

Greater Norwich Development Partnership

Joint Core Strategy for Broadland, Norwich and South
Norfolk: Annual Monitoring Report 2012-2013
December 2013



Jobs, homes, prosperity for local people

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1. Executive Summary

- 1.1 This Annual Monitoring Report provides a useful indication of how the Greater Norwich area is performing against the objectives set out in the Joint Core Strategy.
- 1.2 There are many indicators that are currently being met or where clear improvements have been made:
- The proportion of affordable housing completions has met target for the last two years;
 - New housing completions by bedroom number have met the appropriate proportions set out in the Sub-Regional Housing Market Assessment;
 - The proportion of new and converted dwellings developed on Previously Developed Land has met target across the Greater Norwich area as a whole;
 - Employment rates have increased;
 - Business registration rates have increased;
 - The proportion of 16-18 year olds not in education, employment or training has decreased;
 - The proportion of people working in higher occupations has increased;
 - Skills levels in the Greater Norwich area's working population has risen;
 - Carbon dioxide emissions have reduced substantially over the plan period;
 - The percentage of Conservation Areas with appraisals has increased;
 - The proportion of Local Sites in positive conservation management has increased each year since 2007/08;
 - The proportion of SSSI's in favourable condition or unfavourable recovering condition has increased;
 - No listed buildings have been demolished or lost;
 - The number of people killed or seriously injured on our roads has declined
 - Life expectancy has increased; and
 - The proportion of people claiming Employment Support Allowance/Incapacity Benefit has remained broadly stable over time.
- 1.3 This year also saw Norwich secure a DfT Cycle City Ambition Grant of £3.7 million.
- 1.4 There are a number of indicators where targets are not currently being met, some of which have been adversely affected by the global economic downturn. There are however a number of indicators which are perhaps less influenced by external factors and these are the areas where the overall focus for action must be placed.
- 1.5 Other points to note include:
- Loss of office space in city centre. There have been losses through change of use completions this year totalling 3,188sqm, but there are also significant trends in permissions granted which could result in further losses if implemented. In addition, new permitted development rights may also have implications for remaining floorspace.
 - Retail floorspace has decreased due to JCS policy 11 (which is positive, i.e. the city centre is being opened up to the early evening economy and supported by complementary uses). We are not currently achieving our target of an additional 20,000sqm of comparison retail floorspace in the city centre (also required by JCS Policy 11).

2. Introduction

Context

- 2.1 The Joint Core Strategy (JCS) for the three districts of Broadland District Council, Norwich City Council and South Norfolk Council (excluding the Broads Authority) sets out the long-term vision and objectives for the area and was adopted on 24 March 2011.
- 2.2 A legal challenge to the adoption of the JCS was received on 3 May 2011 from Stephen Heard, Chairman of Stop Norwich Urbanisation. High Court Judge Mr Justice Ouseley found that those parts of the JCS concerning the North East Growth Triangle (NEGT) should be remitted for further consideration and that a new Sustainability Appraisal for that part of Broadland in the Norwich Policy Area be prepared.
- 2.3 That work has been carried out and was examined in public by an independent Inspector in May and July 2013. Following the examination the Inspector proposed some modifications to the plan including a new policy (Policy 22) to ensure an adequate supply of land. The consultation on the modifications took place in September and October 2013.
- 2.4 The Inspector's report was received on 15 November 2013. In that report the Inspector considered the part plan under examination to be sound, subject to his modifications. The Local Planning Authorities are proposing to adopt the plan in January 2014.
- 2.5 [For more information on the adoption of the Joint Core Strategy please see http://www.gndp.org.uk/our-work/joint-core-strategy/](http://www.gndp.org.uk/our-work/joint-core-strategy/)

Purpose

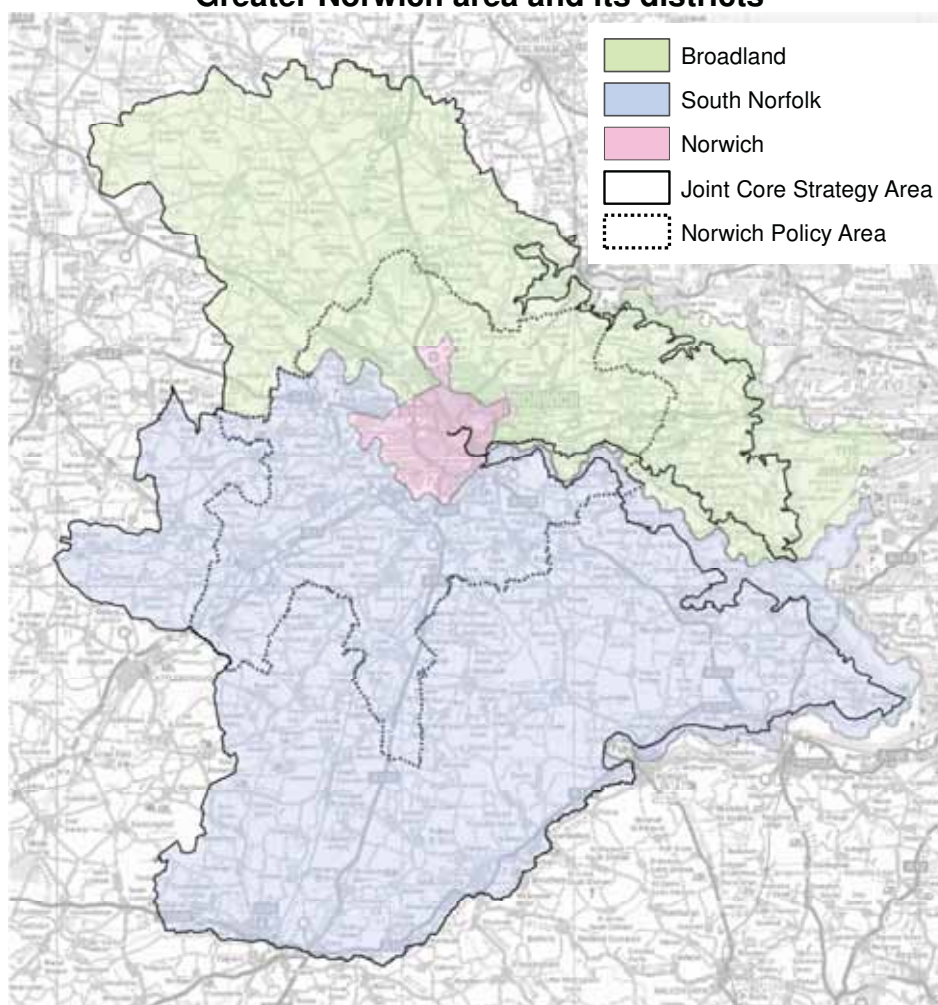
- 2.6 The Annual Monitoring Report measures the implementation of the JCS policies and outlines the 5 year land supply position (Appendix A). It also updates the SA baseline (Appendix C) and includes a section on the implementation of each Local Authority's policies (Appendices D, E and F) from their respective local plans (not covered by the JCS).
- 2.7 The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. This can be found at Appendix B

3. Overview of the Area

Characteristics of the Area

- 3.1 The Greater Norwich area is one of the most important city regions in the East of England. It has the region's largest economy and the highest ranking retail centre. The area has three assets of international importance – its heritage, natural environment and the growing knowledge economy.
- 3.2 Outside Norwich the area retains a largely rural character and high environmental quality. Small towns and numerous villages are spread though attractive countryside, which also provides the setting for the city of Norwich. Large parts of Broadland fall within the urban area and parishes close to the city centre have a strong relationship with Norwich. Away from the urban area the district extends into a rural landscape distinguished by market towns and small villages. South Norfolk has a smaller urban fringe and large parts of the district look to the network of major centres, such as Wymondham, Diss and Harleston, and smaller centres, such as Loddon and Long Stratton to meet their everyday needs.

Greater Norwich area and its districts



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Population of the Area

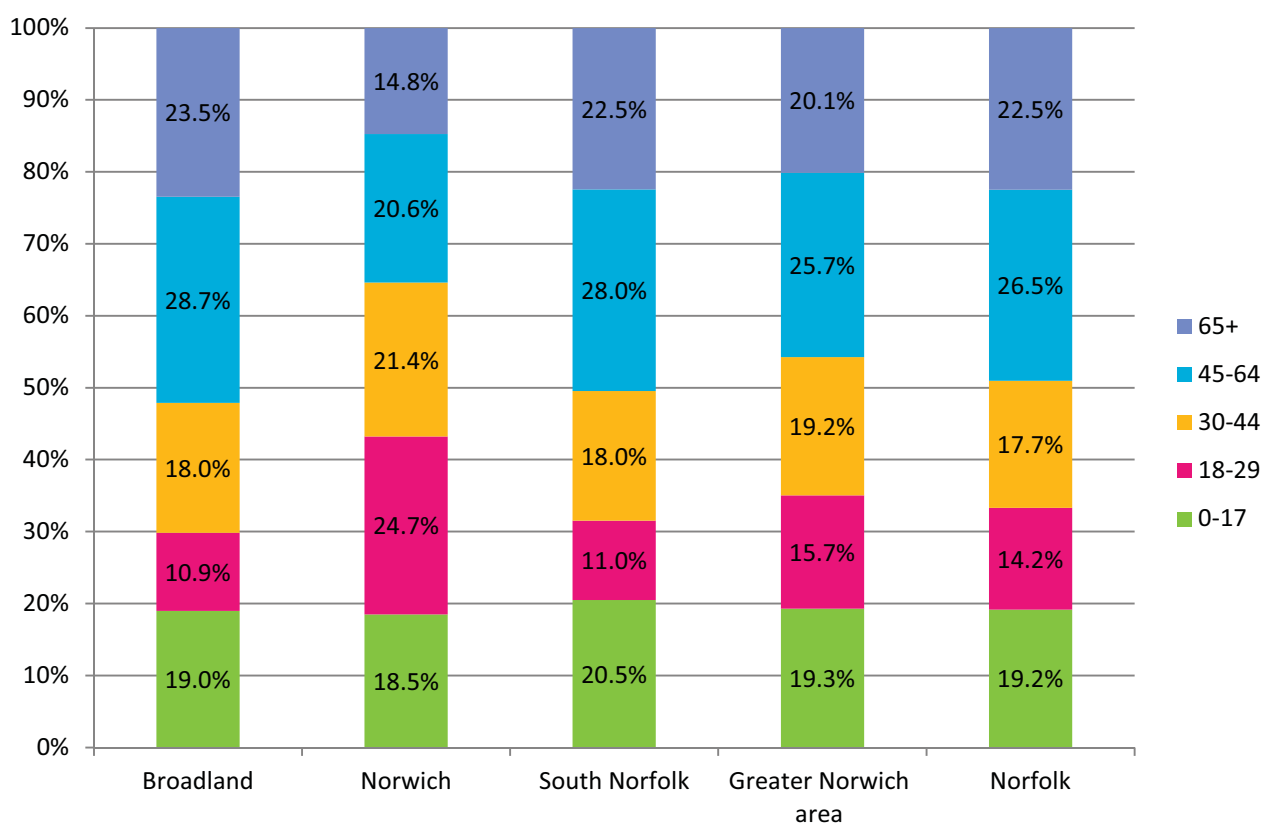
3.3 The population of the Greater Norwich area was estimated to be 385,500 in mid-2012. The population of the area has grown by 33,500 people or 9.5% since the 2001 census. Broadland had an estimated population of 125,200 in mid-2012; an increase of 5.4% since 2001, while Norwich's population has grown by 11,900 people or 9.7% to 134,300 over the same period. South Norfolk's population has increased by the greatest proportion (13.7%) since 2001 and is currently estimated to be 126,000.

Age Structure

3.4 Overall the Greater Norwich area has a larger proportion of working age population than Norfolk as a whole (60.6% compared with 58.4%) and a smaller proportion of retirement age population (20.1% compared with 22.5%). This results predominantly from a larger working age population in Norwich (66.7%).

3.5 The Greater Norwich area has a broadly comparable proportion of young people to that of Norfolk as a whole with a somewhat larger proportion in South Norfolk and a smaller proportion in Norwich. The Greater Norwich area has a larger proportion of population aged 18-29 than the County, predominantly due to the large student population of the City.

Fig. 1 – age structure



Ethnic Profile

Table 1 – Ethnic profile

Percentage of people who are:	GNDP area	Broadland	Norwich	South Norfolk
White	95.3%	97.6%	90.9%	97.6%
White British	91.8%	95.9%	84.7%	95.2%
White Irish	0.5%	0.3%	0.7%	0.4%
White Other	3.0%	1.4%	5.5%	2.0%
Asian or Asian British	1.6%	0.7%	3.2%	0.7%
Chinese or Other	1.1%	0.4%	2.2%	0.5%
Mixed Race	1.4%	0.8%	2.3%	0.9%
Black or Black British	0.8%	0.3%	1.6%	0.3%

SOURCE: Census (2011)

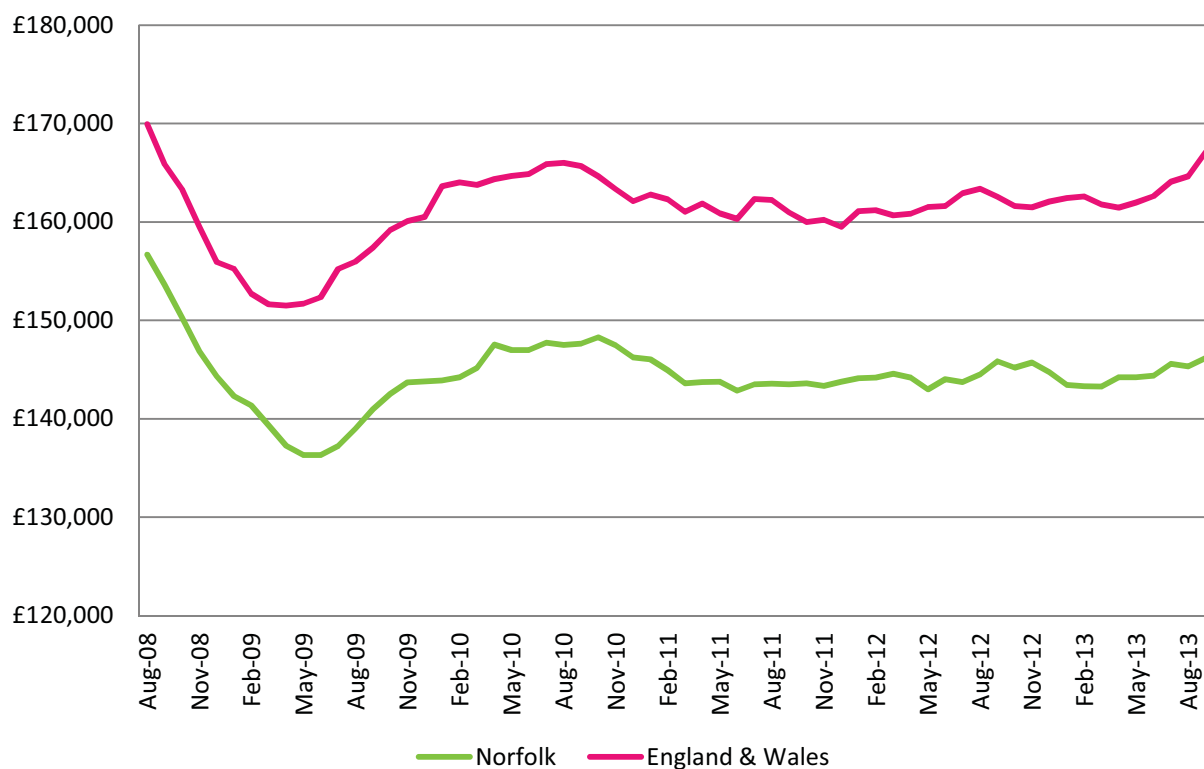
Deprivation

- 3.6 The English Indices of Deprivation 2010 ranks Broadland as 279, Norwich as 70 and South Norfolk as 259 out of 326 of all non-metropolitan districts, metropolitan districts, London boroughs and unitary authorities in terms of rank of average score. A rank of '1' represents the most deprived area and '326' represents the least deprived.
- 3.7 The GNDP area is less deprived (relative to the rest of England) with respect to crime and disorder and more deprived in terms of education, skills and training when compared against the other indices. All indices, with the exception of barriers to housing and services, show that Norwich is the most deprived district of the GNDP area relative to the rest of England. Both Broadland and South Norfolk are broadly equally deprived. South Norfolk is more deprived in terms of barriers to housing and services, and living environment while Broadland is more deprived in terms of education, skills and training.

Housing

3.8 House prices in Norfolk have followed a similar pattern to national trends. Most recent data for Norfolk as a whole suggests that the average house price were £146,172 (September 2013) compared with £167,063 in England and Wales.

Fig. 2 – average house price



SOURCE: Land Registry House Price Index

Employment

Table 2 – Number of employees by sector and proportional share of all employees			
	Greater Norwich area		Norfolk
Industry	Employees	Proportion of all employees	
Agriculture, forestry & fishing	400	0.2%	0.3%
Manufacturing	13,500	7.8%	10.3%
<i>Mining and quarrying</i>	100	0.0%	0.2%
<i>Electricity, gas, steam and air conditioning supply</i>	300	0.2%	0.2%
<i>Water supply; sewerage, waste management and remediation activities</i>	1,400	0.8%	1.0%
Mining, quarrying & utilities	15,300	1.0%	1.4%
Construction	9,700	5.6%	5.4%
<i>Motor trades</i>	29,700	17.2%	17.8%
<i>Wholesale</i>	3,500	2.0%	2.0%
<i>Retail</i>	7,400	4.3%	4.0%
Wholesale and retail trade; repair of motor vehicles and motorcycles	18,700	10.8%	11.8%
Transport & storage (including postal)	5,800	3.3%	3.8%
Accommodation & food services	11,100	6.4%	8.0%
Information & communication	4,200	2.4%	1.7%
Financial & insurance	11,200	6.5%	4.0%
Property	2,900	1.7%	1.5%
Professional, scientific & technical	9,400	5.5%	5.6%
Business administration & support services	15,500	8.9%	7.8%
<i>Public administration & defence</i>	9,200	5.3%	4.8%
<i>Education</i>	15,600	9.1%	9.0%
<i>Health</i>	26,100	15.1%	14.6%
Public Sector	50,900	29.5%	28.4%
Arts, entertainment and recreation	4,300	2.5%	2.6%
Other service activities	2,600	1.5%	1.5%

SOURCE: Office for National Statistics licensed under the Open Government License v. 1.0 Business Register and Employment Survey (2012)

4. Joint Core Strategy Monitoring

4.1 Spatial planning objectives provide the framework to monitor the success of the plan. They are derived from the districts' Sustainable Community Strategies.

- To minimise the contributors to climate change and address its impact
- To allocate enough land for housing, and affordable housing, in the most sustainable settlements
- To promote economic growth and diversity and provide a wide range of jobs
- To promote regeneration and reduce deprivation
- To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population
- To make sure people have ready access to services
- To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact
- To positively protect and enhance the individual character and culture of the area
- To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value
- To be a place where people feel safe in their communities
- To encourage the development of healthy and active lifestyles
- To involve as many people as possible in new planning policy

4.1 The sections that follow show how each of the objectives and indicators highlighted in the monitoring framework of the Joint Core Strategy have progressed since the 2008 base date of the Plan.

4.2 In some instances relevant data will be released after the publication of this report and as such some indicators do not have complete time series information. In addition information from across the area will not always be consistent given that we are drawing from three different local authority sources. Where this is the case the reasons for these inconsistencies are stated.

4.3 Some data is collected from sample surveys such as the Annual Population Survey. Given the nature of sample surveys there can be some fluctuation in results. Indicators which use the Annual Population Survey are: employment and unemployment rates, occupational structure and highest level qualifications.

4.4 Since the Joint Core Strategy's monitoring framework was drawn up various datasets have been withdrawn or altered. Again, where this is the case reasons for incomplete data will be given and where possible proxies used instead.

This Annual Monitoring Report (AMR) is based upon the objectives and targets set out in the Joint Core Strategy (JCS) and covers the period between **1st April 2012 and 31st March 2013**. **In addition to the objectives and targets in the JCS Broadland and Norwich have a number of indicators that they monitor locally. These can be found in the appendix. South Norfolk has not identified any locally specific indicators and as such only the current Local Development Scheme update is appended.**

4.5 Spatial Planning Objective 1

To minimise the contributors to climate change and address its impact

Throughout Broadland, Norwich and South Norfolk, high standards of design and sustainable access will be promoted to reduce greenhouse gases and adapt to the impact of climate change. Zero and low carbon developments will be encouraged. Water efficiency will be a priority in both new and existing development. New development will generally be guided away from areas with a high probability of flooding. Where new development in such areas is desirable for reasons of sustainability (e.g. in the city centre), flood mitigation will be required and flood protection will be maintained and enhanced.

Table 3 – Objective 1 indicators

Indicator	Target		08/09	09/10	10/11	11/12 ¹	12/13
Total CO ² emissions per capita ²	Decrease ³	Broadland	6.4	6.0	6.1	5.6	Data not yet available
		Norwich	6.3	5.6	5.7	5.1	
		South Norfolk	8.5	7.8	7.9	7.3	
Renewable energy capacity permitted by type	Year-on-year increase		See Table 4				
Decentralised and renewable or low carbon energy sources permitted in major developments	Year-on-year percentage increase	Broadland	100%	75%	67%	No major sites	85%
		Norwich	Good progress being made – see section 4.5.4 below for detail				
		South Norfolk	No data	No data	No data	No data	No data
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Zero	Greater Norwich area	4	1	2	0	Data not yet available
		Broadland	0	0	0	0	
		Norwich	2	1	0	0	
		South Norfolk	2	0	2 ⁴	0 ⁵	

¹ DECC data published 11 July 2013 and different from previously published data

² Calendar year results

³ Target amended 2013 as previous targets went to 2011

⁴ One conditioned

⁵ 5 granted with conditions

Indicator	Target		08/09	09/10	10/11	11/12	12/13
All new housing schemes permitted to reach Code for Sustainable Homes level 4 for water on adoption and housing schemes of a minimum of 500 dwellings to reach level 6 for water by 2015		Broadland Norwich South Norfolk	All developments of 10+ dwellings have to show they will meet this standard therefore 100% compliance will be assumed as permission will not be granted without this assurance.				
Percentage of household waste that is a) reused ⁶ , b) recycled and c) composted	Year-on-year increase in total	Greater Norwich area⁷	42%	41%	43%	47%	No data
		Broadland	b) 32% c) 18%	b) 30% c) 18%	b) 28% c) 22%	b) 27% c) 22%	b) 23% c) 21%
		Norwich	b) 28% c) 6%	b) 28% c) 6%	b) 28% c) 10%	38%	b) 38% c) 8%
		South Norfolk⁸	b) 37% c) 9%	b) 36% c) 10%	b) 40% c) 11%	b) 42% c) 13%	b) 41% c) 15%

Total CO² emissions per capita

SOURCE: DECC

4.5.1 CO² emissions per capita have continued to fall this monitoring year.

Renewable energy capacity permitted by type

SOURCE: LPA

Table 4 – Renewable energy capacity permitted by type						
Area	Type	08/09	09/10	10/11	11/12	12/13
Broadland	TOTAL	12 kW	Approx. 1 MW	Approx. 1.2 MW	6.4 MW	59 MW
	Wind	12 kW	0.3 kW	20 kW	3.6 MW	9 MW
	Solar PV	Unknown	Unknown	91 MW+ ⁹	0.8 MW	49 MW
	Hydro	0 MW	0 MW	0 MW	0 MW	0 MW
	Biomass	0 MW	1 MW	0.2 MW	2 MW	1 MW
Norwich		No schemes submitted	Biomass - 12MW	No schemes submitted	No data	No schemes submitted
South Norfolk	TOTAL	2.1 MW	0.2 MW	36 kW	142 kW	37kW
	Wind	2 MW	10 kW	22 kW	13 kW	11 kW
	Solar PV	20 kW	0.1 MW	0 MW	121 kW	25 kW
	Sewerage	0 MW	0 MW	0MW	0 MW	0 MW
	Biomass	0.1 MW	0.1 MW	-	-	-
	Air	-	-	16 KW	8 kW	8 kW

4.5.2 In many cases micro generation of renewable energy on existing buildings does not require planning permission therefore precise information on the amount of renewable energy capacity is not systematically recorded or available.

4.5.3 For the data presented here, results have fluctuated considerably over the plan period so far. Results are made up of relatively few sites and therefore might be

⁶ Re-use is difficult to measure as it includes collection by charity banks and is likely to be higher than any current measurable data. 1.23 tonnes of bicycles were collected for re-use in Broadland in 2010/11 but this represented less than 0.01% of total waste arising.

⁷ Using waste arising per head of population and mid-year population estimates

⁸ Edited 2012/13: updated information from South Norfolk

⁹ Five schemes where total generating capacity is unknown

expected to fluctuate somewhat one year to the next. This does however make it difficult to assess this indicator with certainty.

Decentralised and renewable or low carbon energy sources permitted in major developments

SOURCE: LPA

4.5.4 Limited data from across the Greater Norwich area means it is difficult to establish whether or not the use of decentralised and renewable or low carbon energy sources in major developments is increasing as the target requires. However, good progress has been made towards increasing the standard of construction of new development through both improvements to building regulations and the requirements for major planning applications to demonstrate 10% of the energy produced from renewable or low carbon sources (policy 3 in the JCS).

4.5.5 The Government is currently consulting on the implications of removing the 10% requirement for renewable energy at planning application stage as they believe building regulations requirements address this area sufficiently.

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

SOURCE: LPA

4.5.6 Although the Environment Agency objected to five planning applications in South Norfolk this year appropriate conditions were applied to the permissions to overcome these objections.

All new housing schemes permitted to reach Code for Sustainable Homes level 4 for water on adoption and housing schemes of a minimum of 500 dwellings to reach level 6 for water by 2015

SOURCE: LPA

4.5.7 100% compliance is assumed as all developments of 10+ dwellings will have to show they will meet this standard before permission is granted.

Percentage of household waste that is reused, recycled and composted

SOURCE: LPA

4.5.8 Proportions have increased in Norwich and South Norfolk over the last year, as the target requires, but decreased in Broadland. Without total waste arisings figures, an estimate for the Greater Norwich area as a whole cannot be made.

4.6 Spatial Planning Objective 2

To allocate enough land for housing, and affordable housing, in the most suitable settlements
The type, size and tenure, including affordable housing, will meet the needs identified by the Greater Norwich Sub Regional Housing Assessments. Most new homes will be built in the Norwich Policy Area (around 33,000 out of 36,820 between 2008 and 2026). Smaller sustainable settlements will accommodate smaller-scale growth. People will have alternatives to using cars and new housing, employment and services will be planned so they are grouped together wherever possible. The settlement hierarchy defines the towns and villages with a good range of jobs, services and facilities. Appropriate densities will make sure land is used efficiently and community needs will be met.

Table 5 – Objective 2 indicators

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Net housing completions	NPA – 1,825 per annum		1,193	923	910	915	852
	Greater Norwich area – 2,097 pa		1,736	1,237	1,168	1,182	1,214
	Broadland NPA – 617 pa	Broadland	NPA 104	NPA 84	NPA 81	NPA 157	NPA 56
	Broadland RPA – 111 pa		RPA 198	RPA 109	RPA 69	RPA 70	RPA 111
	Norwich – 477 pa	Norwich	527	399	377	280	377
	South Norfolk NPA – 731	South Norfolk	NPA 562	NPA 440	NPA 452	NPA 478	NPA 419
	South Norfolk RPA – 162		RPA 345	RPA 205	RPA 189	RPA 197	RPA 251
Affordable housing completions	33% of all developments on new allocations or above qualifying threshold where permission is first granted after adoption of strategy	Greater Norwich area	684	322	243	394	407
			34%	26%	21%	33%	34%
		Broadland	83	55	31	44	67
			27%	27%	19%	19%	41%
		Norwich	235	92	112	171	145
			45%	23%	30%	61%	38%
		South Norfolk	366	175	100	179	195
			40%	27%	16%	27%	24%
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 (06-11): 1 bedroom – 17% 2 bedrooms – 29% 3 bedrooms – 35% 4+ bedrooms – 19%		See Table 6				
Provision of Gypsy and Traveller pitches	Greater Norwich area 51 (11-16)¹⁰ Broadland 3 Norwich 11 South Norfolk 37	Greater Norwich area	4	19	7	7	7
		Broadland	2	8	0	2	1
		Norwich	0	0	0	3	0
		South Norfolk	2	11	7 ¹¹	2	6

¹⁰ New target as determined in Greater Norwich Gypsy and Traveller Accommodation Assessment August 2012

¹¹ Permissions granted

Indicator	Target		08/09	09/10	10/11	11/12
The proportion of households without a car in rural areas able to access a market town or key service centre at least twice a week by public transport in 30 minutes		NORFOLK	78.8%	79%	80.9%	No longer recorded
Target – Increase						
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)		Greater Norwich area¹²	No data	No data	97.2%	96.9% 96.2%
Target – Increase						
Percentage of completed developments scoring no reds in BfL12	No reds	Broadland	Indicator and target have altered for this report. Building for Life is now assessed according to a RAG status score against 12 indicators			No data
		Norwich				60%
		South Norfolk				No data

Net housing completions

SOURCE: LPA

- 4.6.1 Poor performance in this indicator is perhaps not unexpected given the difficulty the housing market has faced as a result of the global financial crisis. However, it does mean that over the remainder of the plan period annual housing completion will have to increase in order to meet the overall target of 37,000 new dwellings
- 4.6.2 The lack of an adopted strategy has had the effect of slowing down the delivery of the remainder of the Local Plan allocation for Broadland. It has also slowed delivery of housing and employment overall in the area.
- 4.6.3 Recent housing delivery in the Broadland part of the NPA has been well below the target of 677 dwellings per annum at just 157 in 2011/12 and 56 in 2012/13. Overall, since the base date of the JCS in 2008, just 15% of the housing target for those years has been delivered in the Broadland part of the NPA. This reflects a similar, though lesser, level of under-delivery in those parts of the NPA that have not been affected by the lack of an adopted Core Strategy. South Norfolk has achieved just 64% of its requirement over the same period. Norwich, which has the lowest annual annualised requirement of any authority in the Greater Norwich Area, has achieved just 69% over the same period.
- 4.6.4 The cumulative result of under delivery across the NPA is increasing pressure for dispersed development in locations throughout the NPA of a scale above that identified for those locations in the strategy. This situation should be relieved as more planning permissions are given, delivery progresses and a 5 year housing land supply is achieved across the NPA

