition of protected habitats - Nutrient Neutrality	Not applicable

Table 3 - Policy 3: Environmental Protection and Enhancement 24/25 RAG Ratings.

Index	Type of Indicator	Indicator	24/25 RAG Rating
<u>SI1</u>	Plan	Education Infrastructure	Green
<u>SI2</u>	Plan	Strategic Infrastructure	Not applicable
<u>SI3</u>	Plan	Highways	Red
<u>SI4</u>	Plan	Sustainable Transport	Red
<u>SI5</u>	Plan	Access to Rail	Not applicable

Table 4 - Policy 4: Strategic Infrastructure 24/25 RAG Ratings.

Index	Type of Indicator	Indicator	24/25 RAG Rating
<u>H1.1</u>	Plan	Affordable Homes	Red
<u>H1.2</u>	Plan	Affordable Homes	Amber
<u>H1.3</u>	Plan	Affordable Homes	Not applicable

Index	Type of Indicator	Indicator	24/25 RAG Rating
<u>H2</u>	Plan	Housing Space Standards	Not applicable
<u>H3</u>	Plan	Specialist housing for older people and others with support needs	Not applicable
<u>H4</u>	Plan	Accessible and Adaptable Homes	Red
<u>H5</u>	Plan	Gypsy and Traveller Pitches	Amber
<u>H6</u>	Plan	Travelling Show People's Plots	Amber
<u>H7</u>	Plan	Residential Caravans	Not applicable
<u>H8</u>	Plan	Purpose-built student accommodation	Not applicable
<u>H9.1</u>	Plan	Self and Custom-Build Housing	Not applicable
<u>H9.2</u>	Plan	Self and Custom-Build Housing	Red

Table 5 - Policy 5: Homes 24/25 RAG Ratings.

Index	Type of Indicator	Indicator	24/25 RAG Rating
<u>ECON1</u>	Contextual	Jobs Growth	Red
<u>ECON2</u>	Plan	Business Floorspace	Not applicable
<u>ECON3</u>	Plan	Employment Land on allocated / strategic sites	Not applicable
<u>ECON4</u>	Plan	Research and Development	Not applicable
<u>ECON5</u>	Contextual	Skills	Not applicable
<u>ECON6</u>	Contextual	Earnings	Red

Table 6 - Policy 6: The Economy 24/25 RAG Ratings.

Index	Type of Indicator	Indicator	24/25 RAG Rating
<u>NUA1.1</u>	Plan	Thriving City Centre: Vacancy Rates	Red
<u>NUA1.2</u>	Plan	Thriving City Centre: Footfall	Green
<u>NUA1.3</u>	Plan	Thriving City Centre: Office space lost	Red
<u>NUA1.4</u>	Plan	Thriving City Centre: Employment	Red
<u>W1</u>	Plan	Windfall delivery compliant with Policy 7.5	Not applicable

Table 7 - Policy 7: Strategy for the Areas of Growth 24/25 RAG Ratings.

Policy 1: Sustainable Growth Strategy

Achieving sustainable development is at the heart of the planning system. This means striving to meet social, economic and environmental needs to provide a good quality of life for existing and future generations. The strategy aligns growth and infrastructure needs with its main focus on the strategic growth area. It makes the best use of brownfield sites in the city, provides sustainable urban extensions and supports vibrant towns and villages. It will also improve the environment, including mitigating climate change and adapting to its effects. The aim is to retain and enhance the distinctive qualities of Greater Norwich and create environmentally sustainable, resilient and socially inclusive communities.



SGS1 Jobs Growth

Target: To meet or exceed plan target for jobs. 33,000 increase from 2018 to 2038. Annual increase is 1,650. 2024 cumulative target is 209,000.

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

Area	2018	2019	2020	2021	2022	2023	2024
Broadland	49,000	50,200	49,300	48,000	50,400	50,200	50,300
Norwich	95,400	89,900	88,000	86,500	88,100	86,600	86,900
South Norfolk	54,700	57,900	55,900	57,200	59,500	58,000	57,800
Greater Norwich	199,100	198,000	193,200	191,700	198,000	194,800	195,000

Table 8 - Employment by area.

Data shows an increase of only 200 jobs for Greater Norwich since 2024/25, which falls significantly short of the target of 2,222 per annum. These trends reflect the national picture. UK employment grew modestly in 2024 (around +1% on workforce jobs measures) but stalled in 2025. Slow down in job creation has been attributed to macro-economic variables, such as continued low rates of productivity and the on-going impact of economic events such as COVID and Brexit.

The on-going delivery of high-quality employment sites will support businesses to grow in the future, along with associated delivery of housing and infrastructure which supports quality of place that helps businesses thrive.

District trends largely follow the same pattern as the Greater Norwich area. Natural variation from year-to-year exists, but the employment market remains stable. Figures in Broadland District Council and Norwich City Council have slightly increased, while South Norfolk Council has experienced a slight decrease.

Action to be taken: A review of the GNLP is underway. As part of this work, an economic assessment will review the targets and assess reasons why delivery of jobs is falling short.

SGS2 Employment Land Delivery

Target: No target, for information only.

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

This metric is intended to measure employment land delivery on both allocated and non-allocated sites. Employment land data is collected across all use classes, where possible. However, completions data tends to be incomplete and inconsistent, so data has not been included for this monitoring period.

Employment land delivery tends to occur episodically. Recently 1,708 m² office floor space was delivered at Elm Farm in North Wymondham. Additionally, Plots 5A and 6 at Broadland Gate were delivered, providing 1,509 m² of Class B8 storage and 2,787 m² of distribution respectively.

A methodology for collecting this metric is being developed for 2025/26.

SGS3 Housing Delivery

Target: To meet or exceed GNL target for homes. 40,541 increase from 2018 to 2038. Annual Greater Norwich target is 2,027. Annual Greater Norwich target post 2022 is 1,990 to meet the plan's residual requirement. 2024/25 cumulative target is 12,162.

24/25 RAG Rating: Amber: Either the annual or 5-year average target is met. For this period the 5-year average has been met.

Area	18/19	19/20	20/21	21/22	22/23	23/24	24/25
Broadland	640	663	499	654	923	891	806
Norwich	927	495	166	320	221	564	180
South Norfolk	1,212	917	803	916	1,214	885	907
Greater Norwich	2,779	2,075	1,468	1,890	2,358	2,340	1,893

Table 9 - Net homes delivered by area.

Area	18/19	19/20	20/21	21/22	22/23	23/24	24/25
Greater Norwich	2,779	4,854	6,322	8,212	10,570	12,910	14,803

Table 10 - Cumulative net homes delivered in Greater Norwich.

Good progress continues to be made to meet the annual requirement of approximately 2,000 homes per year across the Greater Norwich area. Delivery is now ahead of schedule by over 650 homes.

There has been a drop off in delivery figures during the 2024/25 monitoring period compared with previous years. This is not unique to Greater Norwich, as it is a trend reflected nationally. Causes include macroeconomic context

and inflationary increases in build costs, which particularly impact brownfield developments. In addition, nutrient neutrality requirements have reduced housing delivery locally.

In Norwich, housing delivery has significantly declined when compared to the previous monitoring periods. This is in part due to no delivery of specialist accommodation, such as student accommodation, in 2024/25, which has historically bolstered the delivery figures for the city. Nonetheless, a few sites had significant levels of delivery, including Barrack Street, former Bartram Mowers and Three Score.

Delivery in Norwich has also been particularly affected by Nutrient Neutrality whereas schemes in Easton, Cringleford and Wymondham have been able to continue to deliver due to earlier planning consents being issued. In addition, some schemes were issued consent in areas outside of the Nutrient Neutrality catchment areas, such as Harleston, enabling housing delivery to continue.