¹² Results from September: 2012/13 figures from September 2013

Fig 3 – net housing completions in the Greater Norwich area

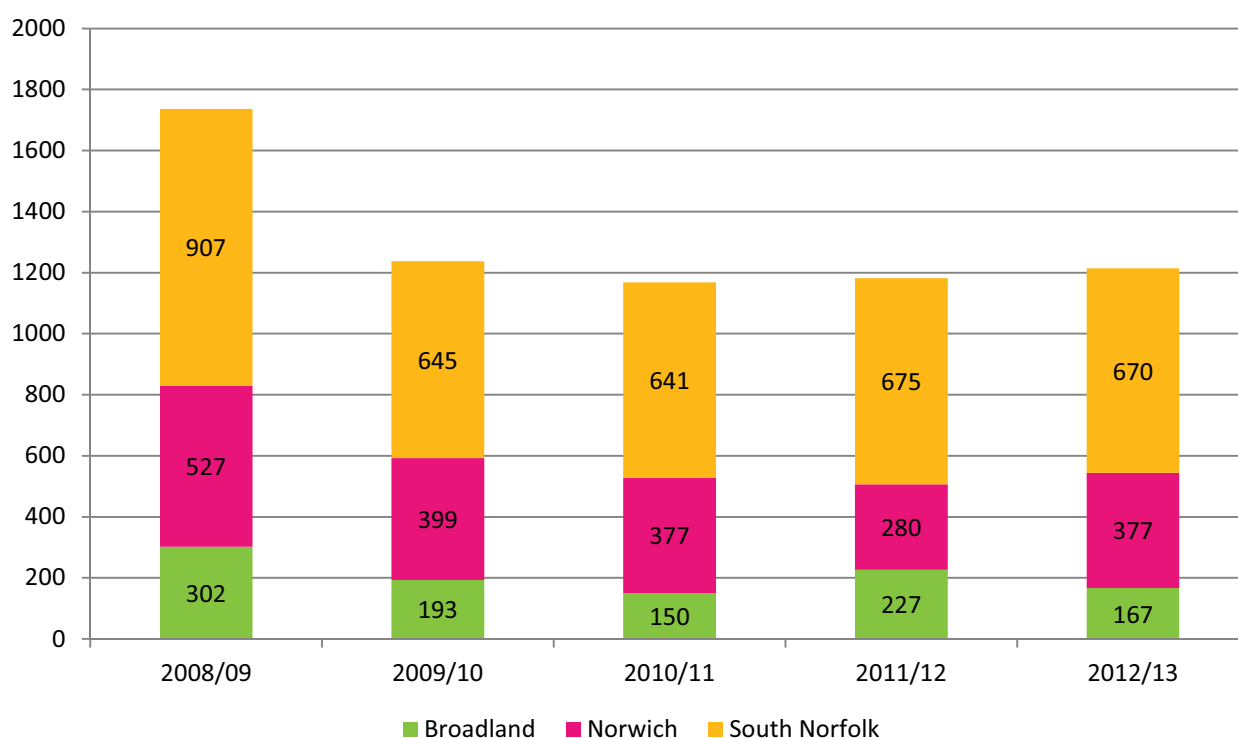
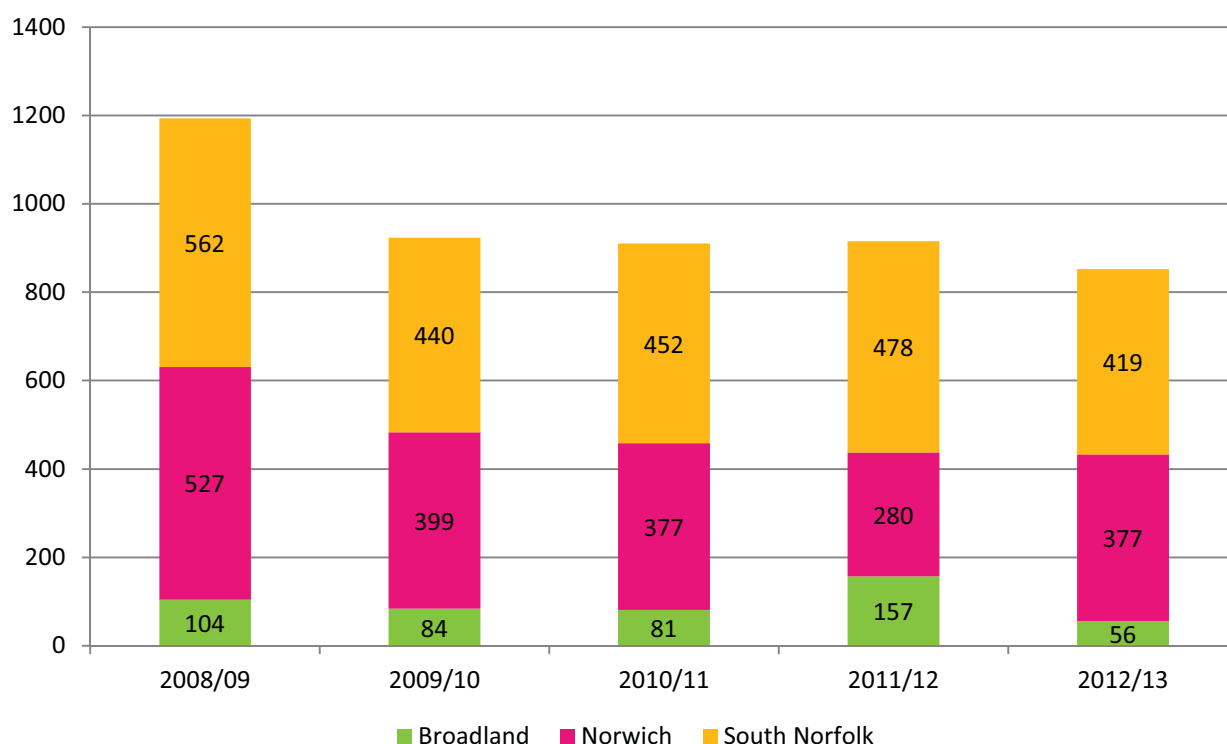


Fig 4 – net housing completions in the NPA



Affordable housing completions

SOURCE: LPA

4.6.5 Affordable housing completions accounted for 34% of all completions this year.

New house completions by bedroom number, based on the proportions set out in the most recent Sub-Regional Housing Market Assessment

SOURCE: LPA

Table 6 – Gross new house completions by bedroom number					
	08/09	09/10	10/11	11/12	12/13
Greater Norwich area	No data	No data	1 bed – 101 2 bed – 452 3 bed – 339 4+ bed – 202	1 bed – 137 2 bed – 428 3 bed – 402 4+ bed – 213 Unknown – 41	1 bed – 111 2 bed – 253 3 bed – 399 4+ bed – 307
Broadland¹³	No data	1 bed – 6 2 bed – 45 3 bed – 76 4+ bed – 79	1 bed – 15 2 bed – 51 3 bed – 46 4+ bed – 34	1 bed – 53 2 bed – 73 3 bed – 71 4+ bed – 53	1 bed – 38 2 bed – 34 3 bed – 42 4+ bed – 67
Norwich¹⁴	No data	No data	1 bed – 67 2 bed – 256 3 bed – 56 4+ bed – 11	1 bed – 54 2 bed – 191 3 bed – 46 4+ bed – 53	1 bed – 51 2 bed – 113 3 bed – 33 4+ bed – 22
South Norfolk	1 bed – 57 2 bed – 221 3 bed – 420 4+ bed – 209	1 bed – 7 2 bed – 136 3 bed – 199 4+ bed – 145	1+ bed – 19 2+ bed – 145 3+ bed – 237 4+ bed – 157	1 bed – 30 2 bed – 164 3 bed – 285 4+ bed – 155 Unknown – 41	1 bed – 22 2 bed – 106 3 bed – 324 4+ bed – 218

4.6.6 This year, although completions have just fallen within target (10% more 4+ bedroomed properties have been delivered), there has been an underdelivery of 1 and 2 bedroom properties and an overdelivery of 3 and 4+ bedroomed properties.

Provision of Gypsy and Traveller pitches

SOURCE: LPA

4.6.7 Despite not meeting target this year, provision for new gypsy and traveller pitches will be made in the emerging site specific plans, as appropriate.

Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)

SOURCE: Norfolk County Council

4.6.8 The Joint Core Strategy requires an increase in accessibility over time. However, this has not occurred this monitoring year. However, with cuts to services, reductions in accessibility might have been expected to be greater.

Percentage of completed developments scoring no reds in BfL12

SOURCE: LPA

4.6.9 With changes to scoring having occurred this year, data is only available for Norwich. Target has not been achieved this year in Norwich.

¹³ Gross completions

¹⁴ Norwich Figures include conversions

4.7 Spatial Planning Objective 3

To promote economic growth and diversity and provide a wide range of jobs

Existing employment sites will be safeguarded and enough land for employment development will be allocated to meet the needs of inward investment, new businesses and existing businesses wishing to expand or relocate. Norwich city centre will continue to exert a powerful economic influence over the wider area. Its growth will be further encouraged, so that the centre remains one of the best in the country for retail and employment. Within the Norwich Policy Area, Thorpe St Andrew, Longwater, Norwich Research Park, Norwich Airport, Rackheath, Hethel and Wymondham will also be the focus of further jobs growth. Supporting economic growth in the market towns and revitalising the rural economy are also priorities. Mixed-use development, live/ work units and diversification schemes will be encouraged to reduce the need for local people to commute long distances to work. As the employment needs of the area are so diverse it is essential to provide jobs for all people in the community.

Table 7 – Objective 3 indicators

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Amount of floorspace developed by employment type	B1 – 118 hectares/ 295,000m ² ¹⁵ B2/8 – 111 hectares 2007 – 2026	Greater Norwich area Broadland Norwich South Norfolk	See Table 8				
Office space 07-26: 100,000m ² Norwich City Centre 100,000m ² NRP 50,000m ² BBP 50,000m ² elsewhere		Norwich	13,205m ²	657 m ²	2404 m ²	-115 m ²	-3188m ²
		NRP				0m ²	892 m ²
		BBP				0m ²	No data
		Elsewhere				1,701m ²	South Norfolk 2,072 m ²
Annual count of employee jobs by BRES across Plan area ^{16,17}	1,750 per annum increase	Greater Norwich area	175,700¹⁸	172,800	171,900	171,700	172,800
		Broadland	40,800	45,500	45,300	44,200	43,300
		Norwich	92,700	84,200	81,700	81,600	83,200
		South Norfolk	42,200	43,000	45,000	45,800	46,400
Employment rate of working age population	Increase ¹⁹	Greater Norwich area	73.3%	73.7%	73.6%	75.5%	78.6%²⁰
		Broadland	78.9%	76.1%	76.6%	80.1%	81.7%
		Norwich	68.9%	72.3%	70.5%	70.0%	70.9%
		South Norfolk	73.6%	72.9%	74.7%	78.8%	86.4%
Number in employment in rural area	Remain constant	Greater Norwich area	51,235	50,822	51,103	51,114	Data to follow

¹⁵ Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

¹⁶ Data gathered in September

¹⁷ Data 09/10 onwards amended to allow for newly published information from ONS

¹⁸ Annual Business Inquiry

¹⁹ Added 2013

²⁰ 2011/12 data amended according to newly published information from ONS

Indicator	Target		08/09	09/10	10/11	11/12	12/13
New business registration rate as a percentage of business stock ^{21 22}	To be determined	Greater Norwich area	9.2%	9.3%	8.0%	9.4%	Data not yet available
		Broadland	8.6%	8.8%	7.7%	8.5%	
		Norwich	10.8%	10.2%	9.1%	10.7%	
		South Norfolk	8.3%	9.0%	7.1%	9.0%	
Percentage of workforce employed in higher occupations ²³	Annual increase of 1%	Greater Norwich area	44%	43%	41%	39%	46% ²⁴
		Broadland	42%	40%	42%	38%	38%
		Norwich	49%	45%	40%	37%	49%
		South Norfolk	40%	42%	42%	42%	49%
National retail ranking for Norwich	Maintain top 10 ranking	Norwich	11th	10th	10th	9th	13th
Net change in retail floorspace in city centre	Increase by 20,000 sqm of comparison goods floorspace in City Centre 2007-2016 (split into 5 year tranches)	Norwich	-68m ²	-547m ²	-1055m ²	-188m ²	-3268sqm
Percentage of completed town centre uses in identified centres and strategic growth locations	Increase	Broadland	No data	No data	A1 = 96% A2=100% B1a=84% D2 = 0%	A1 = 99% A2 = 94% B1a=43% D2 = 0%	No data
		Norwich	No data	No data	No data	No data	No data
		South Norfolk	A1=73% A2=0% B1a=0% D2=0%	A1=29% A2=100% B1a=11% D2=64%	A1=96% A2=100% B1a=84% D2=0%	A1 = 40% A2 = 0% B1a = 0% D2 = 97%	A1 = 36% A2 = 33% B1a = 39% D2 = 62%

²¹ Calendar year data

²² Some minor amendments made to data for 09/10 and 10/11 in 2013 due to newly published data from ONS

²³ Time series data amended by ONS to allow for SOC 2010

²⁴ 2011/12 data amended according to newly published information from ONS

Amount of floorspace developed by employment type*SOURCE: LPA*

4.7.1 Limited data for this indicator means it is difficult to determine whether this indicator has achieved target across the Greater Norwich area.

NORWICH

4.7.2 The City Council has not recorded completions in this monitoring period. There are relevant trends to be noted in permissions granted. In 2012/13 floorspace granted permission were as follows:

B1 -3693sqm, B2 -6372sqm and B8 -2,131sqm (Total 12,196sqm loss)

4.7.3 Of this figure a large proportion was attributable to a permission at the Mile Cross Depot for a change of use from a works storage facility to a mixed B1, B2 and B8 uses development of 7,710sqm. The remainder is made up of smaller scale permissions.

Table 8 – Gross floorspace developed for employment

		08/09	09/10	10/11	11/12	12/13
Greater Norwich area (floorspace)	B1 B2 B8	19,244 sqm 5,589 sqm 2,525 sqm	5,414 sqm 2,072 sqm 10,325 sqm	30,294sqm 2,056 sqm 5,357 sqm	8,525 sqm 10,907 sqm 7,482 sqm	Incomplete data
Greater Norwich area (hectares)²⁵	B1 B2 B8 B2/B8	7.7 ha 1.4 ha 1.7 ha 3.1 ha	2.2 ha 0.5 ha 6.9 ha 7.4 ha	12.1 ha 0.5 ha 3.6 ha 4.1 ha	3.4 ha 2.7 ha 5.0 ha 7.7 ha	Incomplete data
Broadland	B1 B2 B8	4,857 sqm 1,613 sqm 1,593 sqm	1,348 sqm 0 sqm 892 sqm	23,161 sqm 408 sqm 4,553 sqm	2,406 sqm 7,802 sqm 3,238 sqm	3,576 sqm 760 sqm 8,277 sqm
Norwich	B1 B2 B8	13,205 sqm 1,696 sqm 932 sqm	657 sqm 0 sqm 0 sqm	2,404 sqm 0 sqm 0 sqm	-115 sqm 0 sqm 0 sqm	-3188 sqm No data No data
South Norfolk	B1 B2 B8	1,182 sqm 2,586 sqm 0 sqm	3,409 sqm 2,072 sqm 9,433 sqm	4,729 sqm 1,648 sqm 804 sqm	6,234 sqm 3,105 sqm 4,244 sqm	11,828 sqm 3,453 sqm 6,675 sqm

²⁵ Calculated using figures from the Greater Norwich Employment Growth and Employment Sites and Premises Study 2008

Office space developed

SOURCE: LPA

- 4.7.4 Limited data for this indicator means it is difficult to determine whether this indicator has achieved target across the Greater Norwich area.

NORWICH

- 4.7.5 In addition to the net loss of -3187.32sqm of office floor space lost in the monitoring period, there are relevant trends regarding loss of office floorspace to be noted in the permissions granted with a further projected loss of office floorspace totalling - 6192.54sqm (if all permissions granted are implemented). This highlights a trend for office units to be converted to more profitable uses.
- 4.7.6 In the City Centre 3 permissions were granted in 2012/13 for conversion of office units to residential: Westlegate House (-1407sqm), 60 St Faiths Lane (-2782sqm) and 102 Prince of Wales Road (-1335sqm). Works are underway on all 3 schemes. The remainder has been lost through multiple small scale permissions. This is not in compliance with policy 11 of the JCS which requires an additional 100,000sqm of office floorspace in the city centre to 2026.
- 4.7.7 Further, in May 2013 the Government introduced new permitted development rights for the conversion of office buildings to residential (subject to certain criteria and conditions). In the early part of 2013/14 the city council approved prior notification for a further 2 offices of significant floorspace to convert to residential; Merchants Court (-2134sqm) and Britannia House (-912sqm).
- 4.7.8 A survey of vacant offices in the city centre has been undertaken to try to gauge the potential impacts of the new PD changes. In general it appears that relatively few offices are being considered for conversion to residential development. However, those offices which are known to be considering a conversion to residential represent a further 8,500sqm (approx) of office floorspace, which equates to less than 3% of total B1a office floorspace.

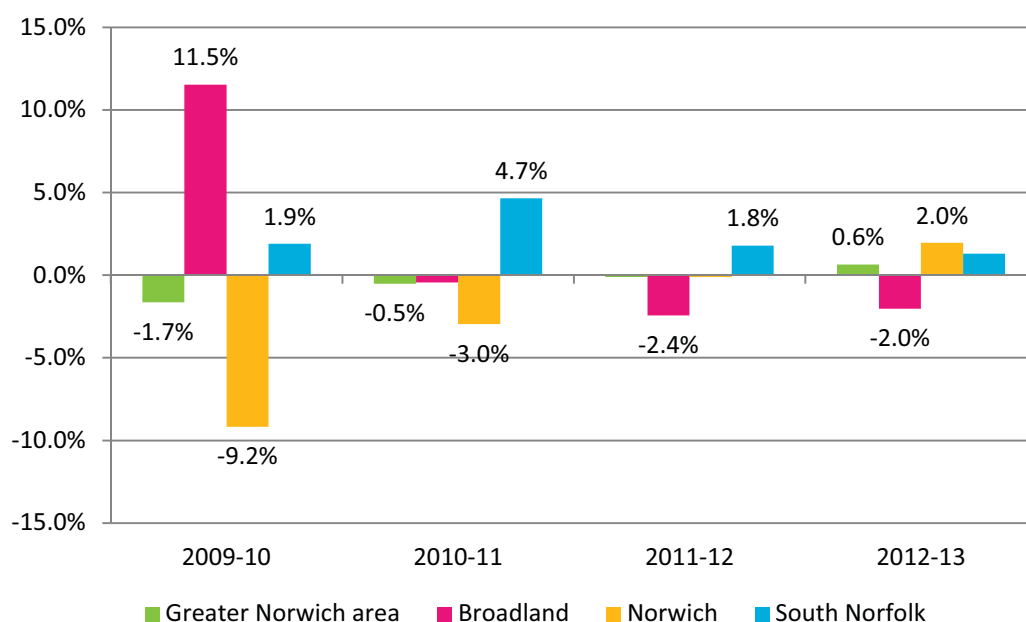
Annual count of employee jobs²⁶

SOURCE: Office for National Statistics licensed under the Open Government Licence v.1.0 Business Register and Employment Survey (2012)

- 4.7.9 1,100 new jobs we created according to this dataset in the last year. Jobs levels are now at the same level as they were in 2009/10.

²⁶ Although this dataset is not recommended for monitoring purposes it is nonetheless the only dataset available for measuring jobs at lower level geographies.

Fig. 5 – percentage change in employee jobs



Employment rate

SOURCE: *Annual Population Survey*

4.7.10 Employment rates have increase in the last year as required by the target for this indicator.

Number in employment in rural areas

SOURCE: *Business Register and Employment Survey (2012)*

4.7.11 Data is yet to be analysed for this monitoring year.

New business registration rate per 10,000 population 16+ and as a percentage of business stock

SOURCE: *Business Demography*

4.7.12 Rates have increased this year indicating an improved situation in the Greater Norwich area in terms of business start-ups.

Percentage of workforce employed in higher occupations

SOURCE: *Annual Population Survey*

4.7.13 The proportion of people employed in higher occupations has increased this year to 46%.

National Retail Ranking for Norwich

SOURCE: CACI

- 4.7.14 There have been changes to the Venuescore evaluation criteria in the last 12 months which have affected Norwich's position. The sectors cover comparison and convenience and food service. It is important to note that Norwich does not have a large supermarket in the city centre and with the exception of 1 other (Aberdeen) all cities within the top 20 do have such provision.
- 4.7.15 In addition, many of the shopping centres ranked above Norwich have received large retail investment in the past year. For example, Buchanan Quarter in Glasgow, Lime Square in Manchester, Union Square in Aberdeen and Monument Mall in Newcastle. Whilst Norwich has had significant investment in recent years, for example improvements to M&S and John Lewis stores, in the Venuescore ranking Norwich is competing against major cities that benefit from on-going high levels of investment activity and public realm improvements.
- 4.7.16 It should be noted that Norwich is the only centre in the East of England that ranks in the top twenty.

Net change in retail floorspace in city centre

SOURCE: Norwich City Council

- 4.7.17 There has been a significant loss of retail floorspace in the city centre in this monitoring period (-3268sqm).
- 4.7.18 The recent trend of a reduction in total retail floorspace in the city centre overall has continued, with a reduction of 0.1% over the two and a half years since the last survey. This is in keeping with previous years but can be explained by the change in policy in the JCS in 2011 to allow more flexibility of uses in the city centre to encourage the development of other city centre functions such as cafes and restaurants to support retail strength and the early evening economy function of the primary retail area. In addition, a decline in the proportion of retail units in several frontage groups throughout the primary and secondary areas has also occurred.
- 4.7.19 Although a reduction in retail floorspace runs counter to the aim of Policy 11: Norwich City Centre of the JCS to increase the amount of retailing in the city centre, it is in support of the aim to increase other uses such as the early evening economy, employment and cultural and visitor functions. Such diversification of uses has helped strengthen the city centre's function during the recession and in times of increased internet shopping.

Percentage of completed town centre uses in identified centres and strategic growth locations

SOURCE: LPA

- 4.7.20 Limited data for this indicator means it is difficult to determine whether this indicator has achieved target across the Greater Norwich area.

4.8 Spatial Planning Objective 4

To promote regeneration and reduce deprivation

There are significant concentrations of deprivation in Norwich, as well as equally serious pockets of deprivation in surrounding towns, villages and rural areas. Growth will be used to bring benefits to local people, especially those in deprived communities, to regenerate communities, local economies, under-used brownfield land and neighbourhoods by creating safe, healthy, prosperous, sustainable and inclusive communities. Development and growth will be used to bring benefits to local people, especially those in deprived communities.

Table 9 – Objective 4 indicators

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Number of Lower Super Output Areas in national most deprived 20%	Reduction by 50% in plan period (28 out of 242 in 2007)	Greater Norwich area	No data	No data	23	No data	No data
		Broadland	No data	No data	0	No data	No data
		Norwich	No data	No data	23	No data	No data
		South Norfolk	No data	No data	0	No data	No data
Percentage of previously developed land which is vacant for more than 5 years	Year-on-year reduction	Broadland	1.0%	1.3%	1.4%	No data	No data
		Norwich	No data	No data	No data	No data	No data
		South Norfolk	1.4%	1.2%	1.2%	No data	No data

Number of Lower Super Output Areas in national most deprived 20%

SOURCE: Index of Multiple Deprivation (2010)

4.8.1 The Index of Multiple Deprivation allows each Lower Super Output Area (LSOA) in England to be ranked relative to one another according to their level of deprivation. It must be noted that just because the rank of deprivation has improved it does not mean that deprivation itself has improved in any given area. Indeed it could be that deprivation and/or the number of people suffering from deprivation has worsened. Although the Index of Multiple Deprivation is not released annually a relative²⁷ improvement has been observed between the 2007 and 2010 releases. Across the districts, all the deprived LSOAs in this regard are in Norwich.

4.8.2 By 2026 the target is for half as many LSOAs in the national most deprived 20%. Given that a relative reduction of 5 LSOAs has been observed in three years it is reasonable to say this indicator is currently on track to meet its target as a pro rata reduction of 0.8 LSOAs per annum is required.

Percentage of previously developed land which is vacant for more than 5 years

SOURCE: LPA

4.8.3 Limited data for this indicator means it is difficult to determine whether this indicator has achieved target across the Greater Norwich area.

²⁷ Relative to all other Lower Super Output Areas (LSOAs) in England

4.9 Spatial Planning Objective 5

To allow people to develop their full potential by providing educational facilities to meet the needs of the existing and future populations, while reducing the need to travel

Within Broadland, Norwich and South Norfolk there is a need to improve, expand and develop new education provision to serve an increasing population and higher educational aspirations. It is essential to provide an environment and the facilities to improve the skills of the workforce to support the developing economy of the area.

Table 10 – Objective 5 indicators

Indicator	Target		08/09	09/10	10/11	11/12	12/13
School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English ²⁸	Year-on-year increase from 2007 value of 53%	Greater Norwich area	55.29%	59.29%	62.09%	59.89%	No data available
		Broadland	62.08%	65.20%	67.94%	63.55%	
		Norwich	40.24%	44.12%	48.05%	51.66%	
		South Norfolk	61.59%	63.00%	67.38%	63.04%	
16 to 18 year olds who are not in education, employment or training ^{29 30}	Year-on-year reduction from 2006 value of 6%	Central³¹	4.9%	6.3%	No data	No data	No data
		Greater Norwich area	No data	No data	5.6%	7.2%	5.6%
		Broadland	No data	No data	3.7%	5.2%	3.8%
		Norwich	No data	No data	8.8%	11.6%	8.9%
Proportion of population aged 16-64 qualified to NVQ level 2 or higher	Annual 2% increase	Greater Norwich area	63.7%	69.9%	69.4%	71.7%	74.3%
		Broadland	66.3%	70.0%	67.4%	73.3%	78.6%
		Norwich	61.9%	66.0%	66.6%	71.6%	74.0%
		South Norfolk	63.3%	75.0%	75.2%	70.1%	70.0%
Proportion of population aged 16-64 qualified to NVQ level 4 or higher	Annual increase	Greater Norwich area	26.7%	28.5%	32.6%	31.5%	35.3%
		Broadland	25.4%	24.8%	26.0%	25.4%	29.4%
		Norwich	28.6%	30.5%	39.1%	37.7%	40.6%
		South Norfolk	25.4%	29.4%	30.5%	29.2%	34.1%
Achievement of at least 78 points across the Early Years Foundation Stage, with at least 6 in each of the scales in PSE and CLL	No target set for 11/12	Greater Norwich area	51.99%	53.54%	54.47%	59.13%	No data available
		Broadland	59.27%	60.20%	56.81%	63.86%	
		Norwich	44.68%	43.90%	47.55%	62.61%	
		South Norfolk	52.6%	57.3%	60.55%	57.24%	

²⁸ School year data

²⁹ Calendar year data

³⁰ Data amended according to newly published information from ONS

³¹ Children's Services Area

School leaver qualifications - % of school leavers with 5 or more GCSEs at A* to C grades including Maths and English

SOURCE: Norfolk County Council

- 4.9.1 The proportion of school leavers achieving 5 or more GCSEs at A* to C including Maths and English fell last year but is still above levels in 2009/10.

16 to 18 year olds who are not in education, employment or training

SOURCE: Norfolk County Council

- 4.9.2 The proportion of 16 to 18 year olds who are not in education, employment or training has reduced this year as the target requires.

Proportion of population aged 16-64 qualified to NVQ level 2 or higher

SOURCE: Annual Population Survey

- 4.9.3 The proportion of working age population qualified to at least NVQ level 2 has increased this year by more than the target requires.

Proportion of population aged 16-64 qualified to NVQ level 4 or higher

SOURCE: Annual Population Survey

- 4.9.4 The proportion of working age population qualified to at least NVQ level 4 has increased this year as the target requires.

Achievement of at least 78 points across the Early Years Foundation Stage, with at least 6 in each of the scales in PSE and CLL

SOURCE: Norfolk County Council

- 4.9.5 Targets for this year have not been determined. However, the proportion of children achieving this level has increased year-on-year since 2007/08.

4.10 Spatial Planning Objective 6

To make sure people have ready access to services

Norwich city centre will continue to provide a wide range of services accessible to a very wide area. The diversity, vitality and accessibility of the city centre will be maintained and enhanced. Investment will be encouraged in district and local centres to enhance accessibility, vitality and viability. The surrounding market towns and service centres will continue to play a key service role. Innovative approaches will be taken to support rural service provision. Wherever new homes or jobs are to be developed, existing supporting services must either already be adequate or will be provided at the right stage of a new development. This will ensure existing and future residents and workers will have access to the services they need.

Table 11 – Objective 6 indicators

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Net change in retail floorspace in city centre	20,000 sqm comparison goods floorspace in City Centre 2007-2016 (split into 5 year tranches)	Norwich	-68m ²	-547m ²	-1055m ²	-188m ²	-3268m ²
National retail ranking for Norwich	Maintain top 10 ranking	Norwich	11 th	10 th	10 th	9 th	13 th
Percentage of units vacant in defined primary shopping areas ³²	Not more than 5%	Aylsham	11%	No data	9%	No data	11.7%
		Norwich	7.7%	9.2%	7.8%	9.2%	13.6%
		Diss	8%	No data	6%	No data	7.8%
		Harleston	13%		11%		5.7%
		Loddon	5%		7%		6.3%
		Long Stratton	5%		7%		5.4%
		Wymondham	9%		4%		5.4%

Net change in retail floorspace in city centre

SOURCE: Norwich City Council

4.10.1 There has been a significant loss of retail floorspace in the city centre in this monitoring period (-3268sqm).

4.10.2 The recent trend of a reduction in total retail floorspace in the city centre overall has continued, with a reduction of 0.1% over the two and a half years since the last survey. This is in keeping with previous years but can be explained by the change in policy in the JCS in 2011 to allow more flexibility of uses in the city centre to encourage the development of other city centre functions such as cafes and restaurants to support retail strength and the early evening economy function of the primary retail area. In addition, a decline in the proportion of retail units in several frontage groups throughout the primary and secondary areas has also occurred.

³² Possible data discontinuities in market town information due to changing methodology

- 4.10.3 Although a reduction in retail floorspace runs counter to the aim of Policy 11: Norwich City Centre of the JCS to increase the amount of retailing in the city centre, it is in support of the aim to increase other uses such as the early evening economy, employment and cultural and visitor functions. Such diversification of uses has helped strengthen the city centre's function during the recession and in times of increased internet shopping.

National Retail Ranking for Norwich

SOURCE: CACI

- 4.10.4 There have been changes to the Venuescore evaluation criteria in the last 12 months which have affected Norwich's position. The sectors cover comparison and convenience and food service. It is important to note that Norwich does not have a large supermarket in the city centre and with the exception of 1 other (Aberdeen) all cities within the top 20 do have such provision.
- 4.10.5 In addition, many of the shopping centres ranked above Norwich have received large retail investment in the past year. For example, Buchanan Quarter in Glasgow, Lime Square in Manchester, Union Square in Aberdeen and Monument Mall in Newcastle. Whilst Norwich has had significant investment in recent years, for example improvements to M&S and John Lewis stores, in the Venuescore ranking Norwich is competing against major cities that benefit from on-going high levels of investment activity and public realm improvements.
- 4.10.6 It should be noted that Norwich is the only centre in the East of England that ranks in the top twenty.

Percentage of units vacant in defined primary shopping areas

SOURCE: Norfolk County Council and Norwich City Council

- 4.10.7 The 13.6% represents the vacancy rate across all shop *units* within the primary area. When considering available vacant floorspace (i.e. that which is being marketed, but not including floorspace currently under renovation) this figure drops to 6.2%. It appears that larger units in the primary area are functioning well but smaller units are suffering.
- 4.10.8 In the secondary area, smaller units are flourishing. Vacancy as a proportion of all units is at 5.9%, almost as good as 2007 pre-recession rates (5.7%) and vacancy as a proportion of available floorspace is now at 3.3%, the lowest it has been since 2007.

4.11 Spatial Planning Objective 7

To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact

The location and design of development will reduce the need to travel especially by private car. Greater use of sustainable modes of transport will be encouraged by better public transport, footways and cycle networks, and by co-location of housing with services, jobs, shops, schools and recreational facilities. A Bus Rapid Transit system and general enhancement to bus infrastructure will be introduced on key routes in the Norwich area. The strategic road network is also essential, especially for the health of the economy. The road network will provide improved access within Broadland, Norwich and South Norfolk in particular through the construction of the Northern Distributor Road. More than 90% of the area is rural and rural isolation can be reduced by encouraging newer communication and information technologies.

Table 12 – Objective 7 indicators

Indicator	Target		08/09	09/10	10/11	11/12	12/13
The proportion of households without a car in rural areas able to access a market town or key service centre at least twice a week by public transport in 30 minutes	Increase	NORFOLK	78.8%	79%	80.9%	No longer recorded	
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)	Increase	Greater Norwich area	No data	No data	97.2%³³	96.9%	96.2%
Percentage of people crossing Norwich's inner ring road on foot or bike	Increase	Inner ring road	45,845 35%	47,207 36%	43,962 34%	No data	No data
Building for Life: percentage of developments scoring no reds on criteria 1, 2, 3, 8, 9 and 10	No reds	Broadland	Indicator and target have altered for this report. Building for Life is now assessed according to a RAG status score against 12 indicators – 6 of which are transport related				No data
		Norwich					70%
		South Norfolk					No data

³³ September 2011

Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)

SOURCE: Norfolk County Council

4.11.1 The Joint Core Strategy requires an increase in accessibility over time. However, this has not occurred this monitoring year. However, with cuts to services, reductions in accessibility might have been expected to be greater.

Percentage of people crossing Norwich's inner ring road on foot or bike

SOURCE: Norfolk County Council

4.11.2 Data is not available this year due to changes in data collection.

Building for Life: percentage of developments scoring no reds on criteria 1, 2, 3, 8, 9 and 10

SOURCE: LPA

4.11.3 With changes to scoring having occurred this year, data is only available for Norwich. Target has not been achieved this year in Norwich.

4.12 Spatial Planning Objective 8

To positively protect and enhance the individual character and culture of the area

Promoting culture will help to develop the economy, stimulate further regeneration, increase sustainable tourism and promote community involvement. The role of Norwich as the cultural capital of East Anglia will be enhanced, so local people and visitors have access to a variety of facilities such as theatres, art galleries, museums and buildings of architectural and historic interest. Smaller scale cultural opportunities exist throughout the rest of the area and, in particular, in the market towns. Adequate public open space, sport and recreational facilities, as well as access to the countryside, is needed locally to make sure everyone can take part in community activities. More visitors will be encouraged to the area by protecting the very qualities that make the area attractive. Gateways between the wider Norwich area and the Broads, the Brecks and the coast will be enhanced in a way that does not harm their special character.

Table 13 – Objective 8 indicators

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Percentage of previously developed land which is vacant for more than 5 years	Year-on-year reduction	Broadland	1.0%	1.3%	1.4%	No data	No data
		Norwich	No data				
		South Norfolk	1.4%	1.2%	1.2%	No data	No data
Percentage of Conservation Areas with appraisals	Year-on-year increase	Broadland	No data	No data	70%	74%	76%
		Norwich	47%	59%	71%	71%	71%
		South Norfolk	No data	9%	10%	10%	33%
Percentage of completed developments scoring no reds in BfL12	No reds	Broadland	Indicator and target have altered for this report. Building for Life is now assessed according to a RAG status score against 12 indicators				No data
		Norwich					60%
		South Norfolk					No data

Percentage of previously developed land which is vacant for more than 5 years

SOURCE: LPA

4.12.1 Limited data for this indicator means it is difficult to determine whether this indicator has achieved target across the Greater Norwich area.

Percentage of Conservation Areas with appraisals

SOURCE: LPA

4.12.2 The proportion of Conservation Areas with appraisals has increased this year as the target requires.

Percentage of completed developments scoring no reds in BfL12

SOURCE: LPA

4.12.3 With changes to scoring having occurred this year, data is only available for Norwich. Target has not been achieved this year in Norwich.

4.13 Spatial Planning Objective 9

To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value

The area is a special place and everyone should be proud of where they live, work, or study. Norwich has a remarkable historic centre with some fine architecture. There are also extensive areas of open space, historic parks and gardens, wildlife sites and wooded ridges in the city. The surrounding market towns and villages are very attractive with each having its own identity. People living in the area have access to open countryside, river valleys, wildlife sites and the special qualities of the Broads and the coast. It is a priority to maintain and improve these special qualities so that everyone can enjoy them. The use of previously developed land will be prioritised to minimise the loss of agricultural land and the countryside. The scale of development we have to accommodate will require the development of some significant greenfield areas, which will affect the existing landscape. Where this is necessary, development must provide environmental gains through green infrastructure, including allotments and community gardens. Biodiversity, geodiversity and locally distinctive landscapes will be protected and enhanced. Linkages between habitats will be promoted, helping to enable adaptation to climate change. Sustainable access to the countryside will be promoted. Efficient use will be made of minerals, energy and water resources, and the production of waste will be minimised.

Table 14 – Objective 9 indicators

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Net change in Local Sites in "Positive Conservation Management"	Year-on-year improvements	Greater Norwich area	49%	52%	58%	60%	63%
		Broadland	53%	53%	59%	64%	69%
		Norwich	74%	78%	81%	79%	88%
		South Norfolk	44%	48%	55%	56%	59%
% of river length assessed as good or better ³⁴ . a. Overall Status; b. Ecological Status; c. Biological Status; d. General Physio Chem Status; e. Chemical class	To increase the proportion of Broadland Rivers classified as 'good or better'.	Broadland Rivers	No data	No data	No data	a. 26% b. 0.1% c. 8% d. 79% e. 17.6%	No data
Number of designated Air Quality Management Areas (AQMAs)	None	Greater Norwich area	4	4	4	1	1
		Broadland	1	0	0	0	0
		Norwich	3	4	4	1 (change in AQMA)	1
		South Norfolk	0	0	0	0	0

³⁴ Updated to take account of new classification scheme. Data previously derived from General Quality Assessment (GQA). Progress under the Water Framework Directive river classification assessment scheme will be reviewed in 2015 by the Environment Agency.

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Percentage of SSSIs in favourable condition or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Broadland	50%	77%	84%	83%	94%
		Norwich	80%	80%	100%	60%	75%
		South Norfolk	33%	40%	86%	86%	86%
Number of listed buildings lost/demolished	None	Greater Norwich area	0	0	0	1	0
		Broadland	0	0	0	0	0
		Norwich	0	0	0	0	0
		South Norfolk	0	0	0	1	0
Number of Tree Preservation Orders (TPOs) where trees are lost through development	None	Broadland	No data	No data	No data	No data	No data
		Norwich	No data	No data	No data	No data	0
		South Norfolk	No data	No data	No data	No data	No data
Percentage of new and converted dwellings on Previously Developed Land	25%	Broadland	75%	65%	45%	57%	51%
		Norwich	95%	99%	94%	90%	76%
		South Norfolk	38%	32%	29%	25%	23%

Net change in Local Sites in “Positive Conservation Management”

SOURCE: Norfolk Wildlife Trust

4.13.1 An increase in the number of local sites in ‘positive conservation management’ has been observed this year

Percentage of river length assessed as good or better

SOURCE: Environment Agency (WFD River Classifications)

4.13.2 Data for this indicator is not available this year.

Number of designated Air Quality Management Areas

SOURCE: LPA

4.13.3 Target has not been achieved in this indicator and it is unlikely to be met over the plan period. A more appropriate target around air quality will be considered next year.

% of SSSIs in ‘favourable’ or ‘unfavourable recovering’ condition

SOURCE: Natural England

4.13.4 The percentage of SSSIs in favourable condition or unfavourable recovering condition has improved this year as the target requires.

Number of listed buildings lost/demolished

SOURCE: LPA

4.13.5 No listed buildings have been demolished this monitoring year.

Number of Tree Preservation Orders (TPOs) where trees are lost through development

SOURCE: LPA

4.13.6 Limited data from across the Greater Norwich area means it is difficult to establish whether or not this indicator has been achieved.

Percentage of new and converted dwellings on Previously Developed Land

SOURCE: LPA

4.13.7 The percentage of new and converted dwellings built on previously developed land has met target across the Greater Norwich area as a whole.

4.14 Spatial Planning Objective 10

To be a place where people feel safe in their communities

People will have a stronger sense of belonging and pride in peoples' surroundings. There will be reduced crime and the fear of crime. Better community facilities, better road safety and design of new developments will help to reduce crime.

Table 15 – Objective 10 indicators

Indicator	Target			08/09	09/10	10/11	11/12	12/13
Reduction in overall crime		12/13 (pro rata)	Greater Norwich area	24,159	21,699	20,284	20,247	No data
	BDC	3,871	Broadland	3,799	3,545	3,318	3,227	
	Norwich	14,409	Norwich	16,176	14,176	13,151	12,985	
	South Norfolk	4,033	South Norfolk	4,184	3,978	3,815	4,035	
Number of people killed or seriously injured in road traffic accidents	Year-on-year reduction in those KSI ³⁵		Greater Norwich area	167	147	150	158 ³⁶	148
			Broadland	62	51	46	39	55
			Norwich	43	37	42	42	49
			South Norfolk	62	59	62	77	44

Reduction in overall crime

SOURCE: Homes Office

4.14.1 Data for this indicator was not available this year.

Number of people killed or seriously injured in road traffic accidents

SOURCE: Police and Crime Commissioner

4.14.2 The Police and Crime Plan for Norfolk (2013-17) requires a year-on-year reduction in the number of people who are killed or seriously injured in road traffic accidents in Norfolk. This year 10 fewer people were killed on roads in the Greater Norwich area than in 2011/12.

³⁵ In line with targets in the Police and Crime Plan for Norfolk 2013-17

³⁶ Data is based on calendar year information.

4.15 Spatial Planning Objective 11

To encourage the development of healthy and active lifestyles

Within Broadland, Norwich and South Norfolk the accessibility of open space, the countryside, sports and recreational facilities will be improved. People will also be offered the best opportunities to make healthy travel choices as part of their daily lives. By working with NHS Norfolk and Norfolk County Council, medical and social facilities will be properly planned for new developments and will be accessible to all.

Table 16 – Objective 11 indicators

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Percentage of working age population receiving Employment Support Allowance and incapacity benefits	No increase on 2007 level in spite of predicted ageing population	Greater Norwich area	5.8%	5.7%	5.7%	5.6%	5.5%
		Broadland	4.6%	4.5%	4.5%	4.5%	4.5%
		Norwich	7.8%	7.6%	7.8%	7.5%	7.4%
		South Norfolk	4.5%	4.5%	4.4%	4.4%	4.3%
Healthy life expectancy at age 65 of a) males and b) females ^{37 38}	Increase at each survey	Broadland	a) 18.4 b) 21.0	a) 18.8 b) 21.0	a) 19.3 b) 21.1	Data not yet released	Data not yet released
		Norwich	a) 18.5 b) 21.5	a) 18.4 b) 21.8	a) 18.6 b) 22.1		
		South Norfolk	a) 19.5 b) 21.2	a) 19.7 b) 21.5	a) 19.9 b) 21.6		
The proportion of households without a car in rural areas able to access a market town or key service centre at least twice a week by public transport in 30 minutes		NORFOLK ³⁹	78.8%	79%	80.9%	No longer recorded	
Target - Increase							
Accessibility to market towns and key centres of employment during the morning peak (0700-1000), returning in the afternoon peak (1600-1900)		Greater Norwich area	No data	No data	97.2% ⁴⁰	96.9%	96.2%
Target - Increase							
Accessibility of leisure and recreation facilities based on Sport England Active Places Power website	Trajectory to reduce by half the percentage of wards with less than the EoE average personal share of access to sports halls (2009 base = 67%), swimming pools (65%) and indoor bowls (12%)		See Table 17				

³⁷ Data is gathered over a three year period. Data stated for 2008/09 is 2007-2009 ONS data.

³⁸ Data amended according to newly published information by ONS

³⁹ Data not available at Greater Norwich area level

⁴⁰ September 2011

Percentage of working age population receiving Employment Support Allowance and incapacity benefits

SOURCE: DWP benefit claimants - working age client group

4.15.1 Rates have remained broadly consistent for this indicator over the plan period.

Healthy life expectancy at age 65

SOURCE: ONS

4.15.2 Healthy life expectancy has continued to increase in the recent survey as the target requires.

Accessibility to market towns and key centres of employment during the morning peak and returning in the afternoon peak

SOURCE: Norfolk County Council

4.15.3 The Joint Core Strategy requires an increase in accessibility over time. However, this has not occurred this monitoring year. However, with cuts to services, reductions in accessibility might have been expected to be greater.

Accessibility of leisure and recreation facilities

SOURCE: Sport England

Table 17 - Accessibility of leisure and recreation facilities						
		08/09	09/10	10/11	11/12	12/13
Greater Norwich area	Sports Halls	67%	No data	60%	60%	No data
	Swimming Pool	65%		61%	61%	No data
	Indoor Bowls	12%		22%	22%	No data
Broadland	Sports Halls	No data	No data	85%	86%	88%
	Swimming Pool			89%	93%	89%
	Indoor Bowls			21%	21%	21%
Norwich	Sports Halls	No data	No data	69%	62%	No data
	Swimming Pool			46%	46%	No data
	Indoor Bowls			46%	46%	No data
South Norfolk	Sports Halls	No data	No data	36%	33%	No data
	Swimming Pool			44%	44%	No data
	Indoor Bowls			0%	0%	No data

4.16 Spatial Planning Objective 12

To involve as many people as possible in new planning policy

All sections of the community will be actively encouraged to express their own vision of the future through this strategy, further plans and planning applications. There will be a particular focus on involving people who have not previously had a say in planning. As many people as possible should play a part in the ambitious long-term plans for growth across the whole area. This will help make planning more inclusive, and give confidence that the benefits of growth are felt more equally across existing and new communities in and around Norwich.

Table 18 – Objective 12 indicators

Indicator	Target		07/08	08/09	09/10	10/11
Statement of Community Involvement/Engagement	Statement of compliance Accepted	Broadland	Adopted 2006			
		Norwich	First adopted in 2007 and updated in 2010. Revised SCI adopted July 2013			
		South Norfolk	Adopted 2007			
Recognised participatory design process for major growth locations	Used for all major growth locations – over 500 dwellings	Broadland Norwich South Norfolk	Developer will have to demonstrate compliance at planning application stage			

Statement of Community Involvement/Engagement

SOURCE: LPA

4.16.1 All districts have an adopted Statement of Community Involvement/Engagement

Recognised participatory design for major growth locations

SOURCE: LPA

NORWICH⁴¹

Norwich City Council approved 2 large schemes outside the monitoring period 2012/13 but they are noted here because of their significance:

- 1) The Deal Ground at Trowse, providing circa 550 dwellings, a local centre comprising commercial uses (A1/A2/A3): a restaurant/dining quarter and public house (A3/A4); an access bridge over the River Yare; new access road; car parking; flood risk management measures; landscape measures including earthworks to form new swales and other biodiversity enhancements including the re-use of the Grade II Listed brick Kiln for use by bats, and;
- 2) Threescore, Bowthorpe providing up to 1000 homes, including affordable housing, a care home, a new village centre including at least one local shop, public open space and associated roads and infrastructure.

The community involvement process involved a number of stages for each application:

- 1) The Deal Ground:
 - a) Engagement with external interested bodies, and;
 - b) Engagement with local residents.
- 2) Threescore, Bowthorpe:
 - a) The City Council commissioned a development brief in 2002;
 - b) During November and December 2011 the following were performed to engage local organisations, community groups and residents:
 - i) Presentation to residents at a local meeting
 - ii) Exhibition in local shopping centre
 - iii) Letters and leaflets to local organisations, interest groups, community groups and residents, and
 - iv) A questionnaire on the proposals on website.

⁴¹ Although both the permissions on the Deal Ground and Threescore sites were granted outside the period of monitoring for 2012/13 they are being reported now due to their significance. Any figures as a result of development will not be included in this year's figures, comments are purely made at this stage with regard to objective 12 of the JCS AMR main indicators and LP7 of the Replacement Local Plan for Norwich (2004).

Appendix A – Greater Norwich area Five-year supply of housing assessment

Summary

This note identifies the housing land supply for the Greater Norwich area, with a focus on the Norwich Policy Area (NPA), to meet Joint Core Strategy and national policy requirements. When measured against the National Planning Policy Framework (NPPF) requirement for 5 years supply, plus 5% to facilitate choice and competition, there is:

- 84.2% of the required supply in the Norwich Policy Area (NPA), 4.4 years of a 5.25 year supply;
- within the separate elements of the NPA, 143.8% of the required supply in Norwich City, 88.8% in the South Norfolk element, and 42.7% in the Broadland element; and
- 183.0% of the required supply in the Broadland Rural Area and 158.1% in the South Norfolk Rural Area.

It should be noted that the land supply in the NPA improved considerably between April 2012 and April 2013. Information submitted to the hearings into the part JCS in July 2013 suggested a further improvement had taken place since then.

Given the rate at which the land supply position is being improved it is possible that the authorities will be able to demonstrate a 5-year supply in accordance with government policy requirements by 1st April 2014.

However, whilst a 5 year supply cannot be demonstrated each authority within the NPA will need to take a view on how to address the requirements of the NPPF when considering planning applications.

Introduction

1. The National Planning Policy Framework (NPPF) sets out the Government's aims for the delivery of a choice of high quality homes. The NPPF seeks to achieve a significant increase in housing delivery, including measures to promote a more responsive and flexible supply of housing land. Paragraph 47 of the NPPF requires local authorities to meet the *'full, objectively assessed needs for market and affordable housing in the housing market area'*. One of the key elements of ensuring a responsive supply of housing land is the requirement for local planning authorities to be able to demonstrate *'a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% ... to ensure choice and competition in the market for land'*. To be considered deliverable NPPF footnote 11 states that sites should be:
 - Available – available for development now;
 - Suitable – in a suitable location for development now; and
 - Achievable – there is a reasonable prospect of housing being delivered in the five-year period, including taking into account the viability of sites.Sites with planning permission should be *'considered deliverable ... unless there is clear evidence'* that they will not be delivered.

2. The supply of housing land was the subject of considerate debate in the context of the Examination into the part JCS, the hearings for which took place in March and July 2013. Although this information is referred to in the text below, for simplicity and consistency, the tables attached as appendices all relate to the situation as at 1st April 2013 but adjusted as appropriate in the light of the conclusions of the JCS Examination⁴².
3. The figures across the NPA show a considerable improvement compared to the situation as at April 2012. At April 2012 the land supply across the NPA was 67.9% of the 5 year requirement. There will have been further improvement to the land supply position since April 2013.

Housing Requirement

4. The housing requirement for the GNDP authorities is set out in the adopted Joint Core Strategy (JCS) for Broadland, Norwich, and South Norfolk (March 2011).
5. The Joint Core Strategy (JCS) sets out the strategic planning framework for the three authorities to 2026. The JCS housing requirement is based on an assessment of local need. A Topic Paper produced by the GNDP authorities and updated in December 2012⁴³ to accompany submission of the part JCS looked at a range of evidence sources (based on the suggestions in Paragraph 33 of Planning Policy Statement 3) and concluded that the level of growth set out in the JCS strikes a balance between what is achievable within environmental and infrastructure constraints and a reduced level which may artificially constrain delivery.
6. This position was examined in the context of the part JCS. The topic paper was supplemented in April 2013 to take account of the latest government Household Interim Projections⁴⁴. It was further supplemented by analysis related to the East of England Forecasting Model in July 2013⁴⁵. This evidence showed that the adopted JCS housing provision sat well with the latest regional and national projections and accorded with local evidence (included the update to the SHMA). Indeed the most recent available evidence suggests the actual need may be towards the lower end of the range taken into account in JCS formulation.
7. The GNDP evidence on housing was challenged through the Examination process both by those arguing for higher and lower numbers. However, on this matter the Inspector backed the GNDP position concluding that “I am not convinced that the adopted JCS figure is so wrong that the amounts of housing proposed in this Plan need to be reduced or increased”⁴⁶.
8. On the basis of the evidence presently available the levels of housing growth planned for in the JCS are sufficient to meet the objectively assessed housing needs for the various housing market areas with the GNDP area. Work commenced on a fresh Strategic Housing Market Assessment (SHMA) in autumn 2013. ORS have been appointed to undertake this work and it is expected to be

⁴² These conclusions relate to the St Anne's Wharf site in Norwich and windfalls assumptions

⁴³ Topic Paper: Homes and Housing (GNDP, December 2012) ref TP12/SDJCS14

⁴⁴ Topic Paper: Homes and Housing Supplement (GNDP, April 2013) ref TP13/SDJCS14.1

⁴⁵ Publication of the East of England Forecasting Model (GNDP, July 2013) ref DV36.

⁴⁶ See part JCS Inspector's report para 40.

finalised by July 2014 in time for its results to be considered in the 13/14 annual monitoring report.

Approach to calculating Supply

9. The JCS housing figures are presented on the basis of a Norwich Policy Area (NPA), made up of the city and those parts of Broadland and South Norfolk which relate to the city. Figures are presented for both the NPA and its constituent parts, plus separate Rural Areas figures for Broadland and South Norfolk.
10. Each local authority has taken a broadly similar approach to collecting and presenting information for monitoring land supply. For sites of 5 or more units (10 or more units in Norwich) the authorities have undertaken a site-by-site assessment, in conjunction with site owners, developers or agents where possible. It is assumed that all sites of less than 5 units (less than 10 units in Norwich) will be delivered within the five-year supply period; this is distinct from a windfall assumption as it is based on known sites with planning permission, which are therefore considered suitable and available for delivery in accordance with NPPF paragraph 47, footnote 11. Details of the larger sites are included in Appendices C (Norwich Policy Area) and D (Rural Areas).
11. It should be noted that in addition to the identified sites (i.e. existing allocations, permissions and applications), the JCS makes a number of assumptions about delivery on new sites to be allocated through the respective Local Plans for Broadland, Norwich and South Norfolk. Land from new sources is very likely to be available in the latter half of the five-year period. These sites have only been included in the main five-year supply calculations where they are considered to meet the terms of the NPPF, i.e. included within a plan that has been submitted for Examination and there is no significant outstanding objection to the proposed allocation. Presently this means that only some of the provision from the emerging Norwich site allocation DPD is included in the main sources of supply. However, the potential impact on housing land supply of emerging Local Plans allocations is shown for all areas in the trajectories in Appendices A1 to B2 for information and to assist with the demonstrating the soundness of emerging Local Plans.
12. Although the JCS does not rely on the provision of windfall development to meet objectively assessed needs it is considered appropriate (and in accordance with para 48 of the NPPF) for some element of windfall provision for Norwich City to be included in the housing land supply calculations. The evidence in support of this was presented to the part JCS Examination⁴⁷. This was accepted as amended by the JCS Inspector⁴⁸.
13. At present no allowance is made in the five year supply figures for supply that will result from either: a) recent changes to the planning system to allow conversion of certain premises to homes via a prior approval process; or b) certain cluster flats intended for student accommodation⁴⁹. However, relevant prior approvals and

⁴⁷ See JCS evidence statements DV 21 (sec 1.2), DV35 and DV50.

⁴⁸ See part JCS Inspector's report para 67. The adjusted figure used is 50 units in the first year of the five year supply period, 100 units in the second year of the five year period and 150 units in the three subsequent years.

⁴⁹ See <https://www.gov.uk/definitions-of-general-housing-terms> and

House of Commons, *Monday 5 December 2011*, Oral Answers to Questions: Communities and Local Government. Response to question of Don Foster MP:

planning consents have been issued since April 2013 and these sources of supply will be included in future years monitoring results where they also meet the tests of the NPPF.

Methodology for Calculation of Housing Land Supply

14. Both locally and nationally there is considerable debate about the appropriate methodology for calculating housing land supply. In particular about the approach to how any backlog is dealt with in the calculation and whether it should be met across the entire remaining plan period (the residual or “Liverpool” approach) or met in full within the five year period (the “Sedgefield” approach).
15. The JCS was prepared and is to be monitored in accordance with the former approach. This is clearly illustrated in the trajectory contained in appendix 6 of the adopted plan and is made explicit in the definition of indicators in appendix 8⁵⁰.
16. Current government guidance allows for both methodologies to be used and the issue was the subject of debate at the part JCS Examination. On this issue the Inspector agreed with the GNDP that “the shortfall should be added to the housing delivery target over the plan period”⁵¹.
17. There is a strong logic to taking this approach. Having considered all reasonable alternatives in the plan preparation process and determined that an approach involving significant urban extension is the preferred option, it is appropriate to allow for the extensions to be implemented before alternative sites are considered, as failure to do this could undermine investor confidence and the plan-led approach to long-term sustainable development. This issue is particularly significant in view of the extent of the backlog resulting from the prolonged downturn in the property market since 2008 which coincided with a considerable uplift in the level of need recognised in the planning system through the adoption of the RSS. Para 23 below provides further detail on the extent of the backlog.
18. The GNDP Councils believe strongly that the “Liverpool” approach to calculating housing land supply remains appropriate in the light of local circumstances. This approach will therefore continue to be used as the basis for Local Plan monitoring and Development Management decisions across the GNDP area.
19. The GNDP’s use of the 5% buffer in calculating land supply has also been challenged by those suggesting that a 20% buffer should be applied as the authorities are persistent under deliverers. This matter has now been clarified in both the part JCS Inspector’s report⁵² and a recent planning appeal decision⁵³. It is clear that, measuring delivery over an appropriate period in the light of economic cycles, there has not been persistent under delivery in the NPA and therefore a 5% buffer should be used.

<http://www.publications.parliament.uk/pa/cm201011/cmhansrd/cm111205/debtext/111205-0001.htm>

⁵⁰ See pg 149 of the adopted JCS where the housing supply indicator is defined as “CLG Core Output indicators H.2 a-d” which defines the residual approach.

⁵¹ See part JCS Inspector’s report para 66

⁵² See paras 61 – 65 of part JCS Inspector’s report

⁵³ See paras 19-20 of appeal decision ref APP/G2625/A/13/2195084 of Oct 2013

Norwich Policy Area (NPA)

20. How the NPA is used in relation to land supply has also been the subject of debate at the part JCS Examination and the aforementioned planning appeal. The GNDP argued that where an adequate supply can be demonstrated across the whole NPA, this should be considered to apply to all of the NPA's constituent parts, but where an adequate supply cannot be demonstrated across the whole NPA each of the constituent parts will be considered individually. This was suggested so that the release of additional sites addresses specific areas of underperformance rather than undermine the overall strategy.
21. In relation to the part JCS the Inspector concluded that he did not need to come to a view on what he described as the "GNDP's 'sequential' land assessment point"⁵⁴. However, for development management purposes this approach was rejected in the recent planning appeal decision⁵⁵ referred to above.
22. Therefore for development management purposes the local planning authorities have little choice but to treat the whole NPA as the relevant area for the calculation of housing land supply. Separate figures for constituent parts of the NPA will continue to be published in this monitoring report to allow scrutiny and for purposes of assessment of soundness of emerging Locals Plans with the JCS.
23. The NPA performance against the JCS requirement is set out below and shown as a trajectory over the JCS period in Appendix A1⁵⁶.

Year	Actual/Projected Completions	Required Completions	Shortfall/Surplus
2008/09	1,193	1,825	-632
2009/10	923	1,825	-902
2010/11	910	1,825	-915
2011/12	915	1,825	-910
2012/13	882	1,825	-943
Total 2008-13	4,822	9,125	-4,302
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 5% required by the NPPF		2,264	
2013/14 Current Year	1,311 (Excluded from the 5 year supply)	2,264	-953
2014/15	1,724	2,264	-540
2015/16	2,107	2,264	-157
2016/17	2,380	2,264	+116
2017/18	1,930	2,264	-334
2018/19	1,394	2,264	-870
Five year supply/requirement	9,537	11,320	-1,785

24. The above table and the trajectory in Appendix A1 demonstrate that across the NPA the supply of deliverable land at 1st April 2013 represented 84.2% of

⁵⁴ See paras 57-60 of part JCS Inspector's report

⁵⁵ See paras 17-18 of appeal decision ref APP/G2625/A/13/2195084 of Oct 2013

⁵⁶ Produced in accordance with the previous criteria for CLG LDF Core Output Indicator H2 (a-d) and CLG National Indicator NI159

what is required under the NPPF, a shortfall of 1,785 units. The trajectories in Appendices A2 - 4 illustrate the respective positions for the parts of the NPA.

25. The GNDP authorities acknowledge that there has been a 47% shortfall in delivery in the NPA since the start date of the JCS. Over and above the effects of the slow housing market, this is largely because until the adoption of the JCS the Local Plans for the area made allocations on the basis of achieving the 1999 Norfolk Structure Plan target of 1,195 units per annum in the NPA (1993-2011), 35% lower than the JCS requirements. As noted above, Site Specific Allocations are being progressed across all three authorities and it is anticipated that once new site allocations are made to accommodate the JCS level of growth, the level of delivery will also increase significantly. For all parts of the NPA the trajectories include an additional Projected Completions line to illustrate how emerging allocations will supplement existing sites and, where necessary, make up any current shortfall in five-year supply.

Broadland and South Norfolk Rural Areas

26. For the non-NPA Rural Areas, separate trajectories are produced for the Broadland and South Norfolk elements. These areas represent completely separate housing markets, where making up a shortfall in one district's rural area with sites in the other would not address the housing market issues. The trajectories attached at Appendices B1 and B2 demonstrate that Broadland and South Norfolk have 183.0% and 158.1% of the NPPF requirement respectively in their Rural Areas. This equates to a current surplus of 359 units in Broadland's Rural Area and 280 units in South Norfolk's Rural Area. The calculations are also set out in the following table:

	Broadland			South Norfolk		
Year	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus
2008/09	198	89	+109	345	131	+184
2009/10	109	89	+20	205	132	+73
2010/11	69	89	-20	189	131	+58
2011/12	70	89	-19	197	132	+65
2012/13	111	89	+22	250	131	+119
Total 2008-13	481	267	+112	739	657	+380
Annual requirement to 2025/26 adjusted to take account of previous shortfall, plus 5% required by the NPPF		85			95	
2013/14 Current Year	106 (Excluded from the 5 year supply)	85	+21	193 (Excluded from the 5 year supply)	95	+98
2014/15	162	85	+77	203	95	+108
2015/16	200	85	+115	189	95	+94
2016/17	152	85	+67	208	95	+113
2017/18	130	85	+45	102	95	+7
2018/19	131	85	+46	53	95	-42
Five year supply/ requirement	775	425	+350	755	475	+280

Action

27. Paragraph 49 of the NPPF requires local authorities to consider applications for housing *‘in the context of the presumption in favour of sustainable development’* and states that *‘relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites’*. Each authority therefore will continue to apply this approach to housing proposals in the NPA as a adequate supply of housing land cannot currently be demonstrated.
28. This matter will be kept under review by the GNDP authorities. Depending on the rate of further progress made with regard to bringing forward deliverable housing sites over the remainder of the monitoring year 2013/14 it is possible that the GNDP may be able to demonstrate that a 5 year land supply exists once the housing monitoring figures are compiled as at April 2014. Because of the significance of this issue to development management decisions it is expected that in future years the monitoring report dealing with land supply will be published in advance of the rest of the AMR as soon as the monitoring data contained within it can be validated.