SGS4 Windfall Housing

Target: To identify the percentage of homes provided on windfall sites. No target, for information only.

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

Area	23/24	24/25
Broadland	22.3%	13.2%
Norwich	10.1%	34.4%
South Norfolk	36.3%	19.7%
Greater Norwich	24.7%	18.3%

Table 11 - Percentage of homes delivered on windfall sites.

Windfall housing is following the downward trend of reduced overall housing delivery in Greater Norwich. The Greater Norwich authorities continue to take a positive approach towards unallocated sites where these represent sustainable development, partly due to the lack of five-year housing land supply.

More development has come forward on allocated sites in South Norfolk (Cringleford and Easton) and Broadland (Rackheath and Sprowston), therefore reducing the percentage of windfall development in Greater Norwich overall.

In Norwich there was an increase in windfall housing delivery. This is due to delivery on mainly small, unallocated sites.

SGS5 Settlement Hierarchy

Target: The average annual housing delivery is broadly in accordance with the planned distribution in the settlement hierarchy in the plan's strategy. Annual Greater Norwich targets: Norwich urban area = 1,398, Main towns = 334, Key service centres = 191, Village clusters = 194.

24/25 RAG Rating: Amber: Some of the settlement hierarchy have hit or are within their 5-year annual average target.

Settlement type	23/24	24/25
Urban area	1,405	1,167
Main towns	342	220
Key service centres	338	253
Village clusters	255	253

Table 12 - Number of net homes delivered per settlement type in Greater Norwich.

In 24/25, two of the four housing delivery settlement targets were met.

The urban area did not meet the annual Greater Norwich target. This is thought to be due to nutrient neutrality constraints and the complexity of delivering large scale / brownfield sites.

While the target was not met in 24/25, delivery in the main towns is anticipated to increase as consented development on allocated sites comes forwards in forthcoming years, for example Long Stratton, which has been unlocked following the delivery of the Long Stratton Bypass.

Greenfield sites in key service centres and village clusters have seen above target delivery. These sites are economically viable for the market to deliver and several of these settlements are outside the Nutrient Neutrality catchment area or have had permissions issued prior to its introduction. Recent delivery has included Hethersett, Postwick and Brundall.

SGS6.1 Strategic Growth Area

Target: Housing delivery is broadly in accordance with the planned distribution in the Strategic Growth Area (SGA) as set out in the plan's strategy, 70% of total housing growth. Annual Greater Norwich target: 1,575 homes.

24/25 RAG Rating: Green: 5-year rolling average is within 10% of the target.

Area	23/24	24/25
Broadland	473 / 53.1%	506 / 62.8%
Norwich	564 / 100%	180 / 100%
South Norfolk	639 / 72.2%	680 / 75.0%
Greater Norwich	1,676 / 71.6%	1,366 / 72.2%

Table 13 - Number / Percentage of homes delivered in the Strategic Growth Area.

Housing delivery is coming forward in the SGA as allocated in the GNLP, reflecting the success of the GNLP in concentrating delivery in the most sustainable area of the sub region.

SGS6.2 Strategic Growth Area: Employment Land

Target: Proportion of take up of employment land. No target, for information only.

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

This metric is intended to measure employment land delivery on both allocated and non-allocated sites within the SGA. Employment land data is collected across all use classes where possible. However, completions data tends to be incomplete and inconsistent, so data has not been included.

A methodology for collecting this data is being developed for 2025/26.

Notable employment delivery in 2024/25 in South Norfolk included Elm Farm in Wymondham, while delivery in Broadland included Hellesdon Park Industrial Estate.

SGS7 Brownfield Land Development

Target: 22% of housing delivery is on brownfield sites. Annual Greater Norwich target: 446 homes.

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

Area	23/24	24/25
Broadland	135 / 15.2%	49 / 6.1%

Area	23/24	24/25
Norwich	517 / 91.7%	151 / 83.9%
South Norfolk	147 / 16.6%	34 / 3.7%
Greater Norwich	799 / 34.1%	234 / 12.4%

Table 14 - Number / Percentage of homes delivered on brownfield land.

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

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

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

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

SGS8 Per Capita Carbon Emissions

Target: Reduce per capita carbon dioxide emissions year on year to contribute to meeting the national target to reduce all greenhouse gas emissions by 68% by 2030 and by 78% by 2035 compared to 1990 levels, and to achieve zero carbon development by 2050.

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

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

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

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

Figures for 2023/24 show that total CO² emissions per capita continued to reduce across all three districts, following a spike in 2021 which bucked the long-term downward trend. The Department of Energy and Climate Change (DECC) attributed this spike to the increase in the use of road transport as nationwide lockdowns were eased, along with increases in emissions from power stations.

Norwich City Council continues to have the lowest levels by quite some margin. Higher density settlements are generally more sustainable with regards to CO² emissions due to concentration and availability of sustainable and active travel links, in comparison with more rural areas in Broadland and South Norfolk. However, it is important to note that this is a local contextual indicator rather than a plan indicator as some of the reasons for changes in CO² emissions are beyond the scope of planning.

Policy 2: Sustainable Communities

The sustainable communities policy is wide ranging. It aims to ensure that the design of development is high quality, contributes to the establishment and maintenance of resilient and inclusive communities, promotes low carbon development and helps to address climate change. It is a key strategic policy, covering many aspects of the vision and objectives of the plan.



SC1 Housing Density

Target: Net housing densities are at least 40 dwellings per hectare in Norwich and 25 elsewhere, as required by policy 2.

24/25 RAG Rating: Red: Under 100% of planning permissions issued are in line with net housing density targets.

Area	23/24	24/25
Broadland	21.1%	23.1%
Norwich	86.7%	41.2%
South Norfolk	18.2%	28.7%
Greater Norwich	30.3%	28.7%

Table 16 – Percentage of planning permissions issued in line with net housing density targets.

Most of the permissions granted in the 2023/24 monitoring period would have been submitted and determined before the GNLP target was implemented. Delivery of higher density schemes are currently being delayed by the additional costs of brownfield development and issues associated with Nutrient Neutrality.

In Norwich, the majority of permissions issued in the 2024/25 period did not satisfy the housing density requirement. This is due to the nature of the applications submitted, which are mainly within the outskirts of the city and are characterised by a more sub-urban type of development. This has been exacerbated by nutrient neutrality and viability challenges. Where development occurs in the city centre higher densities can be achieved which is consistent with the character of the city centre.

By the very nature of South Norfolk and Broadland, the average density is lower, with a minimum target of 25 dwellings per hectare. Due to site specific design and layout considerations schemes could be permitted at a lower density than the prescribed policy.

It should be noted that although target densities are not being achieved, development has been allowed at a density appropriate to the sites that have come forward. In addition, whilst performance is currently below target, there is the potential, particularly in Norwich, for ultra-high density development which may be explored as part of the new local plan.

Action to be taken: *A review of the GNLP is underway. As part of this work, an assessment of the reasons for the minimum densities not being achieved will be carried out. In addition, we will look at improving the monitoring metrics for this indicator because currently the indicator distorts reporting on the effectiveness of the density policy.*

SC2 Design

Target: *Major residential developments perform positively against the Sustainability Statement Supplementary Planning Document (SPD) requirements.*

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

The [Greater Norwich Local Plan Policy 2 Supplementary Planning Document](#) (SPD) was not adopted or live during the 2024/25 reporting period. As a result, no monitoring data is available.

The SPD was finalised in March 2026 and as a result monitoring processes are being established for future reporting periods.