Appendix A1 – Whole Norwich Policy Area Trajectory

	Whole NPA - 2008/09 to 2025/26	COMPLETIONS					PROJECTIONS														
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	1193	923	910	915	882															
Future Supply	Projected Completions - Current Year						1311														
	Projected Completions - Future Years Existing Sites							1724	2107	2380	1930	1394	1587	1050	933	752	681	570	527		
	Projected Completions - Future Years Emerging Sites						35	115	527	1201	1653	1915	1773	1673	1548	1333	1233	1108	715	36598	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	1825	1862	1921	1988	2065	2156	2226	2272	2221	2069	1880	1676	1395	1130	792	361	-416	-2509		
	JCS allocation annualised over 18 years (2008 - 2026)	1825	1825	1825	1825	1825	1825	1825	1825	1824	1825	1825	1825	1825	1825	1825	1825	1824	1824	32847	Total Required
								2156	2156	2156	2156	2156	10780	Units							
								2264	2264	2264	2264	2264	11320	Units							
								1724	2107	2380	1930	1394	9535	Units							
													-1785	Unit Surplus against 5.25 year requirement							
													4.42	Years of the 5.25 year requirement							
								1839	2634	3581	3583	3309	14946	Units							
													3626	Unit Surplus against 5.25 year requirement							
													6.93	Years of the 5.25 year requirement							

Appendix A2 – Broadland Norwich Policy Area Trajectory

	Broadland NPA - 2008/09 to 2025/26	COMPLETIONS					PROJECTIONS														
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	104	84	81	157	56															
Future Supply	Projected Completions - Current Year						134														
	Projected Completions - Future Years Existing Sites							340	496	447	320	228	172	172	172	172	172	165	52		
	Projected Completions - Future Years Emerging Sites							50	141	293	688	916	918	918	918	858	858	733	625	11440	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	617	647	682	722	762	817	874	922	946	968	964	938	912	877	824	755	617	336		
	JCS allocation annualised over 18 years (2008 - 2026)	617	617	616	617	617	616	617	617	616	617	617	616	617	617	616	617	616	616	11099	Total Required
								817	817	817	817	817	4085	Units							
								858	858	858	858	858	4290	Units							
								340	496	447	320	228	1831	Units							
													-2459	Unit Surplus against 5.25 year requirement							
													2.24	Years of the 5.25 year requirement							
								390	637	740	1008	1144	3919	Units							
													-371	Unit Surplus against 5.25 year requirement							
													4.80	Years of the 5.25 year requirement							

Appendix A3 – Norwich Trajectory

	Norwich - 2008/09 to 2025/26	COMPLETIONS					PROJECTIONS														
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	527	399	377	280	407															
Future Supply	Projected Completions - Current Year						587														
	Projected Completions - Future Years Existing Sites							560	655	981	900	736	1060	573	585	525	505	405	475		
	Projected Completions - Future Years Emerging Sites						35	15	0	140	100	105	25	0	0	20	20	20	40	11057	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	477	474	479	486	501	508	501	496	475	403	329	255	117	26	-114	-333	-763	-1950		
	JCS allocation annualised over 18 years (2008 - 2026)	477	477	478	477	477	478	477	477	478	477	477	478	477	477	478	477	477	478	8592	Total Required
								508	508	508	508	508	2540	Units							
								533	533	533	533	533	2665	Units							
								560	655	981	900	736	3832	Units							
													1167	Unit Surplus against 5.25 year requirement							
													7.55	Years of the 5.25 year requirement							
								575	655	1121	1000	841	4192	Units							
													1527	Unit Surplus against 5.25 year requirement							
													8.25	Years of the 5.25 year requirement							

Appendix A4 – South Norfolk Norwich Policy Area Trajectory

	South Norfolk NPA - 2008/09 to 2025/26	COMPLETIONS					PROJECTIONS															
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
Past Completions	Actual completions - Previous Years	562	440	452	478	419																
Future Supply	Projected Completions - Current Year						590															
	Projected Completions - Future Years Existing Sites							824	956	952	710	430	355	305	176	55	4	0	0			
	Projected Completions - Future Years Emerging Sites							50	386	768	865	894	830	755	630	455	355	355	50	14101	Total Delivered	
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	731	741	760	780	802	831	851	854	800	698	588	483	366	227	82	-60	-270	-895			
	JCS allocation annualised over 18 years (2008 - 2026)	731	731	731	731	731	731	731	731	730	731	731	731	731	731	731	731	731	730	13156	Total Required	
								831	831	831	831	831	4155	Units								
								873	873	873	873	873	4365	Units								
								824	956	952	710	430	3872	Units								
													-493	Unit Surplus against 5.25 year requirement								
													4.66	Years of the 5.25 year requirement								
								874	1342	1720	1575	1324	6835	Units								
													2470	Unit Surplus against 5.25 year requirement								
													8.22	Years of the 5.25 year requirement								

Appendix B1 – Broadland Rural Area Trajectory

	Broadland Rural Area Minimum - 2008/09 to 2025/26	COMPLETIONS					PROJECTIONS														
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	198	109	69	70	111															
Future Supply	Projected Completions - Current Year						106														
	Projected Completions - Future Years Existing Sites							162	200	152	130	131	100	50	0	0	0	0	0		
	Projected Completions - Future Years Emerging Sites							0	0	206	271	103	25	0	0	0	0	0	0	2193	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	89	83	81	82	83	81	79	71	58	25	-22	-59	-90	-118	-147	-196	-294	-588		
	JCS allocation annualised over 18 years (2008 - 2026)	89	89	89	89	89	90	89	89	89	89	89	90	89	89	89	89	89	90	1605	Total Required
								81	81	81	81	81	405	Units							
								85	85	85	85	85	425	Units							
								162	200	152	130	131	775	Units							
													350	Unit Surplus against 5.25 year requirement							
													9.61	Years of the 5.25 year requirement							
								162	200	358	401	234	1355	Units							
													930	Unit Surplus against 5.25 year requirement							
													16.81	Years of the 5.25 year requirement							

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Appendix C

NORWICH POLICY AREA SITES INFORMATION

BROADLAND – NORWICH POLICY AREA EXISTING SITES (31 MARCH 2013)							
Key (1) Site with planning permission (2) Site with Committee resolution to approve (3) Site allocated in an adopted Local Plan, but no current permission (4) Site identified in a Submitted Local Plan, with no outstanding objections							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Growth Triangle – Inside NDR							
Sprowston: Home Farm Phases 2 & 3 (1)	24	-	-	-	-	-	-
Sprowston: Home Farm Phase 4 (1)	0	21	20	20	20	-	-
Sprowston: Home Farm Phase 5 (1)	0	20	20	20	20	-	-
Sprowston: White House Farm (1)	0	40	120	120	120	120	713
Old Catton: Spixworth Road (1)	0	20	20	-	-	-	-
Thorpe St Andrew, Brook Farm (2)	0	0	52	52	52	52	392 (inc. 28 post 2026)
Growth Triangle – Outside NDR							
Rackheath: Salhouse Road (1)	0	20	20	20	20	-	-
Rackheath: Trinity Close (1)	0	7	7	-	-	-	-
Remainder of Broadland NPA							
Blofield: Yarmouth Road (1)	0	0	50	50	50	25	-
Blofield: 20 Yarmouth Road (1)	0	11	11	-	-	-	-
Blofield: rear of Manor House, North Street (1)	3	3	-	-	-	-	-
Brundall: Cucumber Lane (1)	0	50	50	50	-	-	-
Brundall: Vauxhall Mallards Cricket Club (1)	0	0	22	22	-	-	-
Drayton: Firkings, 35 School Road (1)	27	-	-	-	-	-	-
Great & Little Plumstead: Little Plumstead Hospital, Hospital Road (1)	25	24	-	-	-	-	-
Great & Little Plumstead: 21 Plumstead Road, Thorpe End (1)	0	5	-	-	-	-	-
Hellesdon: NCS Depot 389 Drayton High Road (1)	0	0	0	16	-	-	-
Horsford: Pinelands Industrial Estate, Holt Road (1)	23	20	20	-	-	-	-
Horsford: South of the Dog Inn, Holt Road (1)	0	0	0	15	-	-	-
Old Catton: Repton House, Parkside Drive (1)	0	0	9	-	-	-	-
Old Catton: St Christopher's School (1)	2	-	-	-	-	-	-
Salhouse: Norwich Road (2)	0	10	10	-	-	-	-
Salhouse: former garage site, Mill Road (1)	0	0	0	15	-	-	-
Salhouse: Salhouse Hall (1)	0	0	0	8	-	-	-
Spixworth: north of Crostwick Lane (2)	0	27	27	-	-	-	-

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Sprowston: Adj Royal Oak PH (1)	0	8	-	-	-	-	-
Sprowston: 12 North Walsham Road (1)	0	6	-	-	-	-	-
Taverham: 147/149 Fakenham Road (1)	0	5	-	-	-	-	-
Thorpe St. Andrew: Norwich Camping & Leisure (1)	0	0	0	9	8	-	-
Thorpe St Andrew: Yarmouth Road (1)	0	7	8	-	-	-	-
Thorpe St Andrew: 148 Plumstead Road East (1)	0	9	-	-	-	-	-
Sites below 5 units with permissions at 01/04/13 All units assumed deliverable in accordance NPPF paragraph 47, footnote 11	30	30	30	30	30	31	-
BROADLAND NPA TOTAL	134	340	496	447	320	228	1105 <i>(inc 28 post-2026)</i>

BROADLAND – NORWICH POLICY AREA EMERGING SITES (31 MARCH 2013)							
Key	(5) Site identified as an emerging Local Plan Preferred Option (6) Site in Growth Triangle Area Action Plan options						
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Growth Triangle – Inside NDR							
North of Sprowston & Old Catton (Beyond Green) (6)	0	0	91	182	182	182	2883 <i>(inc. 1624 post-2026)</i>
Norwich RFC (6)	0	0	0	0	50	51	159
North of White House Farm (6)	0	0	0	0	0	0	2500 <i>(inc. 1675 post-2026)</i>
Between Salhouse Road and Thorpe Woodlands (6)					75	150	1025
Old Catton: Spixworth Road (1)	See current sites above						
Sprowston: Home Farm Phase 4 (1)	See current sites above						
Thorpe St Andrew, Brook Farm (2)	See current sites above						
Growth Triangle – Outside NDR							
Rackheath Eco-Community (6)	0	0	0	0	115	230	3605 <i>(inc. 1995 post-2026)</i>
Rackheath Eco-Community Exemplar Site (6)		50	50	50	50	-	-
Rackheath: Salhouse Road (1)	See current site above						
Rackheath: Trinity Close (1)	See current sites above						
Remainder of Broadland NPA							
Blofield: Yarmouth Road (1)	See current sites above						
Blofield: 20 Yarmouth Road (1)	See current sites above						
Blofield Heath: north of Blofield Corner Road (5)	0	0	0	12	8	-	-
Brundall: Cucumber Lane (1)	See current sites above						
Drayton: east of Cator Road & north of Hall Lane (5)	0	0	0	25	50	50	75
Drayton: east of School Road (5)	0	0	0	12	8	-	-
Great & Little Plumstead: Little Plumstead Hospital (1)	See current sites above						
Hellesdon: Royal Norwich Golf Club (5)	0	0	0	0	75	150	Up to 775
Hellesdon: Hospital Grounds, southwest of Drayton Road (5)	0	0	0	0	50	100	150
Horsford: Pinelands Industrial Estate, Holt Road (1)	See current sites above						
Horsham & Newton St Faith: east of Manor Road (5)	0	0	0	12	25	3	-
Salhouse: Norwich Road (2)	See current sites above						
Spixworth: north of Crostwick Lane (2)	See current sites above						
BROADLAND NPA TOTAL	0	50	141	293	688	916	11172 <i>(inc 5294 post-2026)</i>

NORWICH EXISTING SITES (31 MARCH 2013)							
Key: (1) Sites with planning permission (2) Sites with Committee resolution to approve (3) Sites allocated in an adopted Local Plan, but no current permission (4) Sites identified in a Submitted Local Plan, with no outstanding objections (5) Windfall Sites							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
All Saints Green/Queens Road, bus station site (1)	0	0	0	0	0	0	60
All Saints Green, Ivory House (1)	0	0	0	0	0	0	11
Anglia Square (1)	0	0	0	50	49	50	49
Argyle Street – CC12 (4)	0	0	12	-	-	-	-
Aviva Car Park, Brazengate (1 & 4) R09	43	43	-	-	-	-	-
Aylsham Road, land to rear of and 293-293A (3)	0	0	44	44	-	-	-
Aylsham Road, St. Luke's Court (3)	0	0	0	0	0	0	20
Aylsham Road District Centre – R13 (4)	0	0	0	25	25	25	-
Aylsham Road District Centre & adjacent land – R23 (4)	0	0	0	0	0	0	100
Aylsham Road, 165-187 – R24 (4)	0	0	0	0	20	0	0
Aylsham Road, Former Pupil Referral Unit – R25 (4)	0	0	0	11	-	-	-
Barn Road Car Park – CC24 (4)	0	0	0	0	0	0	40
Barrack Street – CC19a (1 & 4)	0	0	0	0	0	0	200
Barrack Street, 126-128 – R18 (1 & 4)	0	15	-	-	-	-	-
Beckham Place (1)	0	5	5	5	5	-	-
Ber Street, rear of 4-8 (1)	14	-	-	-	-	-	-
Ber Street, 10-24 – CC04 (1 & 4)	0	16	0	0	0	0	14
Ber Street, 60-70 – CC01 (4)	0	0	0	0	0	0	20
Ber Street, Scotts Yard and 113-121 (1)	0	0	0	0	0	0	15
Ber Street, 84-110 – CC02 (3 & 4)	0	0	0	0	30	50	50
Ber Street 147-153 – CC03 (4)	0	0	0	0	20	-	-
Bethel Street, 59 (1)	0	0	0	0	14	-	-
Bishop Bridge Road, 29-31 (1)	0	0	0	0	0	0	19
Bishop Bridge Road, east of – R16 (4)	0	0	0	0	25	25	-
Bishop Bridge Road/Ketts Hill – R17 (4)	0	0	0	0	0	0	30
Bowthorpe Road, Norwich Community Hospital Site – R40 (4)	0	0	0	0	0	0	80
Bowers Avenue, Garages in front of 216-246 (1)	15	-	-	-	-	-	-
Bussey Road, SE of Ives Road (1)	16	-	-	-	-	-	-
Cadge Road (1)	14	-	-	-	-	-	-
Carrow Road, Norwich City Football Club Phase 2 Taylor Wimpey – CC17 (part) (1)	102	30	65	24	24	-	-
Carrow Road, The Clarence Harbour Public House (1)	12	-	-	-	-	-	-
Castle Meadow, Castle House, 7-7a	0	0	22	-	-	-	-
City Hall, land to the rear – CC27 (4)	0	0	0	0	10	10	-
City Road, John Youngs Ltd – R08 (4)	0	0	0	0	45	-	-

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Cremorne Lane (1)	18	-	-	-	-	-	-
Dereham Road, land & buildings adjacent to & Including 349A & 349B – R37 (1 & 4)	0	0	11	11	-	-	-
Dereham Road, Site of former Earl of Leicester PH, 238a – R36 (4)	0	0	0	12	-	-	-
Dibden Road, Van Dal Shoes and garage courts – R19 (4)	0	0	10	15	-	-	-
Dowding Road, Taylors Lane and Douglas Close, land at (1)	7	21	-	-	-	-	-
Drayton Road, 81-93 – R27 (4)	0	0	0	0	0	0	30
Drayton Road, adjoining Lime Kiln Mews – R26 (4)	0	0	15	-	-	-	-
Duke Street, EEB site – CC23 (4)	15	15	-	-	-	-	-
Duke Street, site of former Start-rite Shoe factory (3)	0	0	0	0	0	0	21
Duke Street, St. Mary's Works (3)	0	10	10	10	10	-	-
Earlham Centre, Shoemaker Public House (1)	0	9	9	-	-	-	-
Edward Street, Beckham Place (1)	0	0	0	0	0	0	13
Edward Street, Hunters Squash Club – CC18 (1 & 4)	0	0	12	12	-	-	-
Friars Quay/Colegate (3)	0	0	0	0	10	10	-
Fishergate, Bulsare Warehouse (3)	0	0	0	0	5	5	-
Gas Hill, Gas Holder – R15 (4)	0	0	0	0	0	0	15
Goldsmith Street – R29 (4)	0	20	40	40	-	-	-
Hall Road, Hewitt Yard – R04 (4)	0	0	0	20	-	-	-
Hall Road, rear of 138A (1 & 4)	0	10	-	-	-	-	-
Havers Road Industrial Sites – R38 (4)	0	0	0	50	50	-	-
Heigham Street, 231-243 - R30 (4)	0	0	0	0	0	25	-
Heigham Street, 271 (3)	0	0	0	0	11	-	-
Hobrough Lane/131-133 King Street (1)	0	0	0	0	0	0	10
Holmes Close (1)	12	12	-	-	-	-	-
Kerrison Road, Norwich City Football Club – CC17(1 & 4)	0	50	50	50	50	50	-
Kerrison Road, Norwich City Football Club – CC17 (part) Groundsmans Hut (4)	0	0	0	50	-	-	-
Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott – R12 (4)	0	0	0	100	100	100	108
King Street, 126-140 (1)	0	13	10	-	-	-	-
King Street, 144-162 – CC10 (1)	12	-	-	-	-	-	-
Little John Hill, Parish Hall/Vicarage Garden (1)	0	0	0	0	10	-	-
Lower Clarence Road, Ailwyn Hall (1)	0	21	-	-	-	-	-
Lower Clarence Road – CC14 (4)	0	0	15	15	15	-	-
Magdalen Road, 118 (1)	0	0	0	0	11	-	-
Magdalen Street, 23-25 (1)	0	0	0	0	0	0	17
Magdalen Street, 67-69 (1)	0	0	0	0	0	0	10
Mary Chapman Court (3)	0	0	0	0	8	32	-
Mountergate, Baltic Wharf (3)	0	0	0	0	0	0	20
Mousehold Lane, Start Rite Factory site – R20 (4)	0	0	0	40	-	-	-
Music House Lane, Units 1-4 (1)	0	0	0	0	0	0	20
Northumberland Street, 120-130 – R35 (4)	0	0	0	0	0	0	30
Northumberland Street, 165-175 & land at Armes Street (3)	0	0	0	0	0	0	10
Northumberland Street, Wensum Clothing Company, 179 (1)	6	-	-	-	-	-	-
Oak Street, 123-161(3)	0	0	0	30	25	-	-
Oak Street, 140-154 - CC20 (4)	0	0	0	0	0	0	10

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Oak Street, Spring Grove Services (1)	10	-	-	-	-	-	-
Oak Street, The Talk (3)	0	0	0	20	20	18	-
Oak Street / Sussex Street commercial sites, 160-162 Oak Street – CC22 (4)	0	0	0	0	0	0	15
Orchard Street, Pay & Display Car Park (1)	12	-	-	-	-	-	-
Palace Street/Bedding Lane, Bussey's Garage (3)	0	0	0	0	0	0	24
Pointers Field – R46 (4)	0	10	-	-	-	-	-
Pottergate/Fishers Lane (3)	0	0	0	0	0	0	27
Pottergate, former Thorndick and Dawson site, 75-81 (1)	1	-	-	-	-	-	-
Pottergate car park – CC26 (4)	0	0	0	0	0	0	20
Queens Road and Surrey Street – CC34 (4)	0	0	0	0	0	0	40
Raynham Street, north of – R28 (4)	0	15	30	-	-	-	-
Rosary Road, former Bertram Books site, the Nest (1)	48	-	-	-	-	-	-
Rosary Road, Chalk Hill Works (1)	14	14	-	-	-	-	-
Rose Lane, land at Mountergate – CC05 (4)	0	0	0	0	30	30	240
Rose Lane, 26-36/Greyfriars Road – CC06 (3)	0	0	0	0	24	-	-
Starling Road, Industrial sites – R22 (1 & 4)	0	0	0	15	15	15	-
St Crispins Road/Pitt Street (3)	0	7	6	6	6	-	-
St Saviours Lane, Hi-Tech House (1)	0	0	20	17	-	-	-
St Stephens Street, St Stephens Towers – CC31 (4)	75	75	50	50	-	-	-
St Stephens Road, 54-78 (1)	0	0	9	-	-	-	-
St Stephens Road, former N&N Hospital (1)	38	-	-	-	-	-	-
Silver Road, Former Baptist Church (1)	0	12	-	-	-	-	-
Sussex Street, 70-72 – CC21 (1 & 4)	0	0	0	17	-	-	-
Sussex Street, Sussex House (1)	20	-	-	-	-	-	-
Thorpe Road, 79 (1)	0	0	12	-	-	-	-
Thorpe Road, 212-216 (1)	1	-	-	-	-	-	-
Thorpe Road: 13-17 Norwich Mail Centre – CC16 (4)	0	0	0	0	0	0	150
Thorpe Road/Lower Clarence Road, Busseys Garage – CC15 (4)	10	15	-	-	-	-	-
Threescore – R41 (2)	0	0	50	50	50	50	800
Trowse: Deal Ground and May Gurney Sites – R10 (2 & 5)	0	0	0	0	0	0	600
Utilities Site, Norwich – R11 (4)	0	0	0	0	0	50	50
Wall Road (1)	0	15	7	-	-	-	-
Wellesley Avenue North (1)	14	-	-	-	-	-	-
Wentworth Green, former Civil Service Sports Ground (1)	3	-	-	-	-	-	-
Westlegate Tower – CC33 (4)	15	15	-	-	-	-	-
Whitefriars, Smurfit Kappa (3)	0	0	0	0	0	0	90
Wlberforce Road (1)	13	-	-	-	-	-	-
Sites under 10 dwellings (All units assumed deliverable in accordance NPPF paragraph 47, footnote 11)	41	42	41	42	41	42	-
Windfall assumption (In accordance with NPPF paragraph 48)	0	50	100	150	150	150	1050
NORWICH TOTAL	587	560	655	981	900	736	4128

NORWICH EMERGING SITES (31 MARCH 2013)								
Key (6) Site identified in the Submission Plan, but with outstanding objections (all remaining sites without objections are in the EXISTING SITES above)								
Ref.	Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
CC09	King Street Stores, King Street (6)	-	-	-	10	10	-	-
CC11	Land at Garden Street (6)	0	0	0	0	0	0	100
CC13	Land at Wherry Road (6)	0	0	0	65	-	-	-
CC35	Westwick Street Car Park (6)	0	0	0	0	0	30	-
R02	Norfolk Learning Difficulties Centre, Ipswich Road, Norwich (6)	0	0	0	15	15	-	-
R14	Chalk Hill Works, Rosary Road (6)	25	-	-	-	-	-	-
R21	Land at Anthony Drive / Sprowston Road (6)	10	15	-	-	-	-	-
R33	Heigham Water Treatment Works, Waterworks Road (6)	0	0	0	50	50	50	-
R39	Mile Cross Depot (6)	0	0	0	0	25	25	25
NORWICH EMERGING SITES TOTAL		35	15	0	140	100	105	125

SOUTH NORFOLK – NORWICH POLICY AREA EXISTING SITES (31 MARCH 2013)							
Key (1) Site with planning permission (2) Site with Committee resolution to approve (3) Site allocated in an adopted Local Plan, but no current permission (4) Site identified in a Submitted Local Plan, with no outstanding objections							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Costessey: North of the River Tud/Queen's Hills (1)	130	160	185	213	101	43	-
Costessey: Lodge Farm (1)	40	40	34	-	-	-	-
Costessey, Townhouse Road (1)	0	20	22	20	-	-	-
Costessey: Roundwell Works, Dereham Road (3)	0	0	0	0	0	0	0
Costessey: Bridge Farm, Norwich Road (1)	2	3	4	-	-	-	-
Costessey: r/o 9 Grove Avenue (1)	3	-	-	-	-	-	-
Cringleford: North of the A11/Roundhouse Park (1)	150	131	100	100	75	-	-
Cringleford: Former Primary School site (2)	0	12	25	1	-	-	-
Framingham Earl: NW of Pigot Lane (1)	10	30	30	30	-	-	-
Framingham Earl/Bixley: West of Octagon Barn, Bungay Road (2)	0	25	35	-	-	-	-
Framingham Earl, Alston's Meadow, 84 Long Lane (1)	5	-	-	-	-	-	-
Hethersett: North Village (2)	0	0	100	200	200	200	496
Hethersett: Great Melton Road (2)	0	25	50	50	33	-	-
Hethersett: Lyngate Farm (1)	3	-	-	-	-	-	-
Keswick: Low Road (1)	0	9	-	-	-	-	-
Mulbarton: Cuckooofield Lane (1)	21	-	-	-	-	-	-
Mulbarton: The Rosery/Long Lane (2)	0	25	50	50	50	5	-
Newton Flotman: 38 Olive Avenue (1)	4	4	-	-	-	-	-
Poringland: The Street (1)	55	70	55	55	55	55	224
Poringland: Former Primary School site (1)	0	0	15	15	-	-	-
Poringland: Glebe Farm (1)	1	-	-	-	-	-	-
Surlingham: Mill Road (1)	0	6	-	-	-	-	-
Swardeston: Roadside Nurseries (1)	3	-	-	-	-	-	-
Tharston: Chequers Road (2)	0	30	30	30	30	-	-
Wymondham: Greenland Avenue/Whispering Oaks (1)	20	-	-	-	-	-	-
Wymondham: Carpenter's Barn (1)	0	25	50	50	50	50	125
Wymondham: Norwich Common/Beckett's Grove (1)	90	90	60	24	-	-	-
Wymondham: Norwich Road/Spinks Lane (2)	0	25	50	50	50	50	50
Wymondham: Sale Ground (1)	0	0	0	25	39	-	-
Wymondham: between Burdock Close and Blackthorn Road (1)	12	25	-	-	-	-	-
Wymondham: Rightup Lane (1)	14	14	-	-	-	-	-
Wymondham: Friarscroft Lane (3)	0	0	12	12	-	-	-
Wymondham: Chestnut Drive/London Road (2)	0	12	8	-	-	-	-
Wymondham: BOCM Paul, Rightup Lane (1)	0	0	14	-	-	-	-
Wymondham: north of Rightup Lane (1)	0	6	-	-	-	-	-

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Wymondham: r/o 7-19 Fairland Street (1)	0	5	-	-	-	-	-
Wymondham: the Bungalow, Spooner Row (2)	0	5	-	-	-	-	-
Sites below 5 units with permissions at 01/04/13	27	27	27	27	27	27	-
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
SOUTH NORFOLK NORWICH POLICY AREA TOTAL	590	824	956	952	710	430	895

SOUTH NORFOLK – NORWICH POLICY AREA EMERGING SITES (31 MARCH 2013)

Key (5) Site identified as an emerging Local Plan Preferred Option

Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Bawburgh: Stocks Hill (5)	0	0	5	-	-	-	-
Bracon Ash: Norwich Road (5)	0	0	12	8	-	-	-
Bramerton: Herbert Parker Seeds (5 - Application under consideration at 31/03/13)	0	0	10	-	-	-	-
Costessey: west of Lodge Farm (5 - Application under consideration at 31/03/13)	0	0	50	100	100	100	150
Cringleford: Sites emerging through the Neighbourhood Development Plan (5)	0	0	50	100	125	125	800
Easton: south and east of village (5)	0	0	75	150	150	150	375
Framingham Earl: Pigot Lane	See current sites above						
Hethersett: North Hethersett & Great Melton Road	See current sites above						
Keswick: Low Road	See current sites above						
Little Melton: off Mill Road (5 - Application under consideration at 31/03/13)	0	0	12	8	-	-	-
Long Stratton: Cygnet House (5 – Application currently under consideration)	0	50	-	-	-	-	-
Long Stratton: Sites emerging through the Area Action Plan preferred options (5)	0	0	0	50	140	230	1380
Mulbarton: The Rosery/Long Lane	See current sites above						
Newton Flotman: Flordon Road/Church Road (5)	0	0	12	18	-	-	-
Poringland: west of The Street	See current sites above						
Poringland: The Ridings (5)	0	0	12	8	-	-	-
Poringland: Heath Farm (5 - Application under consideration at 31/03/13)	0	0	25	50	50	50	25
Spooner Row: Chapel Lane (5 - Application under consideration at 31/03/13)	0	0	10	-	-	-	-
Spooner Row: School Lane (5)	0	0	5	-	-	-	-
Stoke Holy Cross: Long Lane (5 - Applications under consideration at 31/03/13)	0	0	25	50	-	-	-
Surlingham: The Street (5)	0	0	5	-	-	-	-
Surlingham: New Road (5)	0	0	5	-	-	-	-
Swardeston: Main Road (5)	0	0	12	18	-	-	-
Tasburgh: Church Road (5)	0	0	12	8	-	-	-
Wymondham: Friarscroft Lane	See current sites above						
Wymondham: Sale Ground	See current sites above						
Wymondham: Norwich Common	See current sites above						
Wymondham: Carpenter's Barn	See current sites above						
Wymondham: Tuttle Lane East (5)	0	0	24	50	50	14	-
Wymondham: Cavick Road/Bradman's Lane (5)	0	0	25	50	50	25	-
Wymondham: South Wymondham (5 - Applications under consideration at 31/03/13)	0	0	0	100	200	200	700
SOUTH NORFOLK NPA PREFERRED SITES TOTAL	0	50	386	768	865	894	3430

Appendix D

RURAL AREA SITES INFORMATION

BROADLAND – RURAL AREA EXISTING SITES (31 MARCH 2013)							
Key (1) Site with planning permission (2) Site with Committee resolution to approve (3) Site allocated in an adopted Local Plan, but no current permission (4) Site identified in a Submitted Local Plan, with no outstanding objections							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Aylsham: north of Sir Williams Lane (1)	0	0	50	50	50	50	100
Aylsham: Woodgate Farm (1)	0	0	50	50	50	50	50
Aylsham: St Michaels Hospital,, Cawston Road (1)	51	50	-	-	-	-	-
Aylsham: Station Road (1)	0	8	-	-	-	-	-
Aylsham: BOCM Paul, Dunkirk	2	2	2	2	-	-	-
Felthorpe: Boundary House, Haverlingland Road (1)	0	4	4	-	-	-	-
Felthorpe: Mill Farm (1)	2	3	-	-	-	-	-
Freethorpe: Old Chapel Road	2	2	-	-	-	-	-
Freethorpe: 8 The Green	2	2	-	-	-	-	-
Frettenham: Mill Road	1	-	-	-	-	-	-
Frettenham: Valley Farm	2	-	-	-	-	-	-
Great Witchingham: Hubbards Loke (1)	0	14	13	-	-	-	-
Haverlingland: Abbey Farm (1)	1	2	2	-	-	-	-
Hevingham: Morgans Way (1)	0	6	-	-	-	-	-
Lingwood: Norwich Road/Station Road (1)	0	0	20	19	-	-	-
Lingwood: Land adj., St Edmunds Road (1)	9	11	-	-	-	-	-
Marsham: Rear or 44-46 High Street (1)	0	0	5	-	-	-	-
Reepham: Former Station Yard, Cawston Road (1)	0	11	11	-	-	-	-
Reepham: New Road (1)	0	5	5	-	-	-	-
Reepham: Between 47 & 53 Cawston Road (1)	2	2	3	-	-	-	-
Stratton Strawless: Grove Farm (1)	2	4	-	-	-	-	-
Strumpshaw: 31 Norwich Road (1)	0	5	5	-	-	-	-
Sites below 5 units with permissions at 01/04/13	30	31	30	31	30	31	-
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
BROADLAND RURAL AREA TOTAL	106	162	200	152	130	131	150

BROADLAND – RURAL AREA EMERGING SITES (31 MARCH 2013)							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Acle: north of Norwich Road	0	0	0	25	50	50	25
Acle: north of Springfield	0	0	0	12	18	-	-
Acle: south of Acle Station	0	0	0	12	8	-	-
Aylsham: north of Sir Williams Lane	See current sites above						
Aylsham: Woodgate Farm	See current sites above						
Buxton: east of Lion Road	0	0	0	12	8	-	-
Cawston: east of Gayford Road	0	0	0	12	8	-	-
Coltishall: off Rectory Road	0	0	0	25	35	-	-
Foulsham: West of Stringers Lane	0	0	0	12	3	-	-
Freethorpe: north of Plumers Lane	0	0	0	10	-	-	-
Great Witchingham: Hubbards Loke	See current sites above						
Lingwood: Norwich Road/Station Road	See current sites above						
Reedham: Station Road	0	0	0	12	8	-	-
Reepham: Former Station Yard, Cawston Road	See current sites above						
Reepham: south of Dereham Road	0	0	0	25	50	15	-
Reepham: east of Whitwell Road	0	0	0	12	25	13	-
South Walsham: rear of Burlingham Road	0	0	0	12	8	-	-
Wroxham: off Keys Drive/Salhouse Road	0	0	0	25	50	25	-
BROADLAND RURAL AREA TOTAL	0	0	0	206	271	103	25

SOUTH NORFOLK – RURAL AREA EXISTING SITES (31 MARCH 2013)							
Key (1) Site with planning permission (2) Site with Committee resolution to approve (3) Site allocated in an adopted Local Plan, but no current permission (4) Site identified in a Submitted Local Plan, with no outstanding objections							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Ashwellthorpe: r/o Wood Farm, The Street (2)	0	0	0	15	16	-	-
Barford: Barford Hire, Watton Road (1)	0	0	0	0	0	0	7
Carleton Rode: Cook's Garage (1)	0	0	0	0	5	-	-
Diss: Frenze Hall Lane (1)	29	-	-	-	-	-	-
Diss: Transport Depot, Victoria Road (1)	0	0	0	20	-	-	-
Diss: Conservative Club (1)	0	0	0	0	0	0	0
Diss: Diss Cue Club/DissTribution, Mission Road (1)	5	4	-	-	-	-	-
Diss: Holy Trinity Church (1)	5	6	-	-	-	-	-
Diss: east & west of Willbye Avenue (1)	0	8	-	-	-	-	-
Diss: 38-39 Victoria Road (1)	4	0	2	-	-	-	-
Diss: Water Tower, Louis Lane (1)	0	5	-	-	-	-	-
Ditchingham: Simpsons Maltings (1)	11	30	30	30	-	-	-
Fornsett: Old Station Yard, Station Road (1)	0	7	10	-	-	-	-
Hales: Hales Hospital (1)	0	0	22	22	-	-	-
Hales: former workshop, Yarmouth Road (1)	0	10	-	-	-	-	-
Harleston: Former Dowdeswell Site (1)	23	-	-	-	-	-	-
Harleston: Mendham Lane (1)	0	25	50	45	-	-	-
Harleston: Maltings at Tudor Rose Way (1)	0	5	-	-	-	-	-
Loddon: ExPress Plastics (1)	50	37	-	-	-	-	-
Loddon: Former Police Station, 8 Bridge Street (1)	5	-	-	-	-	-	-
Pulham St Mary: The Old Maltings, Station Road (1)	5	5	-	-	-	-	-
Roydon/Diss: Old High Road/ Roydon Road (1)	0	0	28	29	28	-	-
Scole: The Gables, 5 Bungay Road (1)	2	-	-	-	-	-	-
Thurlton: South of Holly Cottage, Beccles Road (1)	2	3	-	-	-	-	-
Tibenhams: Adj. 14 Pristow Green Lane (1)	5	-	-	-	-	-	-
Topcroft: south east of 12 Church Street (1)	0	5	-	-	-	-	-
Woodton: Triple Plea Road (1)	0	0	0	0	6	6	-
Winfathing: Chapel Close (1)	0	6	-	-	-	-	-
Sites below 5 units with permissions at 01/04/13	47	47	47	47	47	47	-
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
SOUTH NORFOLK RURAL AREA TOTAL	193	203	189	208	102	53	7

SOUTH NORFOLK – RURAL AREA EMERGING SITES (31 MARCH 2013)							
Key (5) Site identified as an emerging Local Plan Preferred Option							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Alpington: Wheel Road (South)	0	0	10	-	-	-	-
Aslacton: north of High Green	0	0	5	-	-	-	-
Aslacton: Coopers Scrap Yard	0	0	12	3			
Barford: west of The Hall, off Church Lane	0	0	10	-	-	-	-
Barnham Broom: Rush Green Road, Bell Road	0	0	12	8	-	-	-
Bergh Apton: off Cookes Road	0	0	10	-	-	-	-
Bergh Apton: west of St Martin's Church, The Street	0	0	5	-	-	-	-
Brooke: Norwich Road	0	0	12	-	-	-	-
Brooke: High Green Farm	0	0	8	-	-	-	-
Broome: adj Broome Heath	0	0	5	-	-	-	-
Broome: Yarmouth Road	0	0	5	-	-	-	-
Bunwell: Bunwell Street	0	0	8	-	-	-	-
Bunwell: adj. Chruch Farm House, Church Lane	0	0	7	-	-	-	-
Carleton Rode: west of Rode Lane	0	0	5	-	-	-	-
Carleton Rode: Flaxlands Road	0	0	5	-	-	-	-
Dickleburgh: Langmere Road	0	0	12	8	-	-	-
Diss: Frenze Hall Lane	0	0	25	50	50	25	-
Diss: Haulage Depot Victoria Road	See current sites above						
Diss: Frenze Hall Lane	0	0	12	23	-	-	-
Ditchingham: Tunney's Lane field	0	0	12	8	-	-	-
Earsham: Lodge Field	0	0	12	8	-	-	-
Geldeston: west of The Kells	0	0	10	-	-	-	-
Gillingham: Norwich Road	0	0	10	-	-	-	-
Great Moulton: High Green	0	0	5	-	-	-	-
Hales: North of Yarmouth Road	0	0	10	-	-	-	-
Harleston: Former Howard Rotavator Works, Mendham Lane	0	0	12	17	-	-	-
Harleston: Spirkett's Lane/Limes Close	0	0	25	50	30	-	-
Harleston: Mendham Lane	See current sites above						
Hempnall: off Bungay Road, west of Roland Drive	0	0	12	8	-	-	-
Hingham: land at Seamere road	0	0	25	50	20	-	-
Loddon: land north of George Lane	0	0	25	50	50	50	-
Pulham Market: Sycamore Farm, Tattlepot Road	0	0	10	-	-	-	-
Rockland St Mary: off Bee Orchid Way	0	0	12	8	-	-	-
Roydon: land off Denmark Lane	0	0	12	25	5	-	-
Scole: land at Old Norwich Road adj, Ransome Avenue	0	0	10	-	-	-	-
Seething: land on Seething Street	0	0	10	-	-	-	-
Tacolneston: Land adj. The Fields	0	0	12	8	-	-	-
Thurlton: Beccles Road, west of College Road	0	0	12	8	-	-	-

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Wicklewood: Hackford Road	0	0	6	-	-	-	-
Wicklewood: fronting High Street	0	0	8	-	-	-	-
Woodton: rear of Georges House, The Street	0	0	12	8	-	-	-
Wortwell: Land at The Bell Field	0	0	5	-	-	-	-
Wreningham: adj. builder's yard, Church Road	0	0	10	-	-	-	-
SOUTH NORFOLK RURAL AREA PREFERRED SITES TOTAL	0	0	446	340	155	75	-

Appendix B – Duty to Cooperate Topic Paper

Greater Norwich Development Partnership

Statement of Compliance with the Duty to Cooperate

Joint Core Strategy for Broadland, Norwich and South Norfolk
Addressing the Judgment of Mr Justice Ouseley in *Heard v Broadland District Council*,
South Norfolk District Council and Norwich City Council

December 2012

Jobs, homes, prosperity for local people



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Appendix 1

Note of a Duty to Cooperate meeting with Neighbouring
Authorities 17 May 2012

1. Introduction

- 1.1. Section 110 of the Localism Act (which came into effect on 15 November 2011), creates a new Section 33A of the Planning and Compulsory Purchase Act 2004, which imposes a duty on local planning authorities and other bodies to cooperate with each other in the preparation of development plan documents, to address strategic issues relevant to their areas.
- 1.2. Para 181 of the National Planning Policy Framework (NPPF) states “Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination”.
- 1.3. The NPPF makes several references to where the duty to cooperate might apply, indicating that strategic matters include:
 - planning for housing development to reflect local needs;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater;
 - the provision of health, security, community and cultural infrastructure and other local facilities;
 - climate change mitigation and adaptation;
 - conservation and enhancement of the natural and historic environment, including landscape;
 - environmental assessments, including under the Habitats Regulations;
 - Strategic Flood Risk Assessment; and
 - The evidence base, including:
 - Strategic Housing Market Assessments
 - existing business needs and likely changes in the market
 - existing and future supply of land available for economic development
 - assessments of the physical constraints on land use.
- 1.4. The duty to cooperate covers a number of public bodies including:
 - Environment Agency
 - English Heritage
 - Natural England
 - Civil Aviation Authority
 - Homes and Communities Agency
 - Primary Care Trusts
 - Office of the Rail Regulator

- Marine Management Organisation
 - Highways Agency
 - Highway Authorities
 - Local Planning Authorities
 - Broads Authority
 - County Councils
- 1.5. New Anglia Local Enterprise Partnership (LEP) is not covered within the legislative “duty to cooperate”, but has been identified in the regulations as a body that those covered by duty ‘should have regard to’ when preparing local plans. The GNDP Directors’ Group and the GNDP Board that have overseen the JCS submission process include representatives from the LEP.
- 1.6. Similarly utility providers are not identified in the duty to cooperate but to achieve effective implementation of plans their cooperation will be required.
- 1.7. Throughout production of the JCS and the subsequent consideration of the remitted parts, the authorities have engaged with Parish Councils. Parish Councils are not included within the list of “duty to cooperate” bodies. Therefore it is beyond the scope of this particular report to set out the detail of cooperation with Parish Councils in the preparation of this submission.
- 1.8. The councils consider that the requirements of the Duty can be split into two main components: the process of cooperation and the outcomes of cooperation. In other words:
- that it has striven to cooperate with neighbouring authorities and prescribed bodies i.e. that constructive engagement has occurred, actively and on an ongoing basis in line with section 33a of the Planning Act 2004; and
 - that the basis and results of this cooperation have been positively prepared and are effective i.e. that the relevant cross-boundary issues have been identified and addressed within the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS), in line with the National Planning Policy Framework.
- 1.9. This Statement of Compliance with ‘Duty to Cooperate’ sets out how the councils have cooperated with other bodies in the production of the JCS and how the arrangements for joint working in place between 2007 and 2012 satisfy the current requirements of the Duty to Cooperate. This document should be read in conjunction with the Regulation 30 statement of the original JCS submission and the Regulation 22 statement for the resubmission, which provide detailed information about the consultation that took place with the various bodies throughout the preparation of the JCS.

2. Context of the 'Duty' in relation to the Court Case

- 2.1. On 29 February 2012 Mr Justice Ouseley ruled on the case of Heard v Broadland District Council, Norwich City Council and South Norfolk District Council (Case ref: CO/3983/2011). In his judgment he remitted part of the Joint Core Strategy relating housing and employment distribution in the Broadland part of the Norwich Policy Area (NPA), including the North East Growth Triangle and required the preparation of a new Sustainability Appraisal in relation to parts of the JCS that he identified. The effect of this judgment is that those aspects of the plan relating to housing and employment distribution in the Broadland part of the NPA reverted to the pre-submission stage of the process. As such that part of the plan has reverted back to the plan preparation stage (S19 of the 2004 Act) and any plan preparation following the above date is subject to the requirements of Section 33A (i.e. the duty to cooperate).
- 2.2. It is the councils' position that the plan preparation process prior to the date of the Mr Justice Ouseley's ruling above is not subject to section 33A, as these activities predated the introduction of the requirement of the duty to cooperate and section 33A is not intended to apply retrospectively (the JCS was submitted on 5 March 2010). Even if it did, the councils consider that the historic evidence of cooperation is in any event still important in understanding the policy decisions made since the court case. Details are therefore provided to establish a context to the duty to cooperate as it applies to the remitted parts of the plan.

3. The Greater Norwich Development Partnership Context

- 3.1. There has been a long history of joint working and cooperation between the Broadland District Council, Norwich City Council, South Norfolk Council and Norfolk County Council and their neighbouring authorities and key stakeholders to achieve better spatial planning outcomes. The production of the JCS is no exception has therefore built on these long-existing arrangements.
- 3.2. The Greater Norwich Development Partnership (GNDP) 'Policy Group' was formed in 2006 and tasked with the coordination of a strategic approach and the delivery of the Growth Points programme following the award of Growth Point status to the area. At that time membership of the group comprised the East of England Development Agency, Government Office for the East of England (and later the Homes and Communities Agency), Norwich City Council, Broadland District Council, South Norfolk Council, the Broads Authority and Norfolk County Council. Staff from all three local planning authorities and County Council strategic planning and transport planning staff have worked together on a daily basis to develop a Joint Core Strategy (including the North East Growth Triangle), with relevant input from the other bodies in the 'Policy Group', as required.
- 3.3. In the summer of 2011 the Terms of Reference for the governance arrangements for the Greater Norwich Development Partnership were reviewed. The 'GNDP Board' has now replaced the 'Policy Group' as the political leadership of the GNDP. The Board is made up of members

from Broadland District Council, Norwich City Council, South Norfolk Council, Norfolk County Council and the Broads Authority and representatives from the Homes and Communities Agency and the New Anglia Local Enterprise Partnership for Norfolk and Suffolk.

- 3.4. The duty to cooperate has largely been fulfilled by joint working by the members of the GNDP, the outcomes of which have been ratified by the relevant committees of each authority. On-going and constructive engagement with neighbouring authorities and relevant organisations has also taken place since work on the JCS began in 2007. It is important to note that this not only occurred locally between the GNDP authorities and organisations but also as part of wider planning arrangements at sub-regional and regional levels.

4. Cooperation before the first examination in public

The Regional Spatial Strategy

- 4.1. To fully appreciate the context of the current GNDP, it is important to recognise that collaborative working was undertaken historically, as part of the Regional Spatial Strategy process and the earlier Norfolk Structure Plan process. The key approaches of the East of England Plan 2008 and the subsequent RSS review continue to underpin emerging development plans and existing plans in the functional sub area (until 3 January 2013, when the East of England Plan was formally revoked). The East of England Plan 2008 and the review of the RSS provided an important vehicle for consideration of cross boundary strategic issues and identifying suitable policy approaches to address them, until the abandonment of the RSS review in April 2010.

Joint working Groups

- 4.2. Table 1 (page 8) provides a summary of the policy vehicles that led to collaborative working between the members of the GNDP and its neighbouring authorities and identifies the working groups that were established to facilitate joint development of policy. Table 3 (page 15) sets out the membership of these groups and the time periods over which they operated. This joint working has ensured an alignment of local strategic spatial approaches.

Cooperation – preparing the evidence

- 4.3. The main strategic planning issues for the GNDP are set out below:
- a) Housing – scale and distribution
 - b) Jobs and economy
 - c) Sustainable transport
 - d) Infrastructure delivery
 - e) Managing impacts on habitats and the environment
 - f) Managing impacts on the historic environment
- 4.4. In order to address the above issues the GNDP took a joint approach to developing the evidence base, producing the joint studies identified in Table 2 (page 13).

- 4.5. The above information illustrates that constructive engagement has occurred, actively and on an ongoing basis, even before the introduction of the duty to cooperate under Section 33A and therefore demonstrates that if section 33A applied to this earlier work, then the first test would have been met.

Effective Cooperation

- 4.6. The second test of Section 33A is the requirement to demonstrate that the results of this cooperation have been positively prepared and are effective.
- 4.7. The evidence that the cooperation in the preparation of the JCS was positively prepared and effective is discussed in the Inspectors' report following the Examination in Public. After rigorous examination, the inspector concluded that "the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk provides an appropriate basis for the planning of the area over the next 15 years to 2026".
- 4.8. Subject to minor alterations that were agreed at the Examination in Public, the JCS was found to be sound. Although one part of the strategy was subsequently successfully challenged in court on a legal issue, relating to matters of process in the preparation of the Sustainability Appraisal, it is considered that this does not detract from overall effectiveness of the cooperation that led to the JCS being found to be sound by the Inspector. The remainder of the JCS has been adopted, thereby demonstrating that the cooperation in its preparation has been effective.
- 4.9. Therefore, even if Section 33A had been applicable at the time, it is the councils' opinion that the preparation of the JCS would have complied with the two tests of effective cooperation required by Section 33A.

5. Cooperation after remittal

- 5.1. The remittal of the JCS relates to the distribution of housing and employment in the Broadland part of the NPA and the matter of properly explaining, within the Sustainability Appraisal, the consideration of alternative options for strategic growth.
- 5.2. Discussions about the best means of distributing growth around Norwich and the exploration of appropriate alternatives go back many years. It is accepted that the explanation of these alternatives was not adequately set out in the Sustainability Appraisal, but the councils do not believe that it is appropriate to propose different levels or distribution of growth in the North East Growth Triangle. This is because the distribution of future housing growth originally proposed in the JCS submission grew from a lengthy investigation of the alternatives, taking account of strong evidence, in the context of extensive periods of collaborative working, and the quantum of growth was not remitted. It is the councils' position that the decision making process about how growth should be distributed around Norwich requires explanation, but that the actual proposals for growth in the North East Growth Triangle that were originally submitted with the JCS remain sound.

- 5.3. The JCS has continued to be a matter for discussion and debate at meetings of the Norfolk Strategic Planning Group (see Table 1) and progress has been made in the context of collaborative discussions with other Norfolk planning authorities, including a meeting on 17/05/12 (a note of this meeting is attached at Appendix 1) with officers from Breckland, Great Yarmouth and North Norfolk district/borough councils (the adjoining Norfolk local authorities to the GNDP) and the Broads Authority.
- 5.4. Further discussions with Anglian Water have also been undertaken, to clarify recent developments in respect of water supply and impacts on water habitats (meetings on 20/10/11, 18/01/12, 22/06/12) and there has also been continued contact with Environment Agency and Natural England (see the Habitats Regulations Assessment - Supplementary Note.)
- 5.5. In addition further meetings have taken place with Norfolk County Councils Children's Services on 15/02/12 and 28/03/12 and NHS Norfolk on 25/04/12.

6. Ongoing

- 6.1. While the partners of the GNDP are producing other development plan documents – such as development management policies and site specific proposals - separately for each district, they are doing so in the context of the Joint Core Strategy and in consultation with the other members of the GNDP, other adjacent authorities and a wide range of technical bodies and statutory consultees. Further joint working by the GNDP group is likely to be required to facilitate implementation of the strategies outlined in the JCS and to secure the delivery of appropriate levels of infrastructure.
- 6.2. The partners of the GNDP are currently working together to introduce a Community Infrastructure Levy (CIL) for Broadland, Norwich and South Norfolk. Broadland District Council, Norwich City Council, South Norfolk Council are individual Charging Authorities but have prepared a joint evidence base for the introduction of a CIL. The Draft Charging Schedules were examined (jointly) in October 2012 under the Community Infrastructure Levy Regulations 2010 (as amended).
- 6.3. Norfolk wide, planning authorities and other strategic bodies are continuing to work collaboratively on the delivery of planned growth and are developing planning policy for the future, through regular meetings of the Norfolk Strategic Planning Group and the Strategic Services Coordinating Group (see Table 1).
- 6.4. There is also a continuation of joint work on monitoring and forecasting, including the continued development of joint monitoring systems using the CDP Smart web based monitoring system and shared participation in the further development of the East of England Forecasting Model.

7. Summary

- 7.1. Most of the plan-making processes of the JCS predate the introduction of Section 110 of the Localism Act and are not subject to the Section 33A

duty to cooperate, as the duty does not apply retrospectively. Nevertheless, the production of the JCS was undertaken in an environment of comprehensive and long term cooperation between not just the members of the GNDP but also other Norfolk authorities and statutory consultees. The resulting strategy was examined in public and was found to be sound by the Planning Inspectors. Therefore, even if Section 33A had been applicable, it is the councils' opinion that the preparation of the JCS would have complied with the two tests of effective cooperation required by Section 33A.

- 7.2. The further plan-making processes that have occurred have been undertaken in a context of the current GNDP joint working arrangements and cooperation and also in the context of significant historic levels of cooperation. It is the councils' opinion that, if the work on the remitted text is taken to be further 'plan making', that work has complied with the two tests of effective cooperation required by Section 33A.

Table 1 – History of collaborative working

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
1990's to 2004	Norfolk Structure Plan 1993, Norfolk Structure Plan 1999 and review of Structure Plan.	<p>Norfolk Planning Officers' - Planning Policy and Implementation Group (PPIG)</p> <p>Senior officer level group, comprising all district councils, the Broads Authority and the County Council.</p> <p>Norwich Policy Area Working Group (NPAWG)</p> <p>NPAWG was a forerunner of the GNDP. The group was formed to discuss the Structure Plan review of housing in the NPA and assess potential locations for future growth</p> <p>Membership comprised Norfolk County Council, South Norfolk Council, Broadland District Council, Norwich City Council</p>
1975 - 2004	<p>Norwich Area Transport Strategy (NATS)</p> <p>NATS began in the mid-1970s and evolved over many years through several iterations. The current iteration, NATS 4, commenced preparation in 2001 and was adopted in 2004.</p>	<p>Norwich Area Strategic Transport (NAST) Forum</p> <p>Comprising elected members from Norfolk County Council, Norwich City Council and Broadland and South Norfolk Councils. NAST was formed to oversee the development of the NATS 4 transport strategy.</p> <p>NATS Strategy Development Team comprising officers from Norfolk County Council, Broadland District Council, Norwich City, South Norfolk Council</p>
2002	Draft Supplementary Planning Guidance on the Managed Release of Housing Sites in the Norwich Policy Area	Norwich Policy Area Working Group , comprising Norfolk County Council, South Norfolk Council, Broadland District Council, Norwich City Council worked collaboratively to assess the strategy for growth around

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
	(production of this SPG was abandoned in 2003)	Norwich.
2003	South Norfolk Local Plan 2003 (Mar)	Norwich Policy Area Working Group NPAWG met frequently during the preparation of this plan to ensure a consistent policy approach across the sub region.
2004	City of Norwich Replacement Local Plan 2004 (Nov)	Norwich Policy Area Working Group NPAWG met frequently during the preparation of this plan to ensure a consistent policy approach across the sub region.
2006	The Broadland District Local Plan (Replacement) 2006 (May)	Norwich Policy Area Working Group NPAWG met frequently during the preparation of this plan to ensure a consistent policy approach across the sub region.
2006	Growth Points Programme - a partnership between local authorities and government - to deliver sustainable housing growth, with funds for infrastructure, site assembly or other initiatives to help bring forward housing sites.	Greater Norwich Development Partnership 2006 to present (2012) The GNDP was formed to coordinate a strategic approach and the delivery of the Growth Points programme. GNDP membership included Norfolk County Council, South Norfolk Council, Broadland District Council, Norwich City Council, EEDA, the HCA, and the Broads Authority
2004 to 2008	East of England Plan 2008 Set a core approach and targets for local authorities up to 2021. Identified sub areas and cross boundary	Individual authorities of the GNDP were active members of the Norfolk Planning Officers' - Planning Policy and Implementation Group (PPIG) which established a regional consensus on cross boundary issues and lobbied the Regional Assembly

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
	<p>issues.</p> <p>Examination in Public of the draft revision between November 2005 and March 2006</p>	<p>(EERA).</p> <p>The NPAWG also lobbied until it was replaced by the GNDP in 2006.</p>
<p>September 2008 to April 2010</p>	<p>Review of the East of England Plan</p> <p>Revisited the issues of housing targets, provision for Gypsies and travellers to 2031 and deepened key policy areas including climate change, the coast, energy and waste. Refreshed other policy areas including transport and economic development.</p> <p>Consultation draft completed, but public consultation was abandoned when Government indicated the intention to abolish Regional Strategies.</p>	<p>Individual authorities of the GNDP and the GNDP as a body were active members of the Regional Spatial Strategy Review Group (an officer level Norfolk forum for debating emerging RSS policy and targets and cooperation on cross boundary issues) The RSSRG forum replaced PPIG. The group comprised all 7 Norfolk district authorities, the Broads Authority and County Council Planning, Transport and Economic Development teams, which established a consensus on cross boundary issues and lobbied the Regional Assembly (EERA).</p> <p>Strategic Services Coordinating Group (SSCG) 2008 to present (2012)</p> <p>Norfolk Strategic Services Coordinating Group was formed to have an overview of the development planned for Norfolk, to coordinate strategic planning of services, influence the necessary investment in infrastructure, link economic development with spatial planning and inform the Review of the Regional Spatial Strategy. Individual authorities of the GNDP and the GNDP as a body are active members of the group which also includes representatives from the following partner organisations;</p> <ul style="list-style-type: none"> • Norfolk County Council • UK Power Networks • Anglian Water

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
		<ul style="list-style-type: none"> • All Norfolk district councils • Broads Authority • Norfolk Strategic Registered Social Landlord Alliance • NHS • Norfolk and Suffolk NHS Foundation Trust • Environment Agency • RSPB • Norfolk Fire and Rescue • RAF Marham • Highways Agency • Norfolk Property Services
2007 to Present (2012)	Joint Core Strategy for Broadland, Norwich and South Norfolk	<p>Greater Norwich Development Partnership Planning Sub-Group comprising staff from all three local planning authorities and County Council strategic planning and transport planning staff have worked together on a daily basis to develop a Joint Core Strategy. Additional members of the GNDP including EEDA, the HCA, and the Broads Authority have also contributed to the work.</p> <p>The Regional Spatial Strategy Review Group (RSSRG) and later the Norfolk Strategic Planning Group (NSPG) (comprising officers from all 7 Norfolk district authorities, the Broads Authority and County Council Planning, Transport and Economic Development teams) also regularly reviewed progress of the GNDP Core Strategy and worked to achieve consensus on core issues with cross boundary implications for other Norfolk authorities.</p>

Dates	Vehicle for Cooperation	Groups formed to undertake collaboration in plan making
<p>2010</p>	<p>Localism Bill/Act</p> <p>Government backing for the principles in the Localism Bill led to the abolition of the East of England Regional Assembly and the abandonment of the RSS review.</p> <p>The publication of the Localism Act in November 2011 introduced the concept of the duty to cooperate as a compulsory requirement for plan making.</p> <p>When and if the East of England Plan 2008 is finally abolished (although there is no date currently set), no strategic policy vehicle will exist.</p>	<p>Norfolk Strategic Planning Group (NSPG)</p> <p>Following the abandonment of the RSS review, collective discussions on planning issues in Norfolk have continued through regular meetings of the Norfolk Strategic Planning Group (which was first convened in August 2010 to continue the work started by the RSS Review Group and maintain cross boundary collaboration on strategic issues).</p> <p>The NSPG is an officer level forum for debating strategic policy and enabling cooperation on cross boundary issues. The group includes officers from all Norfolk district planning authorities, the GNPD and the Broads Authority, with County Council representatives from Transport Planning, Economic Development, Strategic Planning and Minerals and Waste Policy Planning.</p> <p>The Strategic Services Coordinating Group (SSCG) also continues to meet on a regular basis to coordinate strategic planning of services in the context of emerging local plans.</p>

Table 2 – Joint evidence studies
a) Housing
Strategic Housing Land Availability Assessment (Nathaniel Lichfield & Partners, 2009)
Greater Norwich Housing Market Assessment (Greater Norwich Housing Partnership, 2007)
Greater Norwich Sub-Region Evidence Base for a Housing Market Assessment: A Study of Housing Need and Stock Condition (Greater Norwich Housing Partnership, 2006)
Greater Norwich Housing Market Assessment Update (Greater Norwich Housing Partnership, 2009)
Greater Norwich Gypsy and Traveller Accommodation Assessment (Opinion Research Services, 2012)
b) Jobs and the economy
An Economic Assessment of Greater Norwich: A companion document to the Greater Norwich Economic Strategy 2009 – 2014 (GNDEP, 2009)
Greater Norwich Economic Strategy 2009 – 2014
Feasibility Study for a Conference Centre and Concert Hall for the Greater Norwich Area (Tourism UK, 2008)
Greater Norwich Employment Growth and Employment Sites and Premises Study (ARUP, 2008)
Greater Norwich Retail and Town Centres Study (GVA Grimley, 2007)
East Of England Forecasting Model Greater Norwich (Extract)
c) Transport
Norwich Area Transportation Strategy Implementation Plan: Strategic Modelling of Joint Core Strategy (Mott Macdonald, 2009)
A47 Southern Bypass Junctions Capacity Assessment Report (Mott Macdonald, 2008)
Greater Norwich Joint Core Strategy Public Transport Requirements of Growth and Technical Note – appraisal of the emerging option (2008) (Mott Macdonald, 2008)
JCS Transport Strategy Report (Mott Macdonald, 2010)
Baseline Conditions Report – JCS Submission (Mott Macdonald, 2010)
Norwich Area Transport Strategy (NATS) Review: Transport related problems and issues (April 2003)
Norwich Area Transport Strategy: Options Assessment Report (October 2004)

Norwich Northern Distributor Road Traffic and Economic Assessment Report (February 2005)
Transport Modelling 2010
d) Infrastructure
Sustainable Energy Study for the Joint Core Strategy for Broadland (ESD, 2009)
Greater Norwich Infrastructure Needs and Funding Study (EDAW/AECOM, 2009)
Norwich Growth Area Infrastructure Needs and Funding Study (EDAW, 2007)
Local Investment Plan and Programme (LIPP) (2012)
Green Infrastructure and Recreational Open Space Topic Paper (2011)
e) Habitat and Environment
Habitats Regulations Assessment (Appropriate Assessment) of the Joint Core Strategy for Broadland, Norwich and South Norfolk: (Mott McDonald, 2010)
Greater Norwich Development Partnership Green Infrastructure Delivery Plan (GNDP, 2009)
Greater Norwich Development Partnership Green Infrastructure Study (Chris Blandford Associates, 2008)
Strategic Flood Risk Assessment (Millard Consulting, 2007)
Sustainability Appraisal Scoping Report (Scott Wilson, 2007)
Pre-submission JCS Sustainability Appraisal Report (Scott Wilson, 2009)
f) Historic Assets
Greater Norwich Development Partnership Historic Characterisation and Sensitivity Assessment (Norfolk County Council, 2009)
g) Viability evidence
Viability Advice on CIL/ Tariff for Broadland, Norwich and South Norfolk (GVA, December 2010) and CIL Viability Advice Addendum on Final Report (GVA, June 2011)
CIL Charging Zones Study Main Report (GVA, August 2011)
CIL Viability Advice: The Impact of Garages on the Sale of New Build (Mott Macdonald, September 2011)
Supplementary viability evidence relating to flats in Norwich City (2012)
Supplementary evidence on the build costs of flats in Norwich City (2012)
Supplementary evidence on Residential Viability (2012)
Supplementary evidence on the viability of large scale convenience goods based retail development (2012)

Table 3 – Membership of groups formed to collaboratively work on planning policy issues			
Norfolk wide groups			
Acronym	Name of group	Membership of group	Dates active
NPOG	Norfolk Planning Officers' Group	<ul style="list-style-type: none"> • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority 	until present 2012
PPIG	Planning Policy and Implementation Group (policy sub group of NPOG)	<ul style="list-style-type: none"> • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority 	Until June 2008 (role replaced by RSSRG and later by NSPG)
RSSRG	Regional Spatial Strategy Review Group	<ul style="list-style-type: none"> • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council 	From September 2008 to April 2010 (role replaced by NSPG)

Acronym	Name of group	Membership of group	Dates active
		<ul style="list-style-type: none"> • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority 	
NSPG	Norfolk Strategic Planning Group	<ul style="list-style-type: none"> • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority 	From August 2010 to present (2012)
SSCG	The Strategic Services Coordinating Group	<ul style="list-style-type: none"> • Greater Norwich Development Partnership • Breckland Council • Broadland District Council • Great Yarmouth Borough Council • Kings Lynn and West Norfolk Borough Council • North Norfolk District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority • UK Power Networks 	2008 to Present (2012)

		<ul style="list-style-type: none"> • Anglian Water • Norfolk Strategic Registered Social Landlord Alliance • NHS • Norfolk and Suffolk NHS Foundation Trust • Environment Agency • RSPB • Norfolk Fire and Rescue • RAF Marham • Highways Agency • Norfolk Property Services 	
Norwich Sub Regional Groups			
Acronym	Name of group	Membership of group	Dates active
NPAWG	Norwich Policy Area Working Group	<ul style="list-style-type: none"> • Broadland District Council • Norwich City Council • South Norfolk Council • Norfolk County Council 	to 2006
GNDP	Greater Norwich Development Partnership	<ul style="list-style-type: none"> • Broadland District Council • Norwich City Council • South Norfolk Council • Norfolk County Council • Broads Authority • Homes and Communities Agency • New Anglia Local Enterprise Partnership <p><i>Past members:</i></p> <ul style="list-style-type: none"> • East of England Development Agency • GO-East 	2006 to present(2012)

NAST	Norwich Area Strategic Transport Joint Member Forum	<ul style="list-style-type: none"> • Broadland District Council • Norwich City Council • South Norfolk Council • Norfolk County Council 	2001 to 2004
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Appendix 1

**Note of a Duty to Cooperate meeting with Neighbouring Authorities 17
May 2012**

Greater Norwich Development Partnership

Duty to Co-operate Meeting

Thursday 17 May 2012, Thorpe Lodge

Present:

Mark Ashwell	MA	North Norfolk District Council
Amy Baxter	AB	GNDP
Mike Burrell	MB	Norwich
Roger Burroughs	RB	Broadland
John Clements	JC	Broads Authority
Richard Doleman	RD	County
Sandra Eastaugh	SE	GNDP
David Glason	DG	Great Yarmouth Borough Council
Paul Harris	PH	Broadland
Caroline Jeffery	CJ	Nfk County Council Minerals & Waste
Phil Morris	PM	County
Keith Nicholson	KN	POS enterprises

Apologies:

Tim Horspole	TH	South Norfolk
Phil Mileham		Capita on behalf of Breckland

Actions

Item no:	Item	Action
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2 Legal Challenge Update

PM gave an update on the Final Order and Schedule as received from the Judge. He explained the status of the JCS and its remitted text, and the repair work underway.

3 & 4 Issues and Implications for Neighbouring Districts

PM explained the need to understand any strategic planning issues for neighbouring districts that may arise from the distribution of 9000 homes in the NPA.

Minerals and Waste

CJ said that the Minerals and Waste Core Strategy has move on since the preparation of the JCS and is now adopted policy. Mineral safeguarding areas, etc are now formally in place and will need to be taken into account during the repair work.

RB/MB/PH

CJ said that it was unlikely that the location of minerals sites would influence the preference of one NPA location over another. She said that housing development upon sand and gravel sites had taken place previously and that M&W have been looking at phasing work to enable the use of extracted resources on site. The larger the

development, the more likely it could be phased and the more likely that the mineral could be used on site.