SC3 Sustainability Statements

Target: All major developments are supported by a Supplementary Planning Document (SPD) compliant Sustainability Statement.

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

The [Greater Norwich Local Plan Policy 2 Supplementary Planning Document](#) (SPD) was not adopted or live during the 2024/25 reporting period. As a result, no monitoring data is available.

The SPD was finalised in March 2026 and as a result monitoring processes are being established for future reporting periods.

SC4 Delivery Plans

Target: All housing developments of 100 homes plus are supported by a Delivery Plan setting out the timing of the housing delivery.

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

The [Greater Norwich Local Plan Policy 2 Supplementary Planning Document](#) (SPD) was not adopted or live during the 2024/25 reporting period. As a result, no monitoring data is available.

The SPD was finalised in March 2026 and as a result monitoring processes are being established for future reporting periods.

SC5 Renewable Energy

Target: To increase renewable energy capacity permitted by type (where not ancillary to other types of development).

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

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

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

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

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

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

SC6 Flood Risk

Target: *To minimise the number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.*

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

Area	23/24	24/25
Broadland	0	0
Norwich	0	0
South Norfolk	0	0
Greater Norwich	0	0

Table 17 - Number of planning permissions granted contrary to the advice of the Environment Agency, on flood defence grounds.

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

SC7 Water Efficiency

Target: To achieve 100% against the water efficiency policy for new homes requirement of 110 litres per person per day and BREEAM “Very Good” for non-housing development.

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

All developments of 10+ dwellings are required to meet the optional higher Building Regulations water efficiency requirement of 110 litres per person per day, and other development is required to maximise water efficiency under GNLP Policy 2. Therefore 100% compliance is assumed as permission should not be granted without this assurance.

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

Policy 3: Environmental Protection and Enhancement

GNLP 2024 sets out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. The Greater Norwich area has numerous heritage assets. Consequently, the historic environment is central to the character and quality of life of the Greater Norwich area and is a significant factor in its economic success through encouraging tourism and inward investment. Conserving and enhancing the historic environment will continue to reinforce what makes Greater Norwich an attractive place to live in, work and visit.

GNLP 2024 also has a positive strategy for protecting and enhancing the wealth of nationally and locally protected natural environmental assets and the links between them. Policy 3 seeks to ensure that development not only avoids harm to natural environmental assets, but also actively protects, promotes and enhances biodiversity, so that development results in biodiversity net gain. The policy also sets requirements to protect and improve the water environment, habitats and species and local landscape character. To support the above, the GNLP 2024 takes a strategic approach to maintaining and enhancing networks of habitats and green infrastructure.



EPE1 Preventing the Coalescence of settlements

Target: No permissions are granted for major developments in defined strategic gaps.

24/25 RAG Rating: Green: No major developments are granted planning permission in defined strategic gaps.

Area	23/24	24/25
Greater Norwich	0	0

Table 18 - Number of major developments that are granted permission in defined strategic gaps.

No permissions have been granted for major developments in defined strategic gaps in 2023/24 or 2024/25.

To note, this figure excludes sites whereby outline permission has been granted in previous monitoring years.

EPE2 Conservation areas with an appraisal

Target: To increase the number of conservation areas with an appraisal.

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

Area	22/23	23/24	24/25
Broadland	15	17	17
Norwich	13	13	13
South Norfolk	45	45	47
Greater Norwich	73	75	77

Table 19 - Number of conservation areas with an appraisal.

Area	22/23	23/24	24/25
Broadland	75.0%	85.0%	85.0%
Norwich	76.5%	76.5%	76.5%
South Norfolk	86.5%	86.5%	90.4%
Greater Norwich	82.0%	84.3%	86.5%

Table 20 - Percentage of conservation areas with an appraisal.

There has been a gradual increase in the number of conservation areas with an appraisal across Greater Norwich over the last three monitoring periods.

Broadland saw an increase of two appraisals in 2023/24 and have maintained the number since. The increase in 2024/25 was due to two new appraisals in South Norfolk for Hedenham and Ditchingham Hall, and for

Howe. Norwich have maintained 13 throughout the monitoring period, however the Conservation and Design team are working on updating conservation area appraisals to reflect the change in character in some of the areas.

EPE3 Condition of Heritage Assets

Target: To reduce the number of listed buildings, conservation areas and scheduled ancient monuments on the buildings at risk register.

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

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

Table 21 - Number of listed buildings, conservation areas and scheduled ancient monuments on the buildings at risk register.

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

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

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

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

EPE4 Landscape

Target: To minimise the number of planning approvals granted contrary to the advice of the Broads Authority based on adverse impact on the Broads landscape.

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

Area	24/25
Broadland	1
Norwich	0
South Norfolk	0
Greater Norwich	1

Table 22 - Number of planning permissions granted contrary to the advice of the Broads Authority, based on adverse impact on the Broads landscape.

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

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

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

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

EPE5 Designated Natural Assets

Target: Development should not reduce the amount of designated natural assets.

24/25 RAG Rating: Red: 1 or more planning permissions were granted that resulted in a loss of Designated Natural Assets.

Area	23/24	24/25
Broadland	0m ²	-1,000m ²
Norwich	0m ²	0m ²
South Norfolk	0m ²	0m ²
Greater Norwich	0m²	-1,000m²

Table 23 - Designated Natural Assets lost as a result of planning permissions granted.

In 2024/25 four planning applications were granted in Greater Norwich that resulted in a 1000m² loss of designated natural assets:

- **2023/122: Brundall Road, Blofield:** The ecological assessment demonstrated the permission does not compromise the value of the Cremer's Meadow County Wildlife Site (CWS) due to the loss being small.
- **2024/1236: Beeston Park Wetland:** The Environmental Impact Assessment indicated there would be a negligible loss of CWS due to the proposal being partially within the boundary of Ladies Wood, Church Carr & Springs CWS. However, since the permission is for a wetland, the case officer noted that once created, it will provide a rich habitat for ecology, therefore mitigating the small loss of CWS.
- **20220455: Land Between Fir Covert Road and Reepham Road, Taverham:** A small loss of part of Marriott's Way CWS due to the construction of a new spine road.
- **2024/3104: Broadland Country Park, Felthorpe:** A permanent loss of 0.09 hectares (900m²) of priority habitat lowland mixed deciduous woodland and 0.01 hectares (100m²) of other woodland on the Whinney Hills and Common CWS, due to the construction of a new visitor centre and café to provide facilities to serve ongoing improvements for visitors and habitats at the Broadland Country Park.

Action to be taken: *Three out of the four of the applications will result in increased access and improved quality of green spaces, while the fourth permission will provide a visitor centre and café at a country park. Therefore, no action is recommended at this time. Officers will continue to monitor applications moving forward.*

EPE6 Biodiversity Net Gain

Target: *Adequate evidence is submitted with all permitted applications to show how Biodiversity Net Gain (BNG) exceeding 10% will be achieved (either on or off-site).*

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

This indicator was written prior to BNG becoming a statutory requirement that all relevant applications (except exempt applications) provide 10% BNG. This now means that the BNG elements of Policy 3 in the GNLP have been overtaken by the statutory requirement. As such, no planning applications

(except exempt applications) can be approved without securing the statutory 10% BNG requirement. Therefore, it is assumed that there is 100% compliance for this indicator.

Local authorities are required to undertake Biodiversity Duty Reporting in accordance with The Natural Environment and Rural Communities Act 2006, as amended by the Environment Act 2021. This report is required to set out the details of BNG resulting or expected to result from approved biodiversity gain plans. This is different to the EPE6 indicator which is looking at planning permissions approved. The first Biodiversity Duty Reports are required to be published by March 2026; therefore, data is not currently available for the monitoring period 2024/25. However, they will be included in future AMRs for contextual information.