The NPPF now gives clearer guidance on this, see paras 143 & 144 **MB**

Wroxham/Hoveton Bridge

MA highlighted possible implications for the road bridge at Wroxham/Hoveton from additional traffic resulting from growth in the NE. Impact of growth in the NE on the bridge will need to be considered

RB/MB/PH

Water issues

MA asked what would be the receiving water course for NE growth. RB confirmed that this remained as Whitlingham and there was no intention to change.

Housing Issues

Provided the JCS continued to deliver growth levels set out in the RSS there was not expected to be any issues for neighbouring districts. Any reduction would fail to deliver on need in the wider area and there are a range of constraints in the surrounding districts.

5 Next steps

It was agreed that there was no need to meet again until the outcome of the repair work is known. It was agreed that the group would be kept informed as the SA repair work progresses.

6 Any Other Business

DG said that Great Yarmouth is keen to see the benefits of the NDR, providing a better link from the airport through to the Outer Harbour and the Enterprise Zone. However, there are some concerns regarding the Broadland Business Park and the possibility that it may 'capture' growth which may previously have gone to Great Yarmouth's business parks.

PM said that the need to benefit from area-wide economic development opportunities was recognised and there was scope to investigate this further through the county-wide Economic Strategy.

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

0808 168 3000
For South Norfolk Council

Statement of Compliance with the Duty to Cooperate

December 2012



Appendix C – Update on Sustainability Appraisal Baseline

Environment

Table 19 – Environmental indicators							
Indicator	Target		08/09	09/10	10/11	11/12	12/13
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at or mainly at home SOURCE: Census	a) decrease b) increase c) increase d) increase	Greater Norwich area Broadland Norwich South Norfolk	a) 64% b) 8% c) 17% d) 9% a) 70% b) 8% c) 9% d) 10% a) 50% b) 9% c) 32% d) 7% a) 71% b) 5% c) 10% d) 12%			a) 67% b) 7% c) 18% d) 6% a) 75% b) 6% c) 10% d) 6% a) 52% b) 9% c) 33% d) 4% a) 73% b) 6% c) 10% d) 7%	
% of river length assessed as good or better ⁵⁷ : a. Overall Status; b. Ecological Status; c. Biological Status; d. General Physio Chem Status; e. Chemical class	To increase the proportion of Broadland Rivers classified as 'good or better'.	Broadland Rivers	No data	No data	No data	a. 26% b. 0.1% c. 8% d. 79% e. 17.6%	No data
Development permissions granted contrary to Environment Agency advice on water quality grounds SOURCE: LPA	None	Greater Norwich area Broadland Norwich South Norfolk	1 0 1 0	1 0 1 0	1 0 0 1	0 0 0 0	Data not yet released
Number of designated Air Quality Management Areas (AQMAs) SOURCE: Norfolk County Council	Decrease	Greater Norwich area Broadland Norwich South Norfolk	4 1 3 0	4 0 4 0	4 0 4 0	1 0 1 (change in designation) 0	1 0 1 0

⁵⁷ Progress under the Water Framework Directive river classification assessment scheme will be reviewed in 2015 by the Environment Agency.

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Concentrations of selected air pollutants ⁵⁸ (µg/l) a) annual average concentrations of Nitrogen Dioxide (NO ²) b) annual average Particulate Matter levels (PM10) SOURCE: LPA	To decrease	Broadland Norwich South Norfolk	a) 9.7 b) 17.2 No data	a) 8.5 b) 16.7 No data	a) 8.2 b) 16.6 a) 13 b) 18 No data	a) 11 b) 16 a) 13 b) 19 No data	a) b) a) 14 b) 14 a) 28 b) No data
Net change in condition of SSSIs – percentage of SSSIs in favourable or unfavourable recovering condition SOURCE: Natural England	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Broadland Norwich South Norfolk	50% 80% 33%	77% 80% 40%	84% 100% 86%	3% 60% 86%	94% 75% 86%
Norfolk Bio-diversity Action Plan progress: a) habitats actions in progress/completed b) species actions in progress/completed	To increase	Greater Norwich area Broadland Norwich South Norfolk	Options for other indicators are currently being explored with the Norfolk Biodiversity Partnership				
Net change in Local Sites in "Positive Conservation Management" – percentage of sites SOURCE: Norfolk Wildlife Trust	To increase Provisional targets for Norfolk: 08/09: 51% 09/10: 57% 10/11: 64%	Greater Norwich area Broadland Norwich South Norfolk	49% 53% 74% 44%	52% 53% 78% 48%	58% 59% 81% 55%	60% 64% 79% 56%	63% 69% 88% 59%
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register SOURCE: English Heritage (Buildings at Risk) and LPA (Listed Buildings)	To decrease	Greater Norwich area Broadland Norwich South Norfolk	Data not complete No data No data a) 29 b) 5 a) 53 b) N/D	Data not complete No data No data a) 33 b) 5 a) 49 b) N/D	a) 107 b) 10 a) 31 b) 2 a) 29 b) 5 a) 47 b) 3	a) 110 b) 9 a) 39 (39%) b) 2 (9%) a) 31 b) 4 a) 40 b) 3	a) b) a) b) a) 28 b) 3 a) 42 b) 3

⁵⁸ Calendar year

Annual Monitoring Report for Broadland, Norwich and South Norfolk 2012-13

Indicator	Target		08/09	09/10	10/11	11/12	12/13
Net change in number of Tree Preservation Orders (TPOs) SOURCE: LPA	None to be lost as a results of development	Broadland Norwich South Norfolk	No data No data No data	No data No data No data	No data No data No data	No data No data No data	No data 0 No data
Total CO2 emissions per capita (million tonnes carbon equivalent) SOURCE: DECC	To decrease	Broadland Norwich South Norfolk	6.4 6.3 8.5	6.0 5.6 7.8	6.1 5.7 7.9	5.6 5.1 7.3	Data not yet available
Renewable energy generating capacity permitted by type SOURCE: LPA	Increase	Greater Norwich area Broadland Norwich South Norfolk	See Table 3				
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds. SOURCE: LPA	Zero	Greater Norwich area Broadland Norwich South Norfolk	3 0 1 2	0 0 0 0	1 0 0 1	0 0 0 0	Data not yet released
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3) SOURCE: LPA	None	Broadland Norwich South Norfolk	0 No data 0	0 No data 0	0 No data 0	0 No data 0	0 No data 0
Daily domestic water use – per capita consumption SOURCE: Anglian Water	Decrease	Greater Norwich area Broadland Norwich South Norfolk	148.1	142.7	144.5	No data	No data
			Data not available at district level. Figures refer to the Norwich and Broads Water Resource Zone which provides the most appropriate proxy area				
Percentage of dwellings built on previously developed land SOURCE: LPA	60%	Broadland Norwich South Norfolk	75% 95% 38%	65% 99% 32%	45% 94% 29%	57% 90% 25% new build	53% 90% 23%

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Indicator	Target		08/09	09/10	10/11	11/12	12/13
Percentage of new dwellings completed at: a) less than 30 per hectare b) 30-50 per hectare c) More than 50 per hectare SOURCE: LPA	100% above 30 dwellings per hectare	Broadland Norwich South Norfolk	 a) 1.9% b) 19% c) 80% a) 18% b) 78% c) 4%	a) 39.7% b) 37.1% c) 23.2% a) 2.7% b) 17% c) 80% a) 32% b) 51% c) 17%	a) 47.3% b) 36.7% c) 16.0% a) 0.6% b) 16% c) 83% a) 33% b) 55% c) 12%	a) 61% ⁵⁹ b) 13% c) 26% a) 4% b) 13% c) 83% a) 30% b) 55% c) 15%	a) 100% b) 0% c) 0% a) 14% b) 9% c) 77% a) 45% b) 46% c) 8%
Waste arising: a) kilograms of waste produced per head of population b) percentage change on previous year SOURCE: LPA	Decrease	Broadland Norwich South Norfolk	a) 449 b) +9% a) 341 b) -10% a) 361 b) -	a) 448 b) 0% a) 328 b) -4% a) 349 b) -3%	a) 436 b) -3% a) 316 b) -4% a) 329 b) -6%	a) 376 b) -14% a) 297 b) -6% a) 330 b) 0%	a) b) a) 329 b) +11% a) 351 b) +6%
Recycling – percentage of household waste: a) recycled b) composted SOURCE: LPA	Increase	Broadland Norwich South Norfolk ⁶⁰	a) 32% b) 18% a) 28% b) 6% a) 30% b) 9%	a) 30% b) 18% a) 28% b) 6% a) 28% b) 10%	a) 28% b) 22% a) 28% b) 10% a) 28% b) 11%	a) 27% b) 22% a) and b) 38% a) 42% b) 15%	a) b) a) 38% b) 8% a) 41% b) 15%

⁵⁹ Net completions

⁶⁰ Edited 2012/13: updated information from South Norfolk

Social

Table 20 – Social indicators							
Indicator	Target		08/09	09/10	10/11	11/12	12/13
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score SOURCE: Index of Multiple Deprivation	Decrease	Greater Norwich area Broadland Norwich South Norfolk	No data	No data	16.67% 10.29% 29.18% 10.95%	No data	No data
Income Deprivation – average LSOA scores from IMD SOURCE: Index of Multiple Deprivation	Decrease	Greater Norwich area Broadland Norwich South Norfolk	No data	No data	0.12 0.08 0.19 0.09	No data	No data
Index of Multiple Deprivation – average LSOA score SOURCE: Index of Multiple Deprivation	Decrease	Greater Norwich area Broadland Norwich South Norfolk	No data	No data	15.80 10.43 25.96 11.34	No data	No data
Total benefit claimants – percentage of working age population claiming benefits ⁶¹ SOURCE: NOMIS	Decrease	Broadland Norwich South Norfolk	9.8% 17.1% 9.7%	9.7% 17.3% 9.9%	9.5% 17.1% 9.5%	9.6% 17.1% 9.7%	9.5% 16.7% 9.6%
Percentage of working age population receiving ESA and incapacity benefit ⁶² SOURCE: NOMIS	Decrease	Broadland Norwich South Norfolk	4.6% 7.8% 4.5%	4.5% 7.6% 4.5%	4.5% 7.8% 4.4%	4.5% 7.5% 4.4%	4.5% 7.4% 4.3%
Life expectancy of residents (at birth) a) males b) females SOURCE: ONS	Increase	Broadland Norwich South Norfolk	2007-09 a) 79.7 b) 83.1 a) 77.7 b) 83.2 a) 80.3 b) 83.3	2008-10 a) 80.3 b) 83.2 a) 77.8 b) 83.5 a) 80.7 b) 83.2	2009-11 a) 81.2 b) 83.4 a) 77.9 b) 83.1 a) 81.1 b) 83.4	Data not yet released	Data not yet released
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above SOURCE: Annual Population Survey	Increase	Greater Norwich area Broadland Norwich South Norfolk	26.7% 25.4% 28.6% 25.4%	28.5% 24.8% 30.5% 29.4%	32.6% 26.0% 39.1% 30.6%	31.5% 25.4% 37.7% 29.2%	35.3% 29.4% 40.6% 34.1%

⁶¹ Amended to take account of more up to date information published by ONS⁶² Amended to take account of more up to date information published by ONS

Indicator	Target		08/09	09/10	10/11	11/12	12/13
School leaver qualifications – percentage of school leavers with 5 or more GCSEs at A* to C grades SOURCE: Norfolk County Council	Increase	Greater Norwich area Broadland Norwich South Norfolk	67.95% 73.79% 55.64% 72.78%	72.26% 78.15% 58.06% 75.33%	76.24% 81.59% 63.27% 81.19%	76.80% 81.21% 69.35% 78.47%	Data not yet released
Affordable housing stock provision: a) percentage of housing stock that is affordable b) Total affordable housing units completed in past year c) Percentage of past year's dwellings that are affordable SOURCE: LPA	Increase	Broadland Norwich South Norfolk	a) - b) 83 c) 27% a) 27% b) 235 c) 45% a) 12% b) 366 c) 40%	a) 9% b) 55 c) 27% a) 25% b) 92 c) 23% a) 13% b) 175 c) 27%	a) 9% b) 31 c) 19% a) 25% b) 112 c) 30% a) 13% b) 109 c) 16%	a) 9% b) 44 c) 19% a) No data b) 171 c) 61% a) 13% b) 179 c) 27%	a) b) c) a) 32% b) 145 c) 38% a) 13% b) 132 c) 20%
Total dwellings with Category 1 hazards SOURCE: LPA	Decrease	Broadland Norwich South Norfolk	No data 4,381 No data	4,000 4,203 No data	4,140 4,148 No data	22% of stock ⁶³ No data 4,200	No data No data 4,200
Incidences of total crime committed: a) domestic burglaries b) violent offences against the person (with/without injury) c) Offences against a vehicle SOURCE: Home Office	Decrease	Greater Norwich area Broadland Norwich South Norfolk	A - 815 B - 4,215 C - 2,341 A - 103 B - 595 C - 358 A - 537 B - 3,008 C - 1,567 A - 175 B - 612 C - 416	A - 829 B - 4,142 C - 2,194 A - 171 B - 604 C - 408 A - 500 B - 2,902 C - 1,318 A - 158 B - 636 C - 468	A - 940 B - 4,159 C - 1,651 A - 198 B - 651 C - 308 A - 577 B - 2,864 C - 963 A - 165 B - 644 C - 380	A - 699 B - 4,364 C - 1,388 A - 99 B - 699 C - 239 A - 421 B - 2,907 C - 802 A - 179 B - 758 C - 347	No data No data No data No data

⁶³ Source: BRE Housing Stock Models and survey comparisons (Broadland District Council) November 2011

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Indicator	Target		08/09	09/10	10/11	11/12	12/13
Percentage of the economically active population who are unemployed SOURCE: Annual Population Survey	Decrease	Greater Norwich area Broadland Norwich South Norfolk	4.6% 4.5% 4.3% 5.2%	7.2% 6.2% 9.7% 5.0%	6.8% 3.0% 8.0% 9.2%	6.7% 2.5% 9.2% 7.5%	5.6% 2.5% 10.1% 2.8%
Percentage of people claiming Job Seekers Allowance (JSA) who have been doing so for: a) over 1 year; b) over 2 years SOURCE: NOMIS	Decrease	Greater Norwich area Broadland Norwich South Norfolk	a) 0.2% b) 0.0% a) 0.1% b) 0.0% a) 0.4% b) 0.1% a) 0.1% b) 0.0%	a) 0.6% b) 0.1% a) 0.3% b) 0.1% a) 1.1% b) 0.2% a) 0.4% b) 0.1%	a) 0.5% b) 0.2% a) 0.2% b) 0.1% a) 0.9% b) 0.3% a) 0.3% b) 0.1%	a) 0.7% b) 0.2% a) 0.4% b) 0.1% a) 1.3% b) 0.4% a) 0.4% b) 0.1%	a) 0.9% b) 0.4% a) 0.4% b) 0.2% a) 1.6% b) 0.7% a) 0.5% b) 0.2%
Unfit housing – percentage of overall housing stock not meeting 'Decent Homes Standard' SOURCE: LPA	Decrease	Broadland Norwich South Norfolk	Last recorded in 2006 – 14%				
			7.4%	6.6%	6.5%	No data	No data
			2005 – 15,450 (31.2%)				
Percentage of new public housing stock built to the standard of the Code for Sustainable Homes SOURCE: LPA	All new affordable homes should be built to C4SH level 4	Broadland Norwich South Norfolk	No data 28% - 1 72% - 3 4 - lvl. 4	36% - 3 14% - 4 80% - 3 20% - 4 34 - lvl. 4	87% - 3 13% - 5 12% - 1 75% - 3 13% - 4 42 - lvl. 4	73% - lvl. 3 27% - lvl. 6 35% - lvl. 4 33% - lvl. 4	 33% - lvl. 4 79% - lvl. 3 14% - lvl. 4 7% - lvl. 6
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at or mainly at home SOURCE: Census 2001	a) decrease b) increase c) increase d) increase	Greater Norwich area Broadland Norwich South Norfolk	a) 64% b) 8% c) 17% d) 9% a) 70% b) 8% c) 9% d) 10% a) 50% b) 9% c) 32% d) 7% a) 71% b) 5% c) 10% d) 12%			a) 67% b) 7% c) 18% d) 6% a) 75% b) 6% c) 10% d) 6% a) 52% b) 9% c) 33% d) 4% a) 73% b) 6% c) 10% d) 7%	

Economic

Table 21 – Economic indicators										
Indicator	Target		08/09		09/10		10/11		11/12	12/13
Percentage change in total number of active enterprises SOURCE: ONS Business Demography	Increase	Greater Norwich area Broadland Norwich South Norfolk	+0.2% +0.1% -0.3% +0.7%	+0.6% +1.2% +0.3% +0.2%	-2.9% -3.1% -2.4% -3.1%	-0.1% -0.9% +1.3% -0.7%	Data not yet available			
Median a) hourly; b) weekly; c) annual pay for full-time employees SOURCE: Annual Survey of Hours and Earnings	Increase	Broadland Norwich South Norfolk	a) £10.74 b) £447 c) £22,859 a) £10.00 b) £413 c) £22,641 a) £11.77 b) £465 c) £24,435	a) £11.51 b) £475 c) £24,113 a) £10.99 b) £432 c) £23,641 a) £12.41 b) £493 c) £25,206	a) £12.00 b) £497 c) £24,748 a) £11.95 b) £461 c) £23,748 a) £12.26 b) £510 c) £26,470	a) £12.72 b) £515 c) £26,893 a) £11.05 b) £452 c) £23,539 a) £12.60 b) £517 c) £26,665	a) £ 13.30 b) £ 519 c) £ 28,423 a) £ 11.23 b) £ 439 c) £ 22,616 a) £ 14.07 b) £ 554 c) £ 27,301			
Number of small businesses SOURCE: ONS	Increase	Greater Norwich area Broadland Norwich South Norfolk	11,985 3,940 3,375 4,670	11,835 3,915 3,315 4,605	11,610 3,885 3,215 4,510	11,395 3,815 3,155 4,425	11,445 3,800 3,120 4,525			
Percentage of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at or mainly at home	a) decrease b) increase c) increase d) increase	Greater Norwich area Broadland Norwich South Norfolk	CENSUS a) 64% b) 8% c) 17% d) 9% a) 70% b) 8% c) 9% d) 10% a) 50% b) 9% c) 32% d) 7% a) 71% b) 5% c) 10% d) 12%				a) 67% b) 7% c) 18% d) 6% a) 75% b) 6% c) 10% d) 6% a) 52% b) 9% c) 33% d) 4% a) 73% b) 6% c) 10% d) 7%			
Percentage of people employed who travel: a) less than 2km b) 2 to 5km c) 5 to 10km d) 10 to 20km e) More than 20km	Decrease in distance travelled CENSUS	Greater Norwich area Broadland Norwich South Norfolk	A 21% 14% 34% 15%	B 22% 21% 33% 11%	C 18% 24% 9% 21%	D 15% 17% 5% 22%	E 11% 9% 9% 14%	Data not yet released		

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Indicator	Target		08/09	09/10	10/11	11/12	12/13
Amount of various employment developed on previously developed land or conversions SOURCE: LPA	60%	Broadland	48%	67%	45%	95%	79%
		Norwich	No data	No data	No data	No data	100%
		South Norfolk	95%	79%	No data	No data	No data
Unemployment benefit receipt: percentage of population in receipt of Job Seekers Allowance (JSA); claimants of JSA by age range: a) 16-24 years old b) 25-49 years old c) 50+ years old SOURCE: NOMIS	Decrease	Greater Norwich area	a) 5.4% b) 3.3% c) 1.7%	a) 5.7% b) 3.4% c) 1.7%	a) 5.0% b) 3.2% c) 1.6%	a) 5.6% b) 3.3% c) 1.8%	a) 4.7% b) 3.4% c) 1.8%
		Broadland	a) 4.9% b) 2.2% c) 1.3%	a) 4.9% b) 2.1% c) 1.2%	a) 4.1% b) 2.0% c) 1.1%	a) 4.9% b) 2.0% c) 1.1%	a) 4.0% b) 2.1% c) 1.1%
		Norwich	a) 5.7% b) 4.9% c) 2.8%	a) 6.5% b) 5.4% c) 3.0%	a) 5.8% b) 5.1% c) 3.0%	a) 6.3% b) 5.1% c) 3.5%	a) 5.4% b) 5.4% c) 3.5%
		South Norfolk	a) 5.1% b) 2.3% c) 1.4%	a) 4.9% b) 2.3% c) 1.3%	a) 4.2% b) 1.9% c) 1.2%	a) 4.9% b) 2.2% c) 1.1%	a) 4.1% b) 2.1% c) 1.2%

Appendix D – Broadland District Council Local Plan Annual Monitoring Report 2012-13

EXECUTIVE SUMMARY

- I. The Annual Monitoring Report provides updated information about progress made on Local Development Documents, as set out in the Local Development Scheme.
- II. This report outlines the progress against targets set out in the monitoring framework of the adopted Broadland Local Plan Replacement (2006).
- III. This report relates to the Greater Norwich Development Plan Document Annual Monitoring Report 2012/13 (GNDP AMR), and has been provided as an appendix to the GNDP AMR.
- IV. This report should be read in conjunction with the Greater Norwich Development Partnership Annual Monitoring Report 2012-13; the Five Year Housing Land Supply Statement for Broadland, Norwich and South Norfolk; and the Sustainability Appraisal Scoping Report for the Joint Core Strategy DPD.

INTRODUCTION

- I. The monitoring of development plans, as expressed in *the 2012 Town and Country Planning regulations* as part of the *Localism Act* adopted in 2011, is important in ascertaining whether a plan is achieving its overall aims, objectives and targets; and identify whether revisions are required.
- II. The monitoring of the Local Plan (previously known as the Local Development Framework (LDF)) will enable the relevance of local policies to be assessed, and ensure that as plans are reviewed, policies which need adjustment can be identified.
- III. The Annual Monitoring Report (AMR) published by the Greater Norwich Development Partnership (to which this report is appended), updates the monitoring framework of the Joint Core Strategy (2011) since 2008 the base date of the plan, and provides a useful indication on how the GNDP area is currently performing in terms of its overall objectives.
- IV. The Greater Norwich Development Partnership (GNDP) is Broadland District Council, Norwich City Council and South Norfolk Council working together with Norfolk County Council, the Broads Authority and representatives from the Homes and Community Agency and Local Enterprise Partnership to plan for and deliver growth in the Greater Norwich area. The Joint Core Strategy (JCS) for the three component districts (excluding the Broads Authority) was adopted on 24 March 2011 and sets out the long-term vision and objectives for the area.
- V. Following a legal challenge, part of the JCS that relates to the Broadland part of the Norwich Policy Area was remitted. The necessary work to address the High Court Order has been undertaken, resulting in the resubmission of the part JCS to the Secretary of State for independent examination in early 2013. The independent examination of the part JCS was carried out during May and July 2013. The Inspectors report was published 13 November 2013, finding that, subject to a number of main modifications, the plan is sound. It is anticipated that the plan will be adopted as planning policy in early 2014.
- VI. The Broadland District Local Plan (replacement) 2006 remains part of adopted planning policy which is used to help determine planning applications within Broadland. The Broadland District Council Annual Monitoring Report continues to assess the progress in achieving the objectives of the Local Plan.
- VII. In many instances, information published in the GNDP Annual Monitoring Report uses the same data sources and returns that have been previously used in Broadland Annual Monitoring Reports. Also, some policies set out in the Broadland Local Plan have been superseded since adoption of the JCS, and will no longer be monitored.
- VIII. For the sake of brevity, information published in other local monitoring reports will not be repeated here. This report directs the reader to the Greater Norwich Development Partnership Annual Monitoring Report 2013 where relevant.

- IX. This Annual Monitoring Report produced by Broadland District Council under the Planning and Compulsory Purchase Act (2004) covers the period from 1 April 2012 to 31 March 2013. Where appropriate, more up to date information has been included.

Objectives

- X. This report is based on the objectives and targets set out in the Broadland District Local Plan (Replacement) (2006). The monitoring targets in the Local Plan apply to the objectives and not to individual policies. The policies are seen as a tool used in achieving the plans' objectives.
- XI. Where the Regional Spatial Strategy and Local Development Framework Core Output Indicators (COI) (Update 2/2008) have been preserved by the Joint Core Strategy monitoring framework, this report directs the reader to the GNDP Annual Monitoring Report 2012-13 for updates on those COIs.

OVERVIEW OF BROADLAND AREA

Area and Population

- I. Following the first release of the 2011 Census data, the population of Broadland is estimated to be 124,700, compared to 123,000 estimate in mid 2009 and 118,990 in the 2001 census. This equates to a 4.6% increase in population in the 10-year period between 2001 and 2011. Source: Norfolk Insight.
- II. The area of Broadland district is 55,240 hectares, and is the fifth largest district in Norfolk. Population density is 2.26 persons per hectare. Source: Norfolk Insight.
- III. Broadland's population has a relatively elderly age profile. Compared with England and Wales, Broadland has higher proportions of people aged 35 and over, and lower proportions in the younger age groups, particularly 20-29 year olds. Source: 2011 census.
- IV. At the 2001 census, around 51 percent of the district's population live in the urban fringe of Norwich. 5 percent of the population live in Aylsham. Around 42 percent live in parishes of over 300 population, and the remaining 2 percent in parishes with less than 300. Source: Norfolk Insight.
- V. According to the *Rural and Urban Area Classification 2004*, 41 percent of Broadland wards are classified as 'urban', 26 percent as town and fringe, and 33 percent as village, hamlet and isolated dwellings. Source: Norfolk Insight.

LOCAL DEVELOPMENT SCHEME MILESTONES

Local Plan (LDF) Update

- 1.1 The Local Development Scheme (LDS) was adopted in 2012.
- 1.2 The current adopted LDS is available on the Broadland District Council Website and will need to be updated to reflect current timetables.
- 1.3 Progress of the plan making milestones over the monitoring period are outlined below:

Joint Core Strategy (JCS)

- 1.4 The Joint Core Strategy for Broadland Norwich and South Norfolk is a strategic planning document prepared by the three districts. The JCS sets out the long-term vision, objectives and spatial strategy for new housing, employment and infrastructure in the area.
- 1.5 The Joint Core Strategy was adopted by Broadland, Norwich and South Norfolk in March 2011. However following a legal challenge part of the JCS, relating to the Broadland part of the Norwich Policy Area was remitted. The necessary work to address the High Court Order has been undertaken, resulting in the resubmission of the part JCS to the Secretary of State for independent examination in early 2013. The independent examination of the part JCS was carried out during May and July 2013. The Inspectors report was published 13 November 2013, finding that, subject to a number of main modifications, the plan is sound. It is anticipated that the plan will be adopted as planning policy in early 2014.

Site Allocations Development Plan Document

- 1.6 The Site Allocations DPD identifies, or “allocates” areas of land for specific types of development, such as housing, employment or community facilities. It will also define “settlement limits” for places. These settlement limits identify, in broad terms, where development will typically be deemed acceptable, and where it will not.
- 1.7 The short listed sites were subject to public consultation in autumn 2011. Sites put forward to the council during this consultation were then considered as part of a consultation in spring 2012. Further, consultation on the preferred options document took place during July and September 2013. Additional sites in a limited number of settlements put forward in response to the preferred options were constructed upon during October & November 2013. Pre-submission publication of the Site Allocations document is expected in early 2014.

Development Management Development Plan Document

- 1.8 The Development Management Policies DPD includes both general and detailed local policies used in the determination of planning applications.
- 1.9 The document was subject to public consultation between September and December 2011. Pre-submission publication of the Development Management document is expected in early 2014.

Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan (AAP)

- 1.10 The proposed Area Action Plan will set out the council's policies to manage the coordinated delivery of the sustainable development planned for north-east of Norwich.
- 1.11 Public consultation on an Options Draft of the Area Action Plan took place between March and June 2013. Pre-submission publication of the Area Action Plan is expected in mid-2014.

Policies (Proposals) Map

- 1.12 The Policies Map (previously known as the proposals map) is a geographical expression of the council's planning policies, and a statutory document within the Local Plan.
- 1.13 Changes to spatial policies as a result of the adoption of the Joint Core Strategy; Site Allocations DPD and Development Management DPD; OSRT Growth Triangle AAP; and Minerals and Waste Core Strategy (produced by Norfolk County Council) will require revisions to the Policies Map.
- 1.14 The Policies Map will be updated as new council planning policies are adopted.

Community Infrastructure Levy (CIL)

- 1.15 The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on all built development except affordable housing; and residential and non-residential institutions.
- 1.16 The purpose of CIL is to fund infrastructure needed to support development in the area. The Local Investment Plan and Programme (LIPP) is that document that sets out key investment packages and projects including infrastructure for Broadland, Norwich and South Norfolk.
- 1.17 Following the consultation on a Preliminary Draft Charging Schedule late 2011, the GNDP published draft Charging Schedules for Broadland, Norwich and South Norfolk in early 2012, followed by the Statements of Modifications in Autumn 2012. In autumn 2012 an examination for CIL took place. The Examiners Report was published in March 2013.
- 1.18 Broadland District Council resolved to adopt CIL at its meeting on 9 May 2013 and CIL was implemented on 1 July 2013.

- 1.19 The Town and Country Planning Regulations 2012 state that reports produced in relation to regulation 62 of The Community Infrastructure Levy Regulations 2010, will need to be incorporated into the Local authorities Annual Monitoring Report. Because CIL was not implemented within the monitoring year to which this report related, 2012/13, this AMR has not incorporated this information. Relevant information pursuant to regulation 62 of the regulations will be incorporated into the 2013/14 Monitoring Report to be published no later than 31st December 2014.

Neighbourhood Plans

- 1.20 There are currently eight Neighbourhood Plan projects progressing in Broadland, four of which were originally designated as 'Front Runners' under DCLG's scheme which was launched in 2011. The eight projects are in Acle, Aylsham, Brundall, Drayton, Great & Little Plumstead, Salhouse, Sprowston and Strumpshaw.
- 1.21 The District Council is supporting each of these projects in a number of ways, including provision of day-to-day advice and guidance, technical assistance, funding, meetings etc. Each of the projects has appointed a working group and developed a project programme for developing their plan.
- 1.22 Sprowston Town Council and Strumpshaw Parish Council have now submitted their proposed Plans to the District Council (and to the Broads Authority in the latter case, as the neighbourhood area is partially covered by the civil boundary of this local planning authority). The Sprowston Neighbourhood Plan is currently undergoing examination by an independent examiner. The Strumpshaw Neighbourhood Plan and supporting documents will be considered by Broadland District Council and the Broads Authority in December/January 2013/14 before undergoing a six week publication period.
- 1.23 It is expected that the Sprowston Neighbourhood Plan will reach the referendum stage in March 2014 and the Strumpshaw Plan in June 2014.
- 1.24 Each of the remaining projects have had their neighbourhood areas designated, other than Brundall and Salhouse. In each case, the neighbourhood area designated has followed the parish boundary.

2. MAJOR DEVELOPMENTS UPDATE

Broadland Gate/Postwick Hub Interchange

- 2.1 A joint planning application between Norfolk County Council as Highways Authority and Ifields Estates Ltd was submitted in early 2009. This application comprised a road improvement scheme to the Postwick Hub Interchange and commercial development. The hybrid application (full for road scheme and outline for business park) was approved in October 2011.
- 2.2 Improvements to the Postwick Interchange are essential to enable wider developments in the northeast of Norwich. In addition, this junction improvement provides the first stage in the delivery of the Northern Distributor Road (NDR).
- 2.3 In December 2009 the part NDR between A47 and the A140 was formally granted Programme Entry and thereby included in the DfT's programme for future funding. The announcement confirmed potential funding of £ 67.49m from DfT and £21m of Community Infrastructure Funding for Postwick Hub.
- 2.4 The Government's comprehensive spending review resulted in a review of existing funding commitments by the DfT in June 2010 which resulted in the NDR and Postwick Hub being included within a 'Development Pool' of schemes requiring a new funding bid to be prepared by Norfolk County Council. The County Council submitted a bid on 8 September 2011 which was approved by DfT with reconfirmation of Programme Entry in December 2011.
- 2.5 A Public Local Inquiry into the Side Road Orders was opened on 3 July. It sat for 14 days and closed on the 26 July 2013. The Inspector is currently preparing his recommendation to the Secretaries of State. Subject to a positive outcome to the construction as anticipated to be begun in early 2014.