EPE7 Green Infrastructure

Target: Evidence supporting all permitted applications shows the amount of new green infrastructure being provided (in hectares) on or off-site. No target, for information only.

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

There is currently no mechanism to monitor the amount of green infrastructure delivered as part of growth in Greater Norwich. Officers are looking at ways of capturing this data in the future to enable reporting on this important metric.

EPE8.1 Visitor Pressure

Target: Contributions (£) collected towards the cost of mitigation measures at the protected sites. No target, for information only.

24/25 RAG Rating: Green: All residential approvals granted are providing required financial contributions or meeting informal green space requirements.

Area	23/24	24/25
Broadland	0	0
Norwich	0	0
South Norfolk	0	0
Greater Norwich	0	0

Table 24 - Number of residential approvals granted without providing required financial contributions or meeting informal green space requirements.

Area	23/24	24/25
Greater Norwich	0%	0%

Table 25 - Percentage of residential approvals granted without providing required financial contributions or meeting informal green space requirements.

All residential approvals in this monitoring period provided required financial contributions or met informal green space requirements.

EPE8.2 Visitor Pressure

Target: Adequate evidence is submitted with all permissions to show how informal green infrastructure for residential development will be provided on or off-site to meet the 2 hectares per 1,000 population standard.

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

There is currently no mechanism to monitor the amount of informal green infrastructure delivered as part of growth in Greater Norwich. Officers are looking at ways of capturing this data in the future to enable reporting on this important metric.

EPE9 Condition of protected habitats – Nutrient Neutrality

Target: A reduction in nutrient loading so that the water quality in internationally protected habitat sites impacted by development in Greater Norwich (the River Wensum SAC for phosphorus and the Broads SAC and Broadland Ramsar for phosphorus and nitrogen) meets water quality targets and the sites are no longer in an “unfavourable condition”.

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

There is currently no consistent or regular measurement of water quality testing conducted by Natural England or the Environment Agency. The last evaluation was undertaken in 2022.

In response to on-going issues around Nutrient Neutrality, Greater Norwich local planning authorities have taken a proactive stance. This includes the creation of a nutrient mitigation fund, which enables developers to buy credits generated by off-setting measures. It is expected that these mitigating

measures, such as replacing septic tanks and relocating polluting agricultural activities, are having a positive impact on local water quality.

Policy 4: Strategic Infrastructure

Policy 4 focusses on the timely delivery of strategic infrastructure to support growth. The infrastructure will be provided by a range of organisations and through a variety of funding sources.



S11 Education Infrastructure

Target: New and expanded schools required by policy 4 are provided for in co-ordination with housing development. See GNLP appendix 1 along with annual updates in the AMR for an ongoing list of required and completed school developments.

24/25 RAG Rating: Green: No major residential approval was granted without providing the listed education infrastructure OR no major residential approval was granted.

An update on the delivery of education infrastructure is provided in table 26.

School	District Area	GNIIP Appendix 1	24/25 Update
Aylsham new Primary School	Broadland District Council	A site has been secured through a site allocation in this plan for a new 420 place primary school to provide for a move and expansion of an existing school in the town.	The project is identified as a long-term need, for delivery 2029-2036. Currently there is capacity in local schools. Until further progress is made providing clarity on housing timescales, no significant action will be taken. Pupil numbers and development progress will be monitored.
Beeston Park new Primary Schools 1 & 2, Sprowston	Broadland District Council	Sites have been safeguarded for 2 x 420 place primary schools within proposed new housing development.	Primary School 1: The project is identified as a short-term need, for delivery 2027-2030. Primary School 2: This project is not currently included in Norfolk County Council's (NCC's) planned programme of works. Monitoring of pupil numbers is ongoing as development in the area comes forward.
Cringleford new Primary School	South Norfolk Council	Due to be built by September 2024.	Now known as Cringleford Prep, this school opened in September 2024.
East Norwich new Primary School	Norwich City Council	Options for additional primary school provision, as required by site allocation policies in this plan, are being considered.	The project is identified as a long-term need, for delivery 2029-2036. Currently there is capacity in local schools. Until further progress is made providing clarity on housing timescales, no significant action will be taken. Pupil numbers and development progress will be monitored.
Great Plumstead new Primary School	Broadland District Council	A site has been secured for a new 420-place primary school within new housing development.	The project is identified as a short-term need, for delivery 2027-2030.
Hellesdon new Primary School	Broadland District Council	A site has been safeguarded for a new 420 place primary school on the former golf club site.	Following assessment of need, NCC has made the decision to withdraw this school from the programme.

School	District Area	GNLP Appendix 1	24/25 Update
Long Stratton new Primary School	South Norfolk Council	A site has been secured for a new 420 place primary school within proposed new housing development.	The project is identified as a long-term need, for delivery 2029-2036. A site has been identified but is some way from delivery. Currently there is capacity in local schools Until further progress is made providing clarity on housing timescales, no significant action will be taken. Pupil numbers and development progress will be monitored.
White House Farm Sprowston or North Rackheath new Secondary School	Broadland District Council	White House Farm Sprowston or North Rackheath – these strategic growth allocations provide potential locations for the secondary school required to support housing growth in the Growth Triangle.	The project is identified as a medium-term need, for delivery 2028-2035. The new secondary school will be delivered in North Rackheath, following its inclusion in the area masterplan, therefore removing the need to deliver a new school at White House Farm.
Poringland new Primary School	South Norfolk Council	Pupil numbers are being monitored and sites are being considered for a new primary school to provide for housing growth.	This project is not currently included in NCC's planned programme of works. The site remains available, and pupil pressure is being monitored. Pupil pressure is currently being managed by other local schools.
Rackheath new Primary Schools 1 & 2	Broadland District Council	Sites have been safeguarded for 2 x 420 place primary schools within proposed new housing development.	Primary School 1: Project is identified as a short-term need, for delivery 2027-2030. Primary School 2: Project is identified as a long-term need, for delivery 2029-36. Until further progress is made providing clarity on housing timescales, no significant action will be taken. We will continue to monitor progress.

School	District Area	GNLP Appendix 1	24/25 Update
Salhouse Road, Sprowston new Primary School	Broadland District Council	A site has been safeguarded for a new 420 place school within new housing development.	This project is not currently included in NCC's planned programme of works. The site remains available, and pupil pressure is being monitored. Pupil pressure is currently being managed at White House Farm Primary and other local schools.
Silfield new Primary School	South Norfolk Council	Due to be built by September 2024.	Now known as Silfield Oak Primary, this school opened in September 2025.
Taverham new Primary School	Broadland District Council	A site has been secured within the strategic urban extension allocated in this plan for a new 420 place primary school, with consideration also being given to existing provision in the local area.	The project is identified as a long-term need, for delivery 2029-2036. Currently there is capacity in local schools. Until further progress is made providing clarity on housing timescales, no significant action will be taken. Pupil numbers and development progress will be monitored. Permission was granted in 2024, in which land is designated for a primary school. The masterplan indicated that 2.1Ha of land is reserved for the school, which is in line with allocation STR.11.

Table 26 - Update on the education infrastructure identified in the GNLP.

SI2 Other Infrastructure

Target: See appendix 1 and annual updates in the AMR for the list of other new infrastructure required to support growth.

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

A full update on the delivery of the Strategic Infrastructure identified in the GNLP is provided in the [Greater Norwich Infrastructure Plan](#) (GNIP), Additional Infrastructure chapter.

For information about the delivery of GP surgeries, see Appendix 2: Sustainability Appraisal, SA12, Number of GP Surgeries.

SI3 Highways

Target: Minimise the number of planning approvals granted contrary to the advice of Norfolk County Council Highways department (based upon access or surrounding road network constraints).

24/25 RAG Rating: Red: One or more planning approval is granted contrary to the advice of Norfolk County Council Highways department.

Area	23/24	24/25
Broadland	0	0
Norwich	1	1
South Norfolk	2	0
Greater Norwich	3	1

Table 27 – Number of planning approvals granted contrary to the advice of Norfolk County Council Highways department.

In 2024/25 one planning application was granted contrary to the advice of Norfolk County Council's Highways department:

- **24/01482/F: Hall Road, Norwich:** An objection was lodged because the proposed road design was deemed to cause conflict between road users, impact queuing traffic accessing the site and lack clear landscaping in relation to boundary treatment between the site and the highway. These concerns were considered when assessing the application, and the proposal was revised, however the objection remained. The application was determined on the basis that conflict between pedestrians and cyclists would be addressed through signage requiring cyclists to dismount, the level of additional traffic

movements was not considered significant enough to have an impact on the highway and concerns around landscaping and fencing were addressed through a condition.

Action to be taken: *The application that was granted contrary to the advice of Norfolk County Council's Highways department has been reviewed and analysed. Due to the nature of the advice and the circumstances surrounding the application, a review of GNLP policies is not deemed necessary at this time.*

SI4 Sustainable Transport

Target: *Sites of 50+ dwellings connected to the existing or planned cycle network.*

24/25 RAG Rating: Red: *One or more residential approval for 50+ dwellings was granted without cycle network links.*

Area	24/25
Broadland	100%
Norwich	100%
South Norfolk	50%
Greater Norwich	86%

Table 28 – Percentage of sites permitted with 50+ dwellings connected to the existing or planned cycle network.

Three sites in Broadland with 50+ dwellings were permitted in 2024/25, all of which provide connections to the existing or planned cycle network.

Two sites in South Norfolk with 50+ dwellings were permitted in 2024/25: Land at Spirkett's Lane, Harleston and Land North of Beccles Road, Loddon. The Loddon site will connect to the existing / planned cycle network. The Harleston site will not connect directly to the existing or planned cycle network. However, it will provide a cycleway along the site frontage, with further extensions expected through the delivery of allocations S.HA.1, S.HA.5 and S.HA.6 to create continuous provision between housing and employment areas.

Two sites in Norwich with 50+ dwellings were permitted in 2024/25, Mile Cross Depot and at the Three Score site, both of which have connections to the cycle network. The Mile Cross Depot site will connect to the Marriott's Way and the Three Score site will connect to a cycle route on its northern boundary.

Action to be taken: One site of 50+ dwellings will not be connected to the cycle network, however it will provide a cycleway along the site frontage. No further action is required in this instance.

SI5 Access to Rail

Target: Percentage of completed homes located within 8 kilometres of a railway station. No target, for information only.

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

Area	23/24	24/25
Broadland	91.6%	94.2%
Norwich	100%	100%
South Norfolk	74.2%	70.9%
Greater Norwich	87.1%	83.6%

Table 29 - Percentage of completed homes located within 8 kilometres of a railway station.

The percentage of completed homes located within 8 kilometres of a railway station has decreased slightly from 2023/24 as a result of increased growth in South Norfolk, which is less well covered by railway stations.

To note, where developments partially fall within the 8km buffer, the full site has been included within the statistics.

Policy 5: Homes

Policy 5 encourages the provision of a full range of type, tenure and cost of housing to meet the varied housing needs of our community. It also includes minimum space standards and requirements for adaptable homes to provide an improved quality of life and meet the needs of an ageing population.

The policy is flexible in relation to affordable housing sizes, types and tenures to allow differing needs to be met in the three districts on a site-by-site basis based on the most up-to-date evidence. The policy is pragmatic and adaptable, enabling the most up-to-date evidence on housing need to be used.



H1.1 Affordable Homes

Target: Number of affordable homes permitted; initial target is 670 per year.

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

Area	23/24	24/25
Broadland	0	372
Norwich	124	115
South Norfolk	352	141
Greater Norwich	476	628

Table 30 – Number of affordable homes permitted.

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

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

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

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

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

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

For Broadland and South Norfolk Councils, these numbers are only the affordable homes required via S106 agreements. They exclude any additional affordable homes permitted by the planning permission subject to funding by Homes England. Consequently, total permissions reported by MHCLG (which combine final planning permissions reported by the LA and numbers recorded by Homes England) usually exceed the AMR totals.

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

Area	24/25
Broadland	289
Norwich	72
South Norfolk	333
Greater Norwich	694

Table 31 – Number of affordable homes delivered.

Note: These figures include Homes England funded delivery.

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

H1.2 Affordable Homes

Target: Percentage of affordable dwellings permitted per year, taking account of different targets in Norwich City Centre (28%) and elsewhere in the plan area (33%).

24/25 RAG Rating: Amber: Either the Norwich City Centre or wider area target is met.

Area	23/24	24/25
Broadland	0%	19.5%
Norwich	10.8%	39.5%
South Norfolk	16.1%	37.0%
Greater Norwich	14.2%	24.4%

Table 32 - Percentage of affordable dwellings permitted per year.

Greater Norwich has had an increase in the percentage of affordable homes permitted.

During 2023/24 permissions in Broadland were restricted by nutrient neutrality and this in turn affected the amount of affordable housing permitted.

Broadland District Council's percentage remains lower than 33% in 2024/25 due to the Marriott's Park scheme (20220455) permitting a significant number of on-site 'Living Well' units, which are classified as Use Class C2. These are deemed to count towards the total affordable housing provision but not reflected in the figure above due to specific site arrangements. To support delivery, the S106 agreement prioritises the early provision of these units, including arrangements for transfer to a registered provider and potential

Homes England funding. However, the agreement includes mechanisms to secure policy compliance, requiring the scheme to revert to delivering 33% affordable housing across the site should the Living Well provision not come forward as intended.

For Norwich, the percentage has significantly increased due to the approval of two council owned schemes (at Three Score and Mile Cross Depot) which will deliver a significant proportion of affordable housing. Local authority delivered affordable housing continues to boost supply of this type of accommodation in the city.

South Norfolk's affordable housing delivery has increased from the previous year and in 2024/25 exceeded the 33% target.

H1.3 Affordable Homes

Target: *Tenure split of affordable homes permitted, taking account of different tenure targets in Norwich, Broadland and South Norfolk as established in the most up-to-date evidence of local housing need.*

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

Tenure split	23/24	24/25
Social rent	102	103
Affordable rent	218	330
Intermediate rent	0	0
Build to rent / Rent to buy	0	0
Shared ownership	152	180
Discount market sales	0	0
Shared equity	0	15

Table 33 - Tenure split of affordable homes permitted in Greater Norwich.

No affordable home permissions were granted for Intermediate rent, Build to rent / Rent to buy and Discount market sales in 2023/24 or 2024/25.

In Broadland, 0 affordable units were permitted in 2023/24 due to nutrient neutrality issues. However, in 2024/25, this significantly increased, with 221 dwellings for affordable rent, 10 for shared equity and 141 for shared ownership.

In South Norfolk there has been a reduction in securing affordable housing units in 2024/25 compared to 2023/24, however, this broadly reflects the lower number of permissions granted.

For both Broadland and South Norfolk, a lack of discount market sales can be attributed to this tenure being poorly understood, hard to mortgage and burdensome to administer.

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

In 2024/25 Norwich permitted 18 affordable rent units and 97 social rent units. These figures include affordable homes secured via condition and S106 requirements. Norwich has low levels of shared ownership, shared equity and discounted market sales as these tenures do not meet the affordable need in Norwich. Significant need has been identified for social rent therefore this tenure is strongly supported.