Northern Distributor Road

- 2.6 The NDR is key to the Norwich Area Transport Strategy, allowing the development of a modern, sustainable transport system for Norwich, including Bus Rapid Transit and facilities for cyclists and pedestrians. Government support for the road is conditional upon progress being made on these elements of the Strategy.
- 2.7 The NDR will bring much needed traffic relief for communities to the north and east of Norwich and the city centre, and deliver rapid and sustained economic benefits for Norwich and a large part of North Norfolk. For existing businesses, the benefits of easy and reliable access to the national trunk road network and the Airport are considerable. The road also unlocks the potential for new businesses and jobs.
- 2.8 The NDR is at an earlier stage than the Postwick Hub and does not have planning permission.
- 2.9 However, NDR has been allocated £86.5m by the Government for its construction from the A47 at Postwick to the A140 at Norwich Airport. The

County Council has maintained its commitment to deliver the section of the NDR from the A140 to the A1067 Fakenham Road.

- 2.10 In December 2012 Norfolk County Council decided it was appropriate to follow the Nationally Significant Infrastructure Project (NSIP) route to gain all the necessary approvals for the NDR. Such approvals include planning permission, side road orders and compulsory purchase orders. This would secure greater certainty in the timetable and a more efficient overall approach to deliver the NDR.
- 2.11 A change in the NSIP entry rules in July 2013 could have seriously delayed this delivery process. However, the Department for Transport has written to Norfolk County Council with a directive that the NDR should still be treated as a project "of national significance", and can therefore continue to follow the Nationally Significant Infrastructure Project (NSIP) development approval process.
- 2.12 The submission of the NSIP application is expected by the end of 2013. A decision on the application is expected in Summer/Autumn 2014. Subject to approval, construction of the NDR is expected to be begun in Spring 2015 and be open to traffic in Spring 2017.

Home Farm, Sprowston

- 2.13 In November 1997 Outline Planning Permission was granted for 13.4 hectares of Residential, Office, Retail, Community Facilities and Petrol Filling Station Development with Associated Highways, Drainage and Landscaping.
- 2.14 In December 2007, Reserved Matters Approval was granted for the first 120 of 200 total dwellings and open space areas. Norfolk Homes began construction on this site in December 2007. As of 31 March 2013 96 units had been confirmed as being completed.
- 2.15 In June 2011 outline planning permission was granted for a further, approximately, 81 dwellings. These are in addition to those permitted by the 1997 consent.

White House Farm, Sprowston

- 2.16 Submitted in March 2008, the outline planning application proposed 1233 dwellings, a link road, recreation areas, primary school, open space and other associated works. Outline approval was granted in May 2011. The reserved matters applications for the first 448 homes were approved in May and August 2013.

North Sprowston & Old Catton

- 2.17 In October 2012 Beyond Green Developments submitted an Outline Planning Application to provide Up To 3,520 Dwellings; Up To 16,800 Square Metres of Employment Space; Up To 8,800 Square Metres of Space For Shops, Services, Cafes, Restaurants and Drinking Establishments; Up To 1,000 Square Metres of Hotel Accommodation; Two Primary Schools; Up To 2,000 Square Metres of Community Space Including A Health Centre, Library and Community Halls; An Energy Centre; Cycle and Vehicle Parking For Residents, Visitors and Staff; Landscaping and Public Open Space for Amenity, Recreation and Food-Growing; Ecological Mitigation and Enhancement; Utilities and Sustainable Urban Drainage Infrastructure; And Pedestrian, Cycle and Vehicular Accesses
- 2.18 In September 2013 Broadland District Council's Planning Committee resolved to grant outline planning permission for North Sprowston & Old Catton.

Brook & Laurel Farm, Thorpe St Andrew

- 2.19 Submitted in mid 2009, the planning application proposes 600 new homes, commercial premises and a link road to Broadland Business Park. A resolution to approve the application subject to the satisfactory completion of a S106 Agreement was given by Members of the planning committee in August 2011. Outline planning permission for Brook Farm was issued in June 2013.

Pinebanks, Thorpe St Andrew

- 2.20 In July 2012 Berliet Ltd submitted an outline planning application was submitted for up to 215 Dwellings together with Associated Infrastructure, Roads, Open Space and Landscaping.
- 2.21 Following the refusal of planning permission in March 2013, a revised outline application was submitted in May 2013 for 231 dwellings, construction of two new vehicular accesses together with associated infrastructure, roads, open space and landscaping. Outline planning permission was granted in June 2013.

Griffin Lane, Thorpe St Andrew

- 2.22 In July 2012 Berliet Ltd submitted an outline planning application was submitted for 52 Dwellings & Community Building with Associated Infrastructure, Open Space, Roads & Landscaping.
- 2.23 Following the refusal of planning permission in March 2013, a revised outline application was submitted in May 2013 for 71 Dwellings & Community Building together with Associated Infrastructure, Open Space, Roads & Landscaping. Outline planning permission was granted in June 2013.

Rackheath Eco-Community

- 2.24 The site at Rackheath was promoted through the GNDP in the summer of 2008, and identified by the Government in July 2009 as one of only four sites in the country to be developed as an Eco-town. In November 2009 Broadland District Council agreed the Programme of Development for Rackheath, this bidding document set out the case for a number of key projects and initiatives that will help to delivery Rackheath in the short and long term. A funding decision was announced in February in 2010. The site promoted as the Rackheath Eco-community falls within the Old Catton, Sprowston, Rackheath, Thorpe St. Andrew Growth Triangle, identified as a location of major growth in the part JCS that was subject to independent examination in May and June 2013.

Land at Yarmouth Road, Blofield

- 2.25 In August 2011 an outline planning application was submitted for a Mixed Use Development comprising a maximum of 175 Residential Units. A maximum of 4000 sq.m. Employment (Use Class B1) and Open Space. Outline planning permission was granted on appeal in March 2013.

Cucumber Lane, Brundall

- 2.26 In November 2012 Persimmon Homes Ltd submitted a full planning application for 150 Dwellings, Vehicular Access, Open Space and Associated Works on Land to west of Cucumber Lane, Brundall. Full planning permission was granted in June 2013.

St Michaels Hospital, Aylsham

- 2.27 In November 2007 reserved matters planning permission was granted for the Residential Conversion of Former Hospital Building and water tower, residential development, housing with care, care home, open space, landscaping and associated infrastructure works (Total 200 new residential units). Hopkin Homes began construction on this site in February 2008. As of 31 March 2013 approximately 50% of the site is confirmed as being complete.

Woodgate Farm, Aylsham

- 2.28 In February 2011 a planning application was submitted for a Football Club and community facilities with a residential development for 250 dwellings. In June 2012, full planning permission was granted for the Proposed Football Club and outline permission was granted for 250 dwellings. The Reserved Matters application for the residential element was granted planning permission in October 2013.

Land North of, Sir Williams Lane, Aylsham

- 2.29 In September 2011 Welbeck Strategic Land submitted a revised outline planning application for up to 300 Dwellings, Access, public open space, allotments and associated infrastructure and provision of a car park and enclosure of land for education and recreational purposes as part of the transfer of land to Aylsham High School. Outline Planning Permission was granted in February 2013.

3. TABLE TO SHOW PROGRESS AND ATTRIBUTES OF LOCAL PLAN ALLOCATIONS, AND LARGE SITES (10+ UNITS) WITH PLANNING PERMISSION

Parish	Allocation / Planning permission ref	Proposed land use	Approximate no. of dwellings	Site Area (ha)	Does site have a Development Brief?	Public transport (within 500m radius)	Local shop (within 1km radius)	Health care (within 1km radius)	First/primary school (within a 1km radius)	Development commenced/completed	Current Status
Local Plan allocations											
Acle	ACL1	Housing	30	1.3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		No development but Parish Council are preparing a planning application
Acle	ACL2	Employment		2.4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Site partly developed with 1 dwelling. A proposal for the remainder of the site consulted on as a "Shortlisted Site" for potential allocation in the Site Allocations DPD.
Acle	ACL3	Employment		1			<input type="checkbox"/>	<input type="checkbox"/>			Site partly in use by haulage firm and others
Alderford	ALD1	Employment		6.4							No development
Aylsham	AYL1	Mixed use	200	9.9		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development in progress. Redevelopment of site to provide 200 dwellings including 70 bed care home. Scheme includes the conversion of former hospital buildings and water tower.
Aylsham	AYL3	Employment		5.6		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		East site – No development. West Site - Planning permission granted for B1 (offices and light industry) and B8 (storage and distribution); currently not implemented
Aylsham	AYL9	Open space		8		-	-	-	-		No development – pp. 20111453 - Outline
Brundall	BRU1	Open space		5.6		-	-	-	-		Planning permission granted for extension of time limit for implementation of playing field. Not yet implemented.
Cawston	CAW1	Community facilities		0.2		-	-	-	-		Not implemented. Proposed extension to burial ground.
Coltishall	COL1	Housing	37	1.8			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		No development. Currently in use as a scrap yard. Site is being made available for development.
Drayton	DRA1	Housing	40	1.8		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This site is partly developed.
Drayton	DRA2	Mixed uses	20	1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		The landowner has indicated that this site will be progressed in 2014/15 but likely with less residential
Foulsham	FOU1	Employment		1.4			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Site is in employment use.
Foulsham	FOU2	Community facilities		0.8		-	-	-	-	<input type="checkbox"/>	Complete. New community hall
Great Witchingham	GW11	Community facilities		0.4		-	-	-	-		Broadland District Council is working alongside the Village Hall Committee to deliver a new village hall facility alongside an affordable housing scheme. Planning permission ref: 20120697 (implemented)
Hellesdon	HEL1	Housing	100	2.7		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Owners have indicated that development will be progressed in 2014.

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Hellesdon	HEL2	Open space		11.7		-	-	-	-		Not implemented.
Hevingham	HEV2	Open space		0.9		-	-	-	-		Not implemented.
Horsford	HOR1	Housing	35	1.5		□	□	□	□	□	Site partly developed for housing, with existing employment on remainder of site.
Horsford	HOR3	Employment		2.1		□	□	□	□	□	Industrial units on east site, in employment uses.
Lenwade	LIA1	Employment		0.8			□	□	□		No development
Lenwade	LIA2	Employment		1.5			□	□	□		No development
Lingwood	LIN1	Open space		3.7		-	-	-	-	□	Complete
Marsham	MAR1	Housing	12	0.4		□	□	□	□	□	Complete
Old Catton	CAT2	Open space		3.8			□	□	□	□	Full permission granted under 20111703 for 40 dwellings and open space enabling development policies
Rackheath	RAC1	Employment		1.2			□	□	□	□	Site in employment use
Reepham	REP1	Mixed uses	10	2.8			□	□	□		Outline approval for 22 new dwellings, offices, veterinary surgery, and care home.
Spixworth	SPI1	Open space		4.2		-	-	-	-	□	Whilst outside the monitoring period, planning permission for 54 dwellings including open space in May 2013 (20120850). This will deliver some open space on the part of SPI1 North of Crostwick Lane. Under construction
Sprowston	SPR1	Residential	320	10.8		□	□	□	□	□	Complete
Sprowston	SPR4	Housing	75	2.4		□	□	□	□		Site in employment use, existing businesses to be relocated prior to redevelopment of site.
Sprowston	SPR6	Housing	123 3	17.4		□	□	□	□	□	Outline approval granted May 2011 for 1233 dwellings, offices, veterinary surgery and care home. Reserved Matters for 1 st phase granted in June 2013.
Sprowston	SPR10	Mixed use	200	12		□	□	□	□	□	First phase for 120 dwellings under construction. Outline approval granted for remaining phases.
Sprowston	SPR11	Employment		3.1		□	□	□	□		No development. Full approval granted for B1c, B2 and B8 employment uses.
Sprowston	SPR14	Open space		2.5		-	-	-	-	□	Community woodland implemented on site.
Sprowston	SPR15	Community facilities		2.4		-	-	-	-		Sprowston Parish Council has purchased the land and planning permission has been granted for an extension to the existing burial ground.
Strumpshaw	STW1	Open space		0.4		-	-	-	-		No development
Thorpe St Andrew	TSA1	Community facilities		1.2		-	-	-	-	□	Primary school complete and occupied.
Thorpe St Andrew	TSA2	Employment		60		□	□	□	□	□	Broadland Business Park, site being developed. St Andrews and Meridian Business Parks complete.
Weston Longville	WES1	Community facilities		0.1		-	-	-	-		Not implemented. Proposed extension to burial ground.

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Major sites (not allocated in Local plan)											
Aylsham	20111453	Housing	300	19		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started – Outline Approval
Aylsham	960343	Housing	21	1.2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Part developed
Aylsham	20061912	Housing	200	9.4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Part developed
Aylsham	20110128	Housing	250	20		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started – Full Approval
Brundall	20091433	Housing	44	1.64		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started – superseded by 20121002
Cantley	20100002	Employment		1.6		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started, Full approval
Drayton	20090511	Housing	28	0.49		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started, Full approval
Freethorpe	20041355	Housing	16	0.87		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Under construction
Great and Little Plumstead	20101213	Housing	75	2.5		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Under construction
Great and Little Plumstead	20061280	Employment		2.49		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Under Construction, Full approval
Horsford	20100774	Mixed use	63	2.5		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Under Construction
Horsford	20120204	Housing	15	0.65		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started, Full Approval
Hellesdon	20121002	Housing	14	0.43		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Under construction – superseded 20110627
Lingwood	20091000	Housing	20	0.77		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Under construction
Postwick with Witton	20081773	Mixed use		18		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started, Outline approval
Rackheath	20060733	Employment		1.32		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Complete in current monitoring year 12/13
Rackheath	20111272	Housing	81	2.81		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started, Full Approval
Reepham	20071797	Mixed use	22	2.2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started, Full approval
Reepham	20070127	Housing	26	0.88		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Under construction
Salhouse	20121043	Housing	15	0.46		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started, Full Approval
Sprowston	20101252	Housing	81	1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Outline permission granted July 2011
Taverham	20090884	Employment		1.8		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Complete in current monitoring year 12/13
Thorpe St Andrew	20100718	Housing	48	0.76		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Complete in current monitoring year 12/13
Thorpe St Andrew	20120730	Housing	17	0.43		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Not started, Full Approval
Thorpe St Andrew	20111370	Housing	15	0.37		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Under Construction, Full approval

4. GENERAL STRATEGY

Objective 1

- 4.1 *To maximise the re-use of previously developed land where their location contributes to sustainable development.*

Not less than 25% of new dwellings, including conversions and changes of use shall be on previously developed land.

- 4.2 *Within the reporting year, there were a total of 166 net housing completions (including conversions and changes of use). Of this total, 104 units, or 63.4%, were completed on previously developed land.*
- 4.3 *The success in meeting this target can be attributed to the redevelopment of brownfield sites, such as St Michael's Hospital, Aylsham; Little Plumstead Hospital, Little Plumstead; and the redevelopment of a residential site in Thorpe St Andrew for sheltered apartments.*

Objective 2

- 4.4 *To apply the strategy outlined in the Norfolk County Structure Plan.*

Development to be commenced on all sites allocated in the Plan by the end of 2008 or by the mid point of any phasing period ending before 2011.

- 4.5 *For an update of the progress of Local Plan allocations see Section 3.*
- 4.6 *Development has commenced / been completed on 41% of allocated sites.*

Objective 3

- 4.7 *To encourage efficient use of finite resources and ensure that, so far as is practicable, development is undertaken in as sustainable a way as possible.*

No development, except where allocated to be permitted where it would result in a loss of:

- Land defined as a mineral consultation area, except where agreed with the mineral planning authority (Policy ENV2);
- An area of landscape value (Policy ENV8);
- Green spaces within or adjacent to the built up area (Policy ENV9);
- Commons or greens (Policy ENV11);
- Areas of public open space/recreation grounds (Policy RL8);
- Areas of nature conservation importance (Policy ENV6 and ENV7).

- 4.8 Within the reporting period, an application was approved for the erection of chalet bungalow and garage. This site lies within an area defined by policy ENV7. The application was approved on the grounds that the design of the *bungalow* and garage are acceptable and makes good use of the orientation of the site. It is in a form and scale that are compatible with nearby properties.

Objective 4

- 4.9 *To promote equal access for all where it can be achieved through planning legislation.*

All major residential and employment allocations/permissions will be within 500m of a public transport access point offering half hourly or better weekday services with some evening and weekend services and within 1Km of a shop selling daily needs goods, primary health care facilities and a first/primary school. Both distances will be measured using a crossing facility where crossing a route shown as a main or local distributor in the Norfolk County Council's route hierarchy is involved.

- 4.10 *The table in section 3 of this report shows accessibility between allocations and permissions to public transport access points; shops selling convenience goods; primary health care facilities and first/primary schools.*
- 4.11 *In assessing performance against this indicator, 48 allocations and 16 large sites with planning permission were considered.*
- 4.12 *Following the assessment against this indicator, an employment allocation at Alderford did not meet any of the accessibility criteria. The site at Alderford is a sole occupier employment site; the occupier, Bernard Matthews, provides transport for some of its workers.*
- 4.13 *Six large sites with permissions for employment use (1+ ha) did not meet any of the accessibility criteria. Each of these extant planning permissions relates to established employment sites in rural locations, and predominantly "rural" activities. The majority of these permissions are in connection to agriculture purposes. These permissions include a biomass facility in Felthorpe, a new slaughter facility in Great Witchingham and a change of use from agricultural land to equine grazing in Brampton. One of the permissions is for an outline for a 42000sqm commercial business park with multiple employment uses. One out of the six sites had commenced works within the reporting year.*
- 4.14 *All residential schemes assessed met this indicator.*

Objective 5

- 4.15 *To conserve and enhance the rural and built environment.*

No appeals to be allowed where the application was refused on the basis of a site specific environmental policy. Advertised departures from the Plan approved by the Council to be no more than 1% of decisions.

- 4.16 *During the reporting year eight appeals were allowed where the application was initially refused on the basis of a site specific environmental policy. This includes an outline planning permission that was refused for a mixed use development comprising of 175 residential units, employment use and open space. The appeal was allowed on the grounds that although the proposed development would conflict with policies HOU1 and GS1 of the Local Plan, the policies were not up to date therefore, carrying little weight. Also the employment units included in the scheme would provide local employment opportunities for residents of both Blofield and Brundall.*
- 4.17 *A sub-division of an existing annexe to form a separate dwelling was allowed on appeal. The Inspector concluded that no harm would be caused the landscape and the design complies with local plan policy ENV2.*
- 4.18 *Permission was refused for a change of use of land and stables to dwelling/residential cartilage. The appeal was allowed on the grounds that the development does not have a detrimental impact on the rural character and appearance of the locality.*
- 4.19 *2 applications for telecommunications masts in Taverham were allowed on appeal. The Inspector concluded that the health matters and housing prices are not a material consideration and therefore allowed the appeal on those grounds.*
- 4.20 *A retrospective application for a car port in Thorpe St Andrew was allowed on appeal. The grounds for allowing the appeal was that the structure was not a sufficiently dominant structure that substantially undermine the quality of the street scene on Woodside Road.*
- 4.21 *Demolition of an existing bungalow and erection of 2 chalet bungalows was refused permission. The appeal was allowed on the grounds that the development would not harm the interests in highways safety and the dwellings would not be unduly cramped or harming the character and appearance of the area.*
- 4.22 *An application for a loft conversion was refused planning permission. The Inspector allowed the appeal and concluded that there would be no lost to the character and appearance of the conservation area and therefore, permission was allowed.*
- 4.23 *A total of 23 schemes advertised as departures from the Local Plan were approved by the Council within the monitoring period. Of this total, nine of the proposals were for residential use and none of the schemes were for employment use. The number of advertised departures was less than 1% of decisions approved (0.56%); therefore the target was met.*

5. ENVIRONMENT

Objective 1

5.1 *To protect and enhance the character of the district.*

As 'General Strategy Objective 3' and 'General Strategy Objective 5'.

5.2 See 'General Strategy Objective 3' and 'General Strategy Objective 5'.

Objective 2

5.3 *To protect and enhance the natural assets and resources of the district, including its biodiversity.*

In each year, 10 projects involving planting will be supported through Conservation grants or the Council's Parish Tree Wardens.

5.4 In the reporting year, planting projects were supported in 11 parishes by conservation grants or the Council's Parish Tree Wardens. The parishes included Aylsham, Brundall, Blofield Heath, Buxton, Drayton, Frettenham, Halvergate, Horsford, Old Catton, Thorpe St Andrew, Taverham and Wroxham. Source: Conservation Dept.

Objective 3

5.5 *To protect and enhance buildings and areas of historic, architectural and archaeological value.*

In each year, 10 projects to enhance the District's built environment will be supported through Conservation grants or other financial assistance.

5.6 In the reporting year, 28 projects were supported through conservation grants or other financial assistance, exceeding the target. Source: Conservation Dept.

6. POPULATION AND HOUSING

Objective 1

6.1 *To make provision for future housing needs while making the best use of land.*

Identify a minimum of five years supply of housing land in each policy area in Broadland based on Structure Plan provision. Ensure a two year supply of land remains immediately available within the Norwich Policy Area.

6.2 The adopted Joint Core Strategy sets out the current strategic policies for *housing* land. For detail of housing land supply, please see the Greater Norwich Development Partnership's *Five Year Land Supply Statement 2013*.

Objective 2

6.3 *To provide a choice in the range of location.*

In each policy area, at least 30% of land immediately available for development shall be outside the two parishes with the greatest commitment.

6.4 This target has been calculated on number of committed dwellings from sites with planning permission and remaining deliverable Local Plan allocations to provide greater accuracy.

6.5 Within the Norwich Policy Area (NPA), the two parishes with the greatest housing commitment from sites with planning permission and deliverable allocations are Sprowston and Great and Little Plumstead. The two parishes provide 58.6% of housing commitment within the NPA. The target of "30% of land immediately available for development ... outside the two parishes with the greatest commitment" has been met in the NPA.

6.6 Within the Rural Policy Area (RPA), the parishes of Aylsham and Reepham provide the greatest housing commitment. The commitment within these parishes represents 77.1% of total commitment within the RPA. Therefore, the target has not been met in the RPA.

Objective 3

6.7 *To promote a variety of housing to meet the needs of all sections of society.*

- No development of 25 or more dwellings on a site greater than 1 Ha (or 10 dwellings or 0.4 Ha in parishes which have a population below 3000) shall be approved without the inclusion of affordable housing or commuted payments to comply with policy HOU4.
- 95% of affordable housing secured under policy HOU4 shall be implemented within 5 years of the grant of outline planning permission.
- On all allocated sites where a particular size or type of property is included in the policy or related SPD, the stated range shall be achieved +/-10%.
- The Council's Housing Capital Programme shall result in at least 75 new affordable houses pa.

6.8 *Policy HOU4 is superseded by the Joint Core Strategy. Details of the delivery of affordable housing can be found in Spatial Planning Objective 2, of the GNDP Annual Monitoring Report 2012/13.*

6.9 *In the reporting year, three allocated sites had full extant planning permission granted. The sites include "CAT2", Land off Spixworth road, Old Catton, "SPR6" and "SPR10", Blue Boar Lane, Sprowston .*

6.10 *The development off Spixworth Road provides a mixture of 2 bed and 3 bed houses and includes open market housing and affordable homes.*

6.11 *The housing developments at Blue Boar Lane are part of a larger scheme. The development provides a range of house types.*

6.12 *The relevant policies for each of the aforementioned allocated sites do not state a range for size or types of property. It is considered that each development meets the target by providing a range of house types and sizes.*

6.13 *In the monitoring year, 67 new affordable dwellings were completed via the Council's Housing Capital Programme. Source: Strategic Housing.*

Objective 4

6.14 *To protect and improve housing amenity.*

No complaint covering Housing amenity either through the Council's complaints system or the Local Government Ombudsman shall be upheld.

6.15 No complaints received through the Council's complaints system or the Local Government Ombudsman covering housing amenity, were upheld during the monitoring period. Source: BDC Corporate Services.

7. EMPLOYMENT

Objective 1

7.1 *To promote the long term economic wellbeing of the district.*

Objective 2

7.2 *To increase and enhance the range and distribution of employment opportunities.*

- Maintain a minimum 5 year supply of unconstrained and generally available employment land in each Structure Plan Policy Area (based on take up rates over past 10 year period).
- In each policy area at least 20% of the 5 year supply of employment land shall be outside the parish with the greatest area committed (i.e. outstanding permissions and allocations).
- New or expanded tourist related development (e.g. camping and caravan sites, hotels, B&B, attractions, etc) to be implemented in at least five parishes within the Plan period.

7.3 *Employment land take up rates by policy area were not known, however a district value of 4.8 ha per annum was utilised. Source NCC.*

7.4 *Across the district there is a 19.5 year supply of available land for employment. This is based on the land available employment through granted planning permissions and through local plan allocations, divided by the annual take up rate of 4.8 ha per annum.*

7.5 *In the Norwich Policy Area, the parish with the greatest employment commitment is Thorpe St Andrew. Only 16.7% of available land for employment uses is outside the parish with greatest commitment, therefore the target has not been achieved.*

7.6 *In the Rural Policy Area, the parish with greatest commitment is Alderford. 70.7% of available employment land lies outside the parish with greatest commitment from sites with planning permission and Local plan allocations. The target has been met.*

7.7 *The target for new tourist developments was achieved over the plan period.*

7.8 *Tourism related developments completed within the reporting period are summarised as follows;*

- 10 units of holiday accommodation; these sites include a change of use to breakfast accommodation at Aylsham, a conversion to form a breakfast accommodation rooms at first floor level in Horstead, the change of use to two fishing lakes to 2 units of holiday accommodation in Hainford and the erection of a dwelling for the use as holiday accommodation and associated stable block.

- An extension to existing Scuba and Life Training facilities by the provision of self filling man made lake with the provision of 20 pitch camp site and facilities. This was made as a retrospective application.

Objective 3

- 7.9 *To safeguard existing employment areas, resisting their loss to other uses unless there would be overriding environmental benefits.*

No non-employment development to be permitted on existing or allocated employment land except where in accordance with specific policies in the Local Plan.

- 7.10 *Within the reporting period, two applications for non-employment use was approved on a Strategic Employment Site. Permission was granted for the removal of an occupancy condition in Foulsham (20120552) and approval was also given for the erection of a chalet bungalow and garage in Acle (20120643) Source: M3 Planning.*

Objective 4

- 7.11 To encourage employment development which is environmentally *sustainable*.

At least 50% of all changes of use of buildings outside settlement limits to be mainly or entirely for employment use (including tourism).
--

- 7.12 Of the applications granted approval in the reporting period for the change of use of buildings outside settlement limits, 46.6% were mainly or entirely for employment uses (including tourism), therefore the target has not been met. Source: M3 report.
- 7.13 The remaining granted approvals in the reporting period for the change of use of buildings outside of settlement limits, 53.4% were for residential use. Source: M3 report.

8. RETAIL

Objective 1

- 8.1 *To protect and enhance the role of the Norwich area as a regional shopping centre, providing for a full range of modern retail outlets in appropriate locations.*

No major retail proposal (in excess of 1000 m² net floor space) permitted contrary to the Local Plan.

- 8.2 *Within the monitoring year, 1 major retail proposal has been permitted.*
- 8.3 *Full approval was granted for a change of use of ground floor to retail (Bridal Wear) on Wendover Road, Rackheath (20120794). The proposal includes 1018sqm of retail space for A1 use.*

Objective 2

- 8.4 *To secure and promote local retail facilities in appropriate locations.*

In designated retail/commercial areas the amount of frontage in use classes A1, A2, A3, A4, A5 and B1 shall not decline and at least 50% will be in class A1 use.

- 8.5 *Within the reporting year, three applications were granted planning permission which resulted in a loss of retail or commercial use in designated retail/commercial areas.*
- 8.6 *The approved schemes included the change of use of a shop to part bungalow (Class C3) at George Drive, Drayton; and the change of use of a former physiotherapy premise to a residential bungalow (Class C3) at Weston House, Weston Longville; outline approval for the redevelopment of retail and warehousing premise to residential development comprising of 17 dwellings at Thorpe St Andrew (Class C3)*

Objective 3

- 8.7 *To encourage retail development which is environmentally sustainable.*

Objective 4

- 8.8 *To protect the vitality of the designated retail areas in the market towns, large villages and the local centres of the Norwich Policy Area.*

No major retail development (as defined in Government Development Control Returns) permitted more than 500m from a regular public transport route providing a regular weekday service or outside a defined shopping area unless it is allocated in the Local Plan.

- 8.9 *1 major retail development had been permitted within this reporting year (2012/13).*
- 8.10 *Full approval was granted for a change of use of ground floor to retail (Bridal Wear) (20120794). The proposal lies within 200m of an existing and frequent service between Wendover Road and Norwich City Centre.*

9. TRANSPORT

Objective 1

- 9.1 *To promote an efficient and safe transport network and to assist in the implementation of a comprehensive transport strategy for Broadland.*

Objective 2

- 9.2 *To locate major development where it is highly accessible for pedestrians and cyclists and has a good level of public transport service provision.*

As General Strategy Objective 4.

- 9.3 See General Strategy Objective 4, and table of Local Plan Allocations and Major Development sites in section 3.

Objective 3

- 9.4 *To promote improved provision for non-motorised users.*

Objective 4

- 9.5 *To minimise the adverse effects of traffic on people and the environment.*

All allocations involving built development (and Housing development under other policies of more than 50 dwellings) to have a Development Brief (as Supplementary Planning Guidance) which indicates how the development relates to the Norwich Area Transportation Strategy or which requires the development to include transport infrastructure improvements as agreed with the transport authority, including measures to encourage benign modes.

- 9.6 Paragraph 153 of the NPPF states that “additional development plan *documents* should only be used where clearly justified” The achievement of objective 4 is no longer considered to require the adoption of an SPD

- 9.7 For an update of AQMAs, see *Spatial Planning Objective 9*, of the GNDP Annual Monitoring Report 2012-2013.

No air quality management area to be designated in Broadland as a consequence of traffic emissions. No recorded breaches of the Airport Noise Management Strategy as governed by the letter of agreement between Norwich International Airport, Norwich City Council and Broadland District Council.

10. RECREATION AND LEISURE

Objective 1

10.1 To make provision for a variety of recreational and leisure uses.

To work towards a minimum standard of 2.4 Ha of playing space per 1000 population, with a target of not less than 85% of that level in each parish, or in a nearby parish where applicable, by 2011.

10.2 Current accessibility to recreation and leisure facilities can be found in *Spatial Planning Objective 11* of the GNDP Annual Monitoring Report 2011-12.