H2 Housing Space Standards

Target: *All new dwellings meet the Government's Nationally Described Space Standards (NDSS).*

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

Most developments are built to NDSS, but it is not expedient to accurately measure all property types for all permissions given. House builders are gradually redesigning all property types to meet NDSS, so compliance will likely increase to 100% over time.

For viability reasons, where a developer's standard house types have fallen short of NDSS, permissions have been granted.

In Norwich, where density can impact dwelling size, officers have begun monitoring completions that meet NDSS and will be able to report on this going forward.

H3 Specialist housing for older people and others with support needs

Target: No target, for information only.

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

Area	23/24	24/25
Broadland	1	0
Norwich	45	0
South Norfolk	0	35
Greater Norwich	46	35

Table 34 - Number of specialist housing units delivered.

The amount of specialist housing for older people and others with support needs has dropped slightly in this monitoring period. This is the result of episodic delivery of specialist housing.

The higher delivery for 2023/24 is mostly attributed to one large scheme at 28 Mousehold Lane in Norwich.

No specialist housing was delivered in Broadland.

The specialist housing delivery for 2024/25 in South Norfolk was in the parishes of Costessey, Diss and Loddon, with the majority being sheltered/supported living.

H4 Accessible and Adaptable Homes

Target: All sites of 10 or more homes provide 20% of dwellings to the accessible and adaptable standard (as defined by Building Regulation M4(2)).

24/25 RAG Rating: Red: One or more sites of 10 or more homes granted permission do not provide 20% of dwellings to the accessible and adaptable standard.

Area	23/24	24/25
Broadland	Not applicable	0%
Norwich	66.7%	20%
South Norfolk	0%	8.3%
Greater Norwich	22.2%	8.3%

Table 35 - Percentage of planning permissions approved for sites with 10 or more homes that provided 20% of dwellings to the accessible and adaptable standard.

There has been a decrease in the percentage of planning permissions approved for sites with 10 or more homes that provided 20% of dwellings to

the accessible and adaptable standard. Some of the planning applications approved during the monitoring period had been submitted prior to the adoption of the GNLP therefore the GNLP requirements were not given full weight during the assessment.

In Broadland and South Norfolk, the target was missed because many permissions for developments of 10 or more homes were reserved matters, with their outline applications approved before the GNLP was adopted. Therefore, this policy requirement did not apply to these permissions.

In Norwich, the approval at Mile Cross Depot includes a requirement for at least 10% of the dwellings to meet the M4 (2) standard. For Norwich, the number of applications for greater than 10 dwellings was low, therefore even minor changes skew the percentages significantly.

Action to be taken: *This is a new obligation that will take time to filter into permissions data; therefore, no action is required at the moment. Officers will continue to monitor applications moving forward to understand compliance with the policy.*

H5 Gypsy and Traveller Pitches

Target: *To meet 52 pitch-target for the completion of Gypsy and Traveller pitches set out in GNLP policy 5. Both permissions granted and completions will be monitored, along with whether Gypsy and Traveller pitches come forward on allocated or windfall sites.*

- 2022 to 2027 (years 1 - 5) 30 pitches.
- 2028 to 2032 (years 6 - 10) 10 pitches.
- 2033 to 2038 (years 11 - 16) 12 pitches.

24/25 RAG Rating: Amber: *Listed target has not been met but is within the designated timeframe.*

Area	23/24	24/25
Broadland	1	0
Norwich	0	0
South Norfolk	0	0
Greater Norwich	1	0

Table 36 - Number of gypsy and traveller pitches permitted.

Area	23/24	24/25
Broadland	0	0
Norwich	-6	0

Area	23/24	24/25
South Norfolk	0	0
Greater Norwich	-6	0

Table 37 - Number of gypsy and traveller pitches completed.

No applications were determined therefore no pitches were delivered in 2024/25.

Three applications in Broadland and four in South Norfolk have been submitted and are pending consideration. If approved these pitches will take time to filter through as completions.

Within this context, the Greater Norwich authorities cannot demonstrate a 5-year land supply for Gypsy and Traveller sites within the Greater Norwich area and as such a 'tilted balance' will need to be employed when assessing any future proposals for Gypsy and Traveller sites.

H6 Travelling Show People's Plots

Target: To meet the 43-plot plan target for Travelling Show People from 2022 to 2038 (An average of 2-3 plots per year).

24/25 RAG Rating: Amber: Listed target has not been met but is within the designated timeframe.

Area	23/24	24/25
Broadland	0	0
Norwich	0	0
South Norfolk	0	0
Greater Norwich	0	0

Table 38 - Number of Travelling Show People's Plot's permitted.

Area	23/24	24/25
Broadland	0	0
Norwich	0	0
South Norfolk	0	0
Greater Norwich	0	0

Table 39 - Number of Travelling Show People's Plot's completed.

No travelling show people's plots were completed or permitted in 2023/24 or 2024/25. The GNLP contains a positive policy that will enable the approval of additional plots, if planning applications come forward.

H7 Residential Caravans

Target: No target, for information only.

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

Area	23/24	24/25
Broadland	0	1
Norwich	0	0
South Norfolk	0	0
Greater Norwich	0	1

Table 40 - Number of residential caravans permitted.

One permission was granted for a residential caravan in 2024/25. This was in Broadland and was a Certificate of Lawful Use of a caravan as a residential dwelling in Haveringland Hall Park.

H8 Purpose-Built Student Accommodation

Target: No target, for information only.

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

Area	23/24	24/25
Broadland	0	0
Norwich	273	0
South Norfolk	0	0
Greater Norwich	273	0

Table 41 - Number of purpose-built student accommodation units permitted.

Delivery of Purpose-Built Student Accommodation (PBSA) is episodic, as they are usually communal units delivered in blocks. Delivery in 2023/24 was wholly comprised of the conversion of St Crispins House in Norwich to 255 studios and 46 cluster PBSA units. No permissions were issued for PBSA in 2024/25, and this is a reflection of the current market for PBSA as well as factors such as nutrient neutrality playing a role. The [PBSA Supplementary Planning Document \(SPD\)](#) was adopted in September 2025 and will help influence future delivery.

H9.1 Self and Custom-Build Housing

Target: Number of self and custom-build homes permitted. No target, for information only.

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

Area	23/24	24/25
Broadland	21	35
Norwich	2	34
South Norfolk	53	72
Greater Norwich	76	141

Table 42 - Number of self and custom-build homes permitted.

Although there is no target, GNLP Policy 7.5 estimates that around 800 self and custom-build homes will be delivered during the plan period.

This data only monitors permissions.

Current data shows that good progress has been made to work towards the 800-figure identified in the GNLP. Permissions have risen from 2023/24 to 2024/25 across Greater Norwich.

Distribution is spread across the authorities in 2024/25, albeit with a slightly higher number in South Norfolk.

Note: This data is taken from the Self-build and Custom Housebuilding annual government return. This timeframe is Base Period 10, which runs from 31st October 2024 to 30th October 2025. Therefore, monitoring does not align with the AMR monitoring period.

H9.2 Self and Custom-Build Housing

Target: All sites of 40 dwellings or more (excluding flats) provide 5% of plots for self or custom-build homes.

24/25 RAG Rating: Red: Under 100% of sites with 40 dwellings or more provided 5% of plots for self or custom-build homes.

Area	23/24	24/25
Broadland	Not applicable	33.3%
Norwich	0%	0%
South Norfolk	Not applicable	36.4%
Greater Norwich	0%	31.3%

Table 43 - Percentage of sites with 40 dwellings or more that provide 5% of plots for self or custom-build homes.

Around 1/3 of applications that consist of sites with 40 dwellings or more provided 5% of plots for self or custom build homes in 2024/25.

In Broadland, three permissions met the 40 dwellings or more criteria in 2024/25 and one of these applications *provided 5% of plots for self or custom-build homes*.

- **20220455, Outline permission at Fir Covert Road, Taverham for 1,530 dwellings:** Will meet the requirement for 5% self or custom-build dwellings through each phase of the development.
- **20211743, Reserved matters at Land North of Smee Lane, Great Plumstead for 272 dwellings:** This application has not met the policy.
- **20222089, Full permission at Land at Norwich Road, Aylsham for 252 dwellings:** This application has not met the policy.

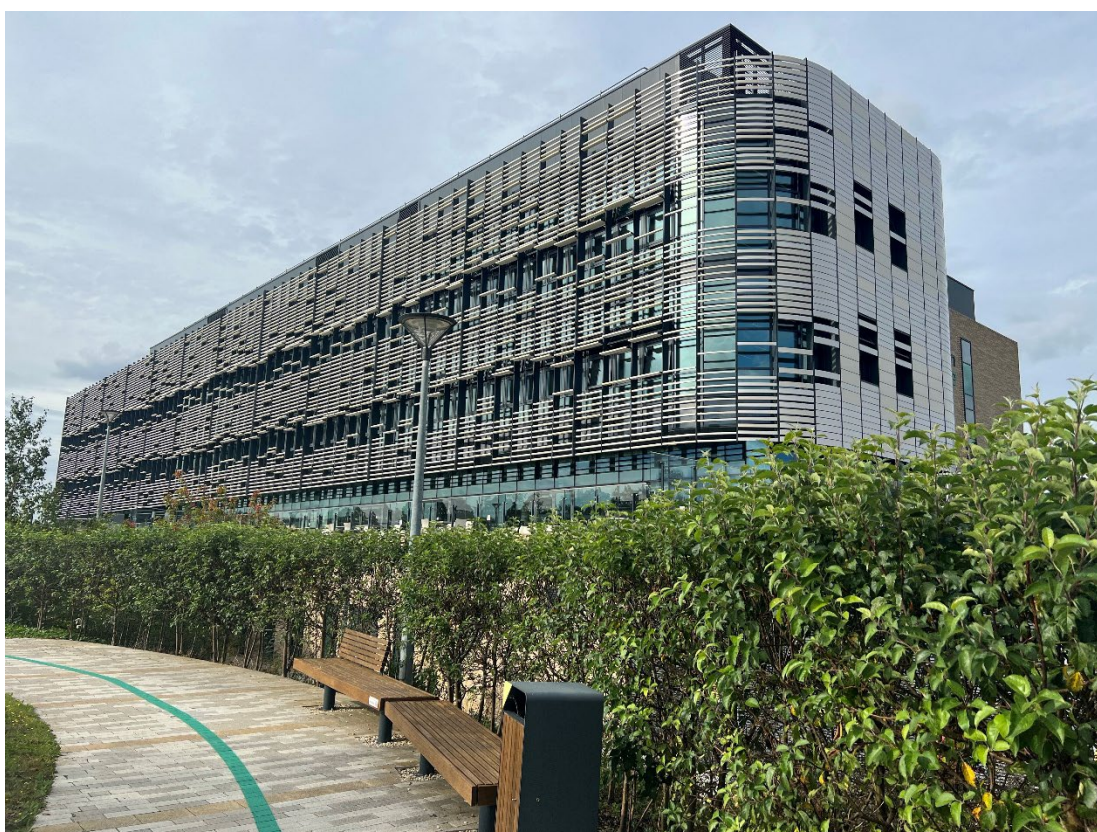
Low compliance with the policy in Broadland is due to two applications having the majority of their plans and evidence submitted before Policy 5 of the GNLP was adopted, therefore the requirements would not have been considered.

In Norwich, none of the permissions granted for developments of 40 or more dwellings included provision for self-build or custom build plots. The Greater Norwich Local Plan (GNLP) sets out exemption criteria whereby this requirement may be waived if a lack of demand for such plots has been demonstrated and the plots have been actively marketed for a period of 12 months without sale. Evidence indicates that applications in Norwich have met these exemption criteria.

In South Norfolk a number of sites for 40 dwellings or over were reserved matters permissions, located in Cringleford, Easton, Hethersett and Harleston. Similar to Broadland, the outline permissions were granted prior to the adoption of the GNLP and therefore, the level of housing mix provision was established at outline stage, before the policy was implemented.

Policy 6: The Economy

This local plan aims to deliver inclusive economic growth. It supports and delivers the ambitions of the New Anglia LEP's Norfolk and Suffolk Economic Strategy and Local Industrial Strategy, the Cambridge Norwich Tech Corridor initiative, and the enhanced growth outlined in the Greater Norwich City Deal. In a time of significant economic uncertainty and change, the policies aim to provide an appropriate balance between certainty and flexibility to inform investment decisions and encourage economic development.



ECON1 Jobs Growth

Note: This metric presents the same information as SGS1.

Target: To meet or exceed plan target for jobs. 33,000 increase from 2018 to 2038. Annual increase is 1,650. 2024 cumulative target is 209,000.

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

Area	2018	2019	2020	2021	2022	2023	2024
Broadland	49,000	50,200	49,300	48,000	50,400	50,200	50,300
Norwich	95,400	89,900	88,000	86,500	88,100	86,600	86,900

Area	2018	2019	2020	2021	2022	2023	2024
South Norfolk	54,700	57,900	55,900	57,200	59,500	58,000	57,800
Greater Norwich	199,100	198,000	193,200	191,700	198,000	194,800	195,000

Table 44 - Employment by area.

Data shows an increase of only 200 jobs for Greater Norwich since 2024/25, which falls significantly short of the target of 2,222 per annum. These trends reflect the national picture. UK employment grew modestly in 2024 (around +1% on workforce jobs measures) but stalled in 2025. Slow down in job creation has been attributed to macro-economic variables, such as continued low rates of productivity and the on-going impact of economic events such as COVID and Brexit.

The on-going delivery of high-quality employment sites will support businesses to grow in the future, along with associated delivery of housing and infrastructure which supports quality of place that helps businesses thrive.

District trends largely follow the same pattern as the Greater Norwich area. Natural variation from year-to-year exists, but the employment market remains stable. Figures in Broadland District Council and Norwich City Council have slightly increased, while South Norfolk Council has experienced a slight decrease.

Action to be taken: A review of the GNLP is underway. As part of this work, an economic assessment will review the targets and assess reasons why delivery of jobs is falling short.

ECON2 Business Floorspace

Target: No target, for information only.

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

Area	23/24	24/25
Broadland	7,870m ²	7,900m ²
Norwich	20,340m ²	20,380m ²
South Norfolk	14,970m ²	14,960m ²
Greater Norwich	43,180m²	43,240m²

Table 45 - Net internal area of business floorspace (m²).

Across Greater Norwich there has been a small increase in internal business floorspace from 2023/24 to 2024/25, with small fluctuations across each district.

ECON3 Employment Land on allocated / strategic sites

Target: To develop out strategic, allocated and permitted employment sites for employment uses: office (E(g)), industrial (B2), and storage / distribution (B8) floorspace (hectares).

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

Area	23/24	24/25
Broadland	0.158h	0.434h
Norwich	No data	No data
South Norfolk	0.045h	0.060h
Greater Norwich	0.203h	0.494h

Table 46 - Strategic, allocated and permitted employment land delivered (hectares).