Total playing space per 1,000 population										
Location	Nos	Parish	Population est. 2008	Formal Open Space (Ha per 1,000 pop)	Play Areas (Ha per 1,000 children)	Allotments per 1,000 pop	Other Incl. Pitches, Bowls, Rugby, etc	Total	Min Target 2.24 ha Target met (Y/N)	Target of no less than 85% of that figure. (2.04) ha/ 1000 pop (Y/N)
Acle Area	1	Acle	2,770	1.77	0.73	0.17		2.67	Y	Y
	2	Beighton	421				2.78	2.78	Y	Y
	3	Cantley	692	0.53	2.62			3.15	Y	Y
	4	Freethorpe	929	2.87	0.78			3.65	Y	Y
	5	Frettenham	707			0.45	2.46	2.91	Y	Y
	6	Halvergate	576	3.99			0.19	4.18	Y	Y
	7	Lingwood and Burlingham	2,580	2.25		0.19		2.44	Y	Y
	8	Reedham	1,047	2.95		1.91		4.47	Y	Y
	9	Salhouse	1,476	1.83				1.83	N	N
	10	South Walsham	806	4.05	0.15			4.20	Y	Y
	11	Upton with Fishley	707	3.68				3.68	Y	Y
	12	Woodbastwick	383				0.29	0.29	N	N
	13	Wroxham	218		.82	0.2	1.09	2.11	N	N
Aylsham Area	14	Aylsham	5,858	0.75	1.54			2.29	Y	Y
	15	Brampton	226			1.42		1.42	N	N
	16	Buxton with Lammas	1,692	2.71				2.71	Y	Y
	17	Cawston	1,570	2.03		0.08	0.13	2.24	Y	Y
	18	Coltishall	1,426	1.27		1.47	1.3	4.04	Y	Y
	19	Hainford	988		0.34			.34	N	N
	20	Hevingham	1,253	1.47	.28	0.31		2.06	N	N
	21	Horstead with Stanninghall	1,047		4.1	0.45	0.12	4.67	Y	Y
	22	Marsham	738		0.24	0.96		1.2	N	N
	23	Oulton	207		10.29			10.29	Y	Y
Norwich Fringe	24	Drayton	5,417	1.43	0.32		0.62	2.37	Y	Y
	25	Hellesdon	10,993	0.49	0.38	0.12	4	4.99	Y	Y
	26	Old Catton	6,163	1.19	0.25	0.23		1.67	N	N

	27	Sprowston	14,442	0.52	0.63	0.15	4.02	5.32	Y	Y
	28	Taverham	10,365	0.62	0.12	0.27	0.32	8.32	Y	Y
	29	Thorpe St Andrew	14,483	0.92	0.24	.26	0.08	1.5	N	N
	31	Felthorpe	748	2.4	0.13		1.27	3.8	Y	Y
	32	Foulsham	938	1.66				1.66	N	N
	33	Great Witchingham	529				2.66	2.66	Y	Y
	34	Honingham	384	0.83				0.83	N	N
	35	Reepham	2,561	2.06	0.8	0.08	0.07	3.01	Y	Y
	36	Salle	80				25.5	25.5	Y	Y
	37	Swannington	309		9.31			9.31	Y	Y
		Wood dalling	199		31.21				Y	Y
	38	Weston Longville	363		0.19	0.59	258.8	262.2	Y	Y
Remainder of Norwich Policy Area	39	Blofield	3,305	1.09			3.69	5.38	Y	Y
	40	Brundall	3,895	0.16	0.13		0.25	0.54	N	N
	41	Great and Little Plumstead	3,072	0.81	0.42	0.18		1.41	N	N
	42	Hemblington	365		2.33			2.33	Y	Y
	43	Horsford	4,236	.63	1	0.27	2.89	3.89	Y	Y
	44	Horsham & Newton St Faith	1,684	1	2.68	1.13	0.14	4.95	Y	Y
	45	Postwick with Witton	367	3.57			4.71	8.28	Y	Y
	46	Rackheath	1,956	1.56	0.21	0.24		2.01	N	N
	47	Spixworth	3,788	0.77	0.3			1.07	N	N

Source: PPG17 Open Space Indoor Sports and Community Recreation Assessment 2007 (2011/12 Update)

Objective 2

10.3 To improve public access to the countryside and leisure facilities

For at least 10 new or improved leisure or recreation developments to be implemented in the plan period. No major indoor facilities to be approved outside established built up areas.

10.4 Within the monitoring year, 17 new or improved leisure or recreation developments were implemented. The target for the plan period has been exceeded. Examples include:

- A new Play area at Padgate Green, Thorpe End
- New Fitness Equipment Dussindale Park & Laundry Lane Thorpe St Andrew
- Improvements to the bowls green at Sprowston Recreation Ground
- Purchase of new recreational open space School Lane Sprowston
- New Play area Low Road Wickhampton
- New Teen Equipment & Fitness equipment Cargate Lane, Upton
- New Skatepark and basketball area Hellesdon Recreation Ground, Middletons Lane
- Refurbishment of Tennis Courts Stimpsons Piece, Reepham

10.5 No major indoor facilities were approved outside established built up areas.

Objective 3

10.6 *To ensure that leisure development is sympathetic to its surroundings.*

Planning permission for any leisure, recreational or sporting use granted in an area covered by policies ENV6 to ENV17 to not result in the removal of the sites designation under that policy and shall be subject to conditions or obligations seeking positively to enhance the environmental qualities of the site and its surroundings.

10.7 *Ten schemes for leisure, recreation or sporting use were approved in areas defined by policies ENV6 to ENV17, within the reporting period. Schemes included the installation of second a second Astroturf hockey pitch and a 'BMX' track in Taverham, equestrian uses and private swimming pools.*

10.8 No approved schemes resulted in a loss of designation under policies ENV6 to ENV17.

Objective 4

10.9 *To ensure that housing developments make provision for resident's recreational needs.*

All new housing developments of more than five dwellings to comply with approved open space policy where applicable.

10.10 There were ten schemes of five or more dwellings approved within the reporting period. All of the schemes met the open space policy through making *contributions* through s106 agreement or through a unilateral undertaking agreement for off-site provision.

11. COMMUNITY SERVICES AND UTILITIES

Objective 1

11.1 *To ensure that development can be properly serviced.*

Objective 2

11.2 *To enable the co-ordinated investment of public and private monies in service provision.*

A Development Brief to be produced for all allocations involving major built development, with the Brief outlining service and utility requirements.
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11.3 For details of Local Plan allocations with development briefs, see table in section 3. See comments on 8.6

Objective 3

11.4 *To promote an environment that minimises danger and nuisance.*

No development approved which is contrary to policies CS9-14.

11.5 *Broadland District Local Plan (replacement) 2006 Policy CS9, Flood Risk, has been superseded by the Joint Core Strategy.*

11.6 *For numbers of planning permissions granted contrary to Environment Agency advice on flood grounds, see GNDP Annual Monitoring Report 2012-13: Spatial Planning Objective 1.*

Objective 4

11.7 *To identify land required for the provision of community facilities and to facilitate the provision of public utility services.*

All allocations for community facilities to be implemented within the Local plan period.
--

11.8 For progress of Local Plan allocations, see the update and table in section 3: *Progress of Local Plans.*

Objective 5

11.9 *To ensure that development related to community services and utilities is environmentally acceptable.*

As 'Recreation and Leisure', objective 3.

12. CORE OUTPUT INDICATORS

12.1 The Core Output Indicators formally used for Regional Planning (Update 2/2008) have largely been incorporated into the monitoring framework for the Joint Core Strategy. In most cases, the Broadland LPA results can be found within the *GNDP Annual Monitoring Report 2012-13*, or *GNDP Five Year Land Supply Statement 2012*.

Business Development and Town Centre

COI BD1 - Total amount of additional employment floorspace - by type
--

12.2 See *GNDP Annual Monitoring Report 2012-13; Spatial Planning Objective 3*.

COI BD2 - Total amount of employment floorspace on previously developed land - by type
--

12.3 See “Economic indicators” in the *Update of Sustainability Appraisal baseline* in *GNDP Annual Monitoring Report 2012-13*.

COI BD3 - Employment land available - by type

12.4 At 1 April 2013, available employment land totalled 138ha for B1, B2 and B8 uses. This figure includes undeveloped employment allocations and land with planning permission for employment uses, as at base date. Source: CDP

COI BD4 - Total amount of floor space for 'town centres uses'

12.5 The table (below) shows total net completions within the reporting period of “town centre uses” within the Local Planning Authority area and within designated town centres.

	A1 Shops	A2 Financial & professional services	B1a	D2 Assembly and leisure
Net completions within LPA area (sqm)	-146	450	1128	59
Net completions within designated town centres (sqm)	0	32	-32	0
% completions within town centres	0%	7.25%	2.85%	0%

Housing

COI H1: Plan period and housing target

12.6 See *GNDP Annual Monitoring Report 2012-13; Five year housing land supply statement.*

COI H2(a): Net Additional dwellings - in previous years

12.7 See *GNDP Annual Monitoring Report 2012-13; Five year housing land supply statement.*

COI H2(b): Net additional dwellings - for the reporting year

12.8 See *GNDP Annual Monitoring Report 2012-13; Five year housing land supply statement.*

COI H2(c): Net additional dwellings - in the future years

12.9 See *GNDP Annual Monitoring Report 2012-13; Five year housing land supply statement.*

COI H2(d): Managed delivery target

12.10 See *GNDP Annual Monitoring Report 2012-13; Five year housing land supply statement.*

COI H3: New and converted dwellings on previously developed land

12.11 See *GNDP Annual Monitoring Report 2012-13; Spatial Planning Objective 9.*

COI H4: Additional pitches (Gypsy and Traveller)

12.12 See *GNDP Annual Monitoring Report 2012-13; Spatial Planning Objective 2.*

COI H5: H5: Gross affordable housing completions

12.13 See *GNDP Annual Monitoring Report 2012-13; Spatial Planning Objective 2.*

COI H6: Housing Quality - Building for Life Assessment

12.14 See *GNDP Annual Monitoring Report 2012-13; Spatial Planning Objective 2.*

Environmental Quality

COI E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

12.15 See *GNDP Annual Monitoring Report 2012-13; Spatial Planning Objective 1.*

COI E2: Change in areas of biodiversity importance

12.16 See *GNDP Annual Monitoring Report 2012-13; Spatial Planning Objective 9.*

COI E3: Renewable Energy Generation

12.17 See *GNDP Annual Monitoring Report 2012-13; Spatial Planning Objective 1.*

13. MINERALS AND WASTE

For information regarding minerals and waste, enquiries should be directed to Norfolk County Council as the Minerals and Waste Planning Authority in Norfolk.

14. SUSTAINABILITY APPRAISAL SCOPING REPORT

For an update of the baseline of the Sustainability Appraisal, see *GNDP Annual Monitoring Report: Update on Sustainability Appraisal Baseline*.

15. MAJOR SITES TRAJECTORY

Projected delivery on large housing sites and outstanding Local Plan allocations can be found in *Five year land supply statement*, appended to the *GNDP Annual Monitoring Report*.

16. CONCLUSIONS

- 16.1 The following table summarises each of the objectives from the Broadland District Local Plan (Replacement) 2006, stating which have been met, are on target/partially met, or have not been met.
- 16.2 It was not known if the target corresponding with Retail Objective 2 was met as the council was not able to monitor against this indicator. A system will be implemented to enable the monitoring of this indicator in future years.
- 16.3 Of the targets monitored for the reporting period, 17 were met, 6 were considered on target or partially met and 7 targets were not met.
- 16.4 Some objectives have been considered to be on target / partially met, where an objective has more than one indicator, but each has not been fulfilled in the reporting year, or where the results conflict, such as where the target is met in one policy area, but not in another.

Summary of Local Plan targets

Local Plan Targets Monitoring				
Target		Met	On target / partially met	Not met
1	General Strategy Objective 1	<input type="checkbox"/>		
2	General Strategy Objective 2			<input type="checkbox"/>
3	General Strategy Objective 3		<input type="checkbox"/>	
4	General Strategy Objective 4	<input type="checkbox"/>		
5	General Strategy Objective 5	<input type="checkbox"/>		
6	Environment Objective 1		<input type="checkbox"/>	
7	Environment Objective 2	<input type="checkbox"/>		
8	Environment Objective 3	<input type="checkbox"/>		
9	Population and Housing 1	See Five Year Land Supply Statement		
10	Population and Housing 2		<input type="checkbox"/>	
11	Population and Housing 3	<input type="checkbox"/>		
12	Population and Housing 4	<input type="checkbox"/>		
13	Employment Objective 1	<input type="checkbox"/>		
14	Employment Objective 2		<input type="checkbox"/>	
15	Employment Objective 3			<input type="checkbox"/>
16	Employment Objective 4			<input type="checkbox"/>
17	Retail Objective 1	<input type="checkbox"/>		
18	Retail Objective 2	?	?	?
19	Retail Objective 3	<input type="checkbox"/>		
20	Retail Objective 4	<input type="checkbox"/>		
21	Transport Objective 1	<input type="checkbox"/>		
22	Transport Objective 2	<input type="checkbox"/>		
23	Transport Objective 3			<input type="checkbox"/>
24	Transport Objective 4		<input type="checkbox"/>	
25	Recreation and Leisure Objective 1		<input type="checkbox"/>	
26	Recreation and Leisure Objective 2	<input type="checkbox"/>		
27	Recreation and Leisure Objective 3	<input type="checkbox"/>		
28	Recreation and Leisure Objective 4	<input type="checkbox"/>		
29	Community Services and Utilities 1			<input type="checkbox"/>
30	Community Services and Utilities 2			<input type="checkbox"/>
31	Community Services and Utilities 3	See GNDP AMR 11-12: Spatial Planning Objective 1		
32	Community Services and Utilities 4			<input type="checkbox"/>
33	Community Services and Utilities 5	<input type="checkbox"/>		
Total		17	6	7
Overall Performance (%)		57	20	23

GLOSSARY OF TERMS AND ACRONYMS

Term	Description
Accessible	Easy to travel to and enter by whatever means of movement is appropriate (including public transport, cycle, on foot or (for buildings) in a wheelchair or with limited mobility).
Adopt	Formally approve. Assume responsibility for future maintenance.
Affordable Housing	Housing provided for sale, rent or shared equity at prices permanently below the current market rate, which people in housing need are able to afford. It is usually provided to meet a specific housing need which cannot be met by the housing available on the open market.
Allocated	Land which has been identified on the Local Plan Policies Map (previously known as the Proposals Map or Inset Map) for a specific form of development.
Amenity	Those qualities of life enjoyed by people which 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.
AMR	Annual Monitoring Report: Part of the Local Plan (previously known as the Local Development Framework (LDF)). Local authorities are required to produce an AMR with a base date of the previous year showing progress towards the implementation of the local development scheme and the extent to which policies in local development documents are being achieved.
Area Action Plan	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.
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.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on all built development except affordable housing; and residential and non-residential institutions. It is a means of making sure that development contributes towards the infrastructure needed to support growth in an area.
Commercial Centre	The centre of larger market towns and collages where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.
Community	(As used in this context) All of those living and working in Broadland. This includes the general public, parish and town councils, businesses, community groups, voluntary organisations, developers, statutory agencies etc.
Community Facilities	Services available to residents in the immediate area to meet the day-to-day needs of the community. Includes village halls, post offices, doctor's and dentists' surgeries, recycling facilities, libraries and places of worship.
Core Strategy	This strategy sets out the key elements of the planning framework for the area. It should comprise of 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. A development plan document, and one with which all other development plan documents must conform.
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	See Supplementary Planning Guidance
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).
District Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
DPD	Development Plan Documents: These are planning documents forming part of the Local Plan (previously known as the Local Development Framework (LDF)) 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 Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map (Proposals Map) which will be varied as successive DPDs are adopted.
EEDA	East of England Development Agency: Government agency created in April 1999 to help further economic regeneration and prosperity in Eastern England (Norfolk, Suffolk, Cambridgeshire, Hertfordshire, Bedfordshire and Essex). EEDA administers a wide range of funding programmes including the Market Town Initiative.
EEP	The East of England Plan: Regional Spatial Strategy for the East of England setting out the broad planning strategy to guide Local Plan (previously known as the Local Development Frameworks (LDF)) in the region, including Broadland. See also RSS.

EERA	The East of England Regional Assembly was a partnership of elected representatives from the 54 local authorities in the East of England region and appointed representatives from the community. Its purpose was to promote the economic, environmental and social well-being of the region. EERA was responsible for producing the Regional Spatial Strategy. The "GO Network" ceased in Spring 2011 following the Comprehensive Spending Review 2010.
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.
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). This includes private 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.
LBC	Listed Building Consent
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.
LDD Bodies	At the 'Issues & Options' stage of producing a Local Development Document, the Council will identify from its Local Plan (previously known as the Local Development Framework (LDF)) database, which bodies it feels will have an interest in the particular document being produced. These bodies will then specifically be invited to engage in the production of that policy document. (N.B. All other bodies on the database will receive notification of the opportunity to get involved).
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.
LDO	Local Development Order: LPAs will be able to introduce LDOs at their discretion. They give permitted development rights to developers who bring forward proposals in line with a policy in a DPD.
LDS	Local Development Scheme: Sets out the programme for preparing LDDs. This document is available to view on the Council's website (www.broadland.gov.uk).
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 Department of Culture, Media and Sport. Alteration, demolition or extension of such a Listed Building requires special consent.
LNR	Local Nature Reserve: Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.
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.
LPA	Local Planning Authority: Responsible for producing the Local Plan (previously known as the Local Development Framework (LDF)).
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.
NATS	Norwich Area Transportation Strategy: Statement of strategic transportation policy for Norwich and surrounding area, most recently adopted in 1997, which was prepared jointly by Norwich City and Norfolk County Councils in discussion with Broadland and South Norfolk Councils.
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	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 16 parishes, comprising the fringe and first ring of villages around the city of Norwich.
National Planning Policy Framework (NPPF)	The National Planning Policy (NPPF) published in March 2012, sets out the Government's planning policies and requirements for the English Planning System. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
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.
Preferred Options	Produced as part of the preparation of Development Plan Documents. It sets out the Council's preferred options relating to the LDD and is made available to the public in order that representations can be made.
Previously Developed Land (PDL)	Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. This excludes land in built-up areas such as private residential gardens. Often called Brownfield land.
Policies (Proposals) Map	The adopted Policies (Proposals) 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 (Proposals) Map showing the changes which would be required upon adoption of the document.
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.
Route Hierarchy	The County Council has categorised the roads in Norfolk according to their purpose and suitability for their purpose and has defined a network serving small parts of Norfolk (cells). The following categories are included in the plan: principal routes (routes of national importance) and main distributor routes (which provide essential cross county links).
RSS or EEP	Regional Spatial Strategy or East of England Plan (2001-2021): This will replace Regional Planning Guidance and will be the responsibility of the East of England Regional Assembly. It also forms part of the Development Plan. The regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act.
S106	Section 106 Obligation.
SA	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.
Saved Plans or Policies	Under transitional arrangements as the new style planning system is introduced, the current adopted local plan is automatically saved and retains development plan status for a period of 3 years or until superseded by development plan documents. In the case of Broadland, because the local plan replacement was so far advanced, once adopted the local plan replacement will supersede the local plan adopted in 2000 and will itself be saved for a period of 3 years from the date of adoption.
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.
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	This plan defines settlement limits for some areas. These are areas (which could be subject to variations through the adoption of supplementary planning guidance) where development appropriate to the settlement in question will usually be permitted.
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 DPDs 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.
SPD	Supplementary Planning Document: An LDD which expands on policies set out in a DPD or provides additional detail. For example: design guides, area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
Stakeholder	(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of Broadland District.
Structure Plan	The part of the development plan which sets out the broad framework for development in Norfolk. The current structure plan prepared by Norfolk County was adopted in October 1999. This local plan must be in general conformity with the structure plan.

SPG	Supplementary Planning Guidance: Guidance published by the District Council to provide further detailed information on how Local Plan policies are to 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 Drainage System	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.
UCO	Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which groups land uses into different categories (called Use Classes). Change of 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	Site where planning permission for housing development is granted during the Local Plan period but which is not identified in the Plan for housing development.

Appendix E – Norwich City Council Report against Saved Policies in the Replacement Local Plan for the period 2012-13 (excluding those covered in the main JCS AMR)

1. Introduction

- 1.1 The Localism Act (and Town and Country Planning Regulation 2012) removes the requirement for local planning authorities to produce an Annual Monitoring Report (AMR) for Government. However, the Act retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Development Documents are being achieved. For this reason the Council will continue to produce an AMR annually. The Localism Act gives more flexibility as to when and how often an AMR is prepared. The Council will now be able to choose which targets and indicators to include in the report.
- 1.2 This appendix monitors information and provides commentary on the remaining City of Norwich Replacement Local Plan (Adopted Version) November 2004 (RLP) policies not covered in the Joint Core Strategy (JCS) Annual Monitoring Report (AMR). Saved RLP policies will remain in place until superseded by the emerging Development Management Policies Development Plan Document (DM Policies DPD).
- 1.3 Previous AMRs set out progress on other local development documents being produced for the Local Plan for Norwich (LP) in the updated Local Development Scheme (LDS) by providing a new timetable for the completion of these documents. The LDS is due to be updated by March 2014 and will appear on the City Council's website in due course at the following link:
<http://www.norwich.gov.uk/Planning/pages/Planning-LocalDevelopmentSchemeForNorwich.aspx>
- 1.4 This appendix covers the period from 1st April 2012 to 31st March 2013.
- 1.5 This will be the final Appendix in this format. Norwich City Council submitted the Regulation 19 DM Policies and Site Allocations Plans to the Inspectorate for examination. Following this examination and any subsequent consultation required, the monitoring period for 1st April 2013 to 31st March 2014 will be measured against the emerging monitoring framework contained within the new development plan documents.

2. Summary of Main Findings

2.1 These main findings are from the JCS indicators and the Norwich City Council Appendix D to the full report:

- Both District Centres appear to be doing well with a drop in vacancies and the number of non-retail units. Local centres saw an increase of 1.5% on 2011 figures for vacancy but numbers of non-retail units also dropped, indicating retailing is doing well but other services are struggling.
- Significant funding was secured from the Department for Transport to fund projects to improve cycling infrastructure across Norwich.

3. Policy Performance

- 3.1 The following sections of the AMR assess the progress of the RLP indicators not covered by the JCS AMR.

Employment

Business development permissions:

- 3.2 The employment indicators did not meet their targets in relation to small businesses, with only 4 new small business units being granted permission.

Local Plan indicator	LP5: i) Number of new small business units below 500sqm permitted (Saved Policy EMP1)
Target	5 per annum
PARTIALLY ACHIEVED	4 new permissions
	12/00214/F – 13.57sqm (B1)
	12/01453/F – 478sqm (B1)
	13/00081/U – 83.95 (B1) (Temporary permission for 2 years)
	12/01923/F – 168sqm (B1)
Source	Development Management Decisions Monitoring

- 3.3 209sqm of employment land was lost to non-employment uses. This is very low compared to last year, in which 7,990sqm was lost.
- 3.4 The amount of employment floorspace permitted on allocated employment land was 10,879.20sqm. This is much higher than the 2011/12 figure of 6,305sqm. Of particular note was the permission at the Mile Cross Depot (12/02098/NF3) which was granted permission for the change of use of the works storage depot to a mix of office and light industrial (B1), general industrial (B2) and storage and distribution (B8) uses. This equates to 7,710sqm of the above figure. The remaining 3,169.20sqm is made up from small scale permissions.

Local Plan Indicator	LP6: i) Loss of employment land or allocated employment sites to other uses; ii) Amount of employment land developed (Saved Policies EMP4 and EMP5).
<i>Target</i>	<i>i) No sites lost</i> <i>ii) Sqm floorspace permitted on employment land</i>
PARTIALLY ACHIEVED	i) 209sqm of employment land was granted permission for other uses at Leiden House, Icen Court, Delft Way (a D1 Therapy Treatment Centre) , (12/01254/F –). ii) 12,195.14sqm of B use class floorspace was permitted. Of this 10,879.20sqm of employment uses (B class uses) was permitted on allocated land (89.2%) .
Note	<i>Employment land</i> means land within areas allocated primarily for <i>employment development</i> in the RLP. <i>Employment development</i> means development for purposes within business classes B1, B2 and B8 of the Use Classes Order (offices, light and general industrial, research and development and warehousing respectively).
Source	Development Management Decisions Monitoring

Retail and Town Centre Uses

City Centre Retail Monitor

- 3.5 A retail survey is carried out for the city centre each year. These reports can be found on the Council's website at the following link:
<http://www.norwich.gov.uk/Planning/pages/ShoppingDevelopment.aspx>
- 3.6 The retail vacancy rate for the city centre⁶⁴ from the August 2013 survey was 11.2% in terms of all vacant units and 6.8% in terms of all vacant floorspace (including that which is currently undergoing refurbishment). This figure is low compared to figures for recent years and in comparison with other large centres nationally.
- 3.7 The city centre frontage indicator did not meet its target. The proportion of shops compared to other uses is above the RLP target in 7 parts of the city centre. JCS Policy 11: Norwich City Centre sets a new policy approach by encouraging early evening economy uses (though not late night uses) such as cafés, restaurants and bars in many parts of the city centre. The purpose of this change in approach is to add to the vitality of more parts of the city centre and meet evidence based targets for increased leisure uses.
- 3.8 More early evening economy uses continue to be developed in the city centre supporting the JCS aims to encourage more vibrancy in the city. In particular, further restaurant development has taken place at Chapelfield Plain and elsewhere in the retail area. These changes will continue to be monitored and any significant developments noted here.
- 3.9 Emerging DM Policies take account of the need for a more flexible approach to frontages to enable implementation of the JCS policies.

Local Plan indicator	LP10: Number of frontages falling below specified percentages (of frontage length in A1 retail use) (Saved Policies SHO10 and SHO11)
Target	Not more than 2 frontage groups
NOT ACHIEVED	7 frontage groups have fallen below the required threshold: <i>Primary Retail Area:</i> PR01 - London Street West PR02 – Gentleman's Walk and Market PR03 – Back of the Inns PR05 – Timberhill and Westlegate <i>Secondary Retail Area:</i> SR01 – St Benedict's Street SR02 – Upper St Giles Street SR04 – London Street East
Source	Planning Services Retail Monitor – 2012/13

⁶⁴ 'City centre' includes the primary and secondary areas and the rest of the city centre not within a defined frontage.

City Centre Retail Development Decisions:

- 3.10 In total 10,705.57 net sqm (12,012.47 gross) of new retail floorspace have been permitted in centres and edge of centre locations during the monitoring period. A further 661sqm has been granted permission in out of centre locations. This is high compared to previous years (2012 – 162sqm, 2011 – 380sqm, 2010 – 23,676sqm and 2009 – 2,972sqm). This is mainly due to 2 permissions being granted for the Anglia Square redevelopment site granting 11,222.75sqm (gross) of retail floorspace. Without this permission, 789.72sqm has been permitted in total.
- 3.11 Norwich is within the top 15 (13th) in national retail league tables. The JCS AMR has a target of a continued position in the top 10 nationally. In addition, the JCS has a target of an increase of 20,000sqm in city centre retailing floorspace by 2016 which will be monitored carefully, particularly in the context of the recession and the changing retail habits toward on-line shopping.
- 3.12 Retailing vitality in the city centre remains resilient to the economic downturn. Floorspace has been steadily reducing in the Primary retail area however this can largely be attributed to an increase of early evening economy and leisure uses as promoted by JCS policy 11 (Norwich City Centre) which support the vitality and viability of the centre as a whole.

Local Plan indicator	LP9: Floorspace approved in centre or edge-of-centre locations (Saved Policy SHO3)
Target	Sqm of floorspace approved
ACHIEVED	12,012.47sqm (gross) new retail floorspace approved in centres or edge of centre locations.
Note	For the purposes of this indicator “edge-of-centre” is taken to mean a site within the City centre but outside the defined retail and leisure area, or a site within 300m of a district or local centre.
Source	Development Management Decisions Monitoring

Local and District Centres Retail Monitor

- 3.13 A retail survey of the district and local centres is carried out at the same time as the city centre each year. These reports can be found on the Council’s website at the following link:
<http://www.norwich.gov.uk/Planning/pages/ShoppingDevelopment.aspx>
- 3.14 Whilst there are no specific targets set for local and district centres, vacancy rates in terms of numbers of units and floorspace are recorded in this AMR.
- 3.15 Vacancy rates have remained similar to last year in district centres, but are below those of previous years. 5 of the 7 District Centres have a vacancy rate of less than 6%, with two centres with no vacant units (DC2, Drayton Road and DC3, Eaton).
- 3.16 A small increase of 1.5% in vacancy rates has occurred in Local Centres. However, the number of non A1 uses in local centres has fallen, indicating that retailing (A1 uses) is doing well but other uses such as A2, A3 and A5

(finance and professional, restaurants, cafes and take aways) are not performing as strongly.

- 3.17 The table below shows the levels of vacancies and non retail units in both district and local centres.

Year	Vacancies		Non-Retail units	
	District Centres	Local Centres	District Centres	Local Centres
Aug 13	6.3%	9.72%	40.94%	40.44%
April 11	6.60%	8.20%	43.70%	43.50%
April 10	12.09%	8.60%	40.00%	39.00%
April 09	3.50%	8.90%	36.90%	38.30%
Sept 08	3.10%	7.40%	36.50%	39.10%
Sept 07	3.10%	5.80%	39.20%	35.70%
Sept 06	2.30%	4.80%	38.50%	34.60%
Source: Retail Monitor August 2013				

- 3.18 The two worst performing district centres are DC06 – Earlham House and DC07 – The Larkman. Earlham House is currently undergoing significant regeneration works to improve the surrounding housing, access and parking facilities. The Larkman has long suffered high vacancy rates due to the impact of three large convenience stores; The Coop (133sqm), Aldi (790sqm), and L&K Convenience Store and Post Office (190sqm).
- 3.19 Of the 25 Local Centres 8 of them have no vacant units representing 32% of all local centres. Of these 8, 4 have a branded convenience store (highlighted in italics in the table below).

Local Centre	Store	% vacancy (Vacant units/total units)
LC1 – Hall Road/Trafalgar Street	n/a	0% (0/8)
LC3 – Hall Road/Southwell Road	Co-op	0% (0/7)
LC4 – Grove Road	Tesco	0% (0/15)
LC7 – St Augustine's Gate	Spar	0% (0/7)
LC11 – Aylsham Road/Boundary Road	n/a	0% (0/12)
LC12 – Woodcock Road	n/a	0% (0/7)
LC21 – Woodgrove Parade	Co-op	0% (0/9)
LC25 – Heartsease Clancy Road	n/a	0% (0/5)
Source: Retail Monitor August 2013		

- 3.20 Particularly badly performing local centres are Bishop Bridge Road with 25% vacancy (2 units of 8 in total), Earlham West Centre with a 22.7% vacancy rate (5 units of 22 in total) and Aylsham Road/Junction Road with 20% vacancy (2 units of 10 in total).

Housing

Density analysis of completions

- 3.21 Overall densities for dwelling completions were low compared to previous years. Completions increased by just over 10% on smaller sites with mid to high density schemes still stalling in the current market conditions.
- 3.22 Average density overall has fallen dramatically on previous years due to the trend of smaller scale sites coming forward. There have been completions on some larger sites this year; Wentworth Green, Dowding Road/Taylors Lane and Rosary Road (Bartram Books Site). However, Wentworth Green and Dowding Road are both in suburban locations where lower densities are typical. In addition, both sites included a significant proportion of open space. Bartram Books is a higher density development, but only half its completions took place in this monitoring period as the other half was completed in the last monitoring period.

Year	Average Density	% of total dwellings completed			Local Plan
		<30 dph	30-50 dph	>50 dph	>40 dph
2004/05	-	4	33	63	-
2005/06	-	2.1	35.9	62	-
2006/07	-	2.2	25.2	72.5	-
2007/08	88	0.38	17.21	82.4	90.4
2008/09	102	1.9	18.5	79.6	90
2009/10	83	2.7	16.7	80.4	90
2010/11	97.6	0.6	16.3	83.1	90.1
2011/12	78	4	13	83	95
2012/13	39.8	14.2	8.8	77	82
Source: Housing Land Availability Spreadsheet					

- 3.23 Average densities on allocated sites have reduced compared to previous years for the reasons set out in paragraph 2.19. However, the RLP target for housing densities on allocated sites has still been met with 58% of completions achieving a density of 40 dwellings per hectare or more.

Local Plan indicator	LP13: Minimum density achieved on allocated sites (Saved Policies HOU8 to HOU12)
Target	% of completions on allocated sites achieving densities of ≥ 40 dph (Local Plan minimum densities)
ACHIEVED	<p>58% of all completions on allocated sites achieved a density of ≥ 40 dph.</p> <p>There were 161 completions on allocated sites;</p> <ul style="list-style-type: none"> 67 at the Former Civil Service Sport Ground at Wentworth Green, Eaton; 47 at the Rosary Road Bartram Books Site, and; 47 on the Carrow Quay development on Geoffrey Watling Way, Carrow Road.
Source	Housing Land Availability Schedule 2013

Environment

Environmental Assets

- 3.24 There were no permissions granted contrary to Saved Policy NE1 concerning the protection of environmental assets from inappropriate development.

Local Plan Indicator	LP1: Development permitted contrary to NE1
<i>Target</i>	<i>Zero</i>
ACHIEVED	No permissions granted contrary to NE1
Source	Development Management Decisions Monitoring

Built Environment

- 3.25 There were 4 applications for telecommunications masts approved in the monitoring period in, or close to, designated areas. In addition, a further 31 applications were approved for the installation of equipment cabinets to upgrade broadband connections in the Norwich area. Again, these have been approved in, or close to, designated areas but in collaboration with the local planning authority to achieve the most appropriate siting so as to reduce the impact on the designated area.
- 3.26 A further collaborative project between the local planning authority and British Telecom to roll out improved payphone