It is important to note that information about employment land delivery is frequently inconsistent or lacking in completeness.

There has been an increase in employment land delivered on allocated strategic sites across Greater Norwich.

The increase in Broadland is due to delivery at Broadland Gate, where plots 5A and 6 of B8 storage and distribution were built out.

No data is available for Norwich City Council for this period.

The sites delivered in South Norfolk were at the John Innes Institute, Norfolk and Norwich University Hospital and Longwater, all for office buildings.

ECON4 Research and Development

Target: To develop out allocated and permitted employment sites — Use Class B — for Science Park, hospital expansion and related uses (class E(gii)).

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

Area	23/24	24/25
Greater Norwich	0m²	531m²

Table 47 - Delivery of allocated and permitted employment sites (m²).

To note, this metric is only applicable for South Norfolk Council.

531m² was delivered at Norwich Research Park in 2024/25, covering two applications:

- **2023/0786, John Innes Institute, Colney Lane:** Refurbishment of buildings B35 and B50.
- **2024/3214, Norfolk And Norwich University Hospital, Colney Lane:** Permanent retention of modular office building.

ECON5 Skills

Target: To increase the percentage of the workforce employed in groups 1 to 3 (professionals).

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

Area	24/25
Broadland	49.2%
Norwich	54.1%
South Norfolk	54.9%
Greater Norwich	52.8%
National	49.10%

Table 48 - Percentage of the workforce employed in groups 1 to 3.

Across Greater Norwich over half of the workforce was employed in groups 1 to 3 in 2024/25. Greater Norwich is performing positively in comparison to national figures, with more of the workforce in groups 1 to 3 in Greater Norwich than nationally.

South Norfolk had the greatest proportion employed in groups 1 to 3, while Broadland had the lowest.

ECON6 Earnings

Target: To increase gross weekly pay (£) for full time employees.

24/25 RAG Rating: Red: Gross weekly pay (£) for full time employees in Greater Norwich is lower than the national median.

This data is taken from the ONS revised editions of the earnings and hours worked data sets.

Area	22/23	23/24	24/25
Broadland	£676.70	£702.50	£724.40
Norwich	£639.10	£646.80	£713.80
South Norfolk	£657.60	£754.80	£767.30
Greater Norwich	£657.80	£701.37	£740.55
National	£689.70	£730.60	£766.60

Table 49 - Gross weekly pay for full time employees (£).

The Greater Norwich weekly average earnings sit slightly below the national average, by £26.05. Over the last three years the difference between the national average and Greater Norwich average has decreased.

South Norfolk has the highest average earnings, while Norwich has the lowest. All areas have seen an increase in the 2024/25 period.

Action to be taken: Analysis has been undertaken to understand Greater Norwich's average wage growth in comparison to the national average. From 2023/ 24 to 2024/25 Greater Norwich had an increase of 5.6% compared to 4.9% nationally, demonstrating that Greater Norwich is not experiencing limited wage growth in comparison to the national picture. As a result, no further action is to be taken at the moment.

Policy 7: Strategy for the Areas of Growth

Policies 7.1 to 7.4 provide details of the distribution of growth set out in policy 1, along with location specific strategic policies for the different areas of growth within Greater Norwich. The policies for these areas follow the settlement hierarchy, Policy 7.5 provides for small-scale windfall development of up to 3 dwellings for self-build and custom build homes.

The GNLP Sites Plan provides individual allocations to implement the strategy with the exception of allocations in village clusters in South Norfolk and some sites in and around Diss which will be or are in separate plans.



NUA1.1 Thriving City Centre: Vacancy Rates

Target: A year-on-year reduction in vacancy rates. To remain below the national average vacancy rate for town centres.

24/25 RAG Rating: Red: Either the 5-year average has increased or the annual figure is above the national average.

Area	23/24	24/25
Norwich City Centre	11.9%	15.2%
National	15.3%	No data

Table 50 - Percentage of vacant retail units.

The vacancy rate in Norwich City Centre has increased from 23/24 and is high when compared to the pre pandemic figure of 5.5%. During the past monitoring period Norwich City Centre lost 1,805 sqm of retail floorspace. The total number of retail units also reduced from 930 in October 2024 to 906 in September 2025. The loss of retail units has been largely attributed to changes to other uses rather than residential, or due to demolition. The loss of retail units is consistent with the national approach to repurpose and diversify the city centre through increasing other uses.

NUA1.2 Thriving City Centre: Footfall

Target: A year-on-year increase in footfall in the retail area of the city centre.

24/25 RAG Rating: Green: Increase in footfall in the retail area of the city centre.

Area	23/24	24/25
Norwich City Centre	16,718,605	16,930,901

Table 51 - Footfall in retail areas.

Footfall figures from the Norwich Business Improvement District (BID) are recorded on a monthly basis and show fluctuations throughout the year. In 2025 increased footfall was noted in March, June, September and December. For most of 2025 levels of monthly footfall were below levels in 2024, however the total footfall figure was higher overall.

NUA1.3 Thriving City Centre: Office space lost

Target: To minimise the loss of office space to residential uses.

24/25 RAG Rating: Red: Office space is lost to residential use.

Area	23/24	24/25
Norwich City Centre	55.5m ²	121m ²

Table 52 - Office space lost (m²).

One permission (23/00834/PA) converting an office to a residential dwelling, was issued resulting in loss of office to residential use. This was a prior approval application which does not require consideration of policy implications of the loss of residential uses.

The introduction of an Article 4 Direction in Norwich means that certain priority office spaces no longer benefit from permitted development rights to

convert to residential development, which may result in some slow-down in the trend of losing office floorspace.

Action to be taken: An Article 4 direction is already in place, which aims to prevent further losses, therefore no further action is to be taken at this time.

NUA1.4 Thriving City Centre: Employment

Target: To minimise the loss of employment (jobs) in the city centre.

24/25 RAG Rating: Red: Employment in the Norwich City Centre has decreased from the previous year.

Area	2023	2024
Norwich City Centre	88,400	85,000

Table 53 - Employment in Norwich City Centre.

The data used for this indicator relates to Norwich Local Authority District rather than the city centre specifically. The decline in employment in Norwich reflects a longer-term structural trend: a redistribution of jobs away from the Norwich and into the urban parts of neighbouring authorities. There has been a noticeable weakening in the economic role of the city centre, with reductions in both employment and GVA contributing to a “doughnut effect” - a hollowing out as activity shifts towards the urban fringe.

The Norwich City Council boundary does not capture the full functional extent of the city’s economy. This is evident in the data: while employment has fallen within the Norwich, the wider Norwich urban area has seen growth. Taken together, this demonstrates that the Norwich economy operates across a broader footprint than the Norwich boundary alone, encompassing the wider built-up area and its surrounding economic hinterland.

Norwich’s economy shows a strong reliance on a relatively small number of sectors, many of which have experienced decline in recent years. At the same time, much of the city’s economic growth is occurring beyond its administrative boundary, with key drivers located in the urban periphery of the neighbouring districts. Together, these dynamics are contributing to the underperformance of the city centre and Norwich, as activity disperses outward.

Action to be taken: Analysis of the reasons for jobs losses will determine whether there is a need to review plan policies.

W1 Windfall delivery compliant with Policy 7.5

Target: Delivery of at least 800 Self or Custom build dwellings outside settlement boundaries over the remainder of the plan period.

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

Area	23/24	24/25
Broadland	0	0
South Norfolk	0	0
Greater Norwich	0	0

Table 54 - Number of self or custom build dwellings delivered outside of settlement boundaries.

The data for the first few years of monitoring will be low as delivery in these years will be on permissions decided prior to the adoption of the GNLP and Policy 7.5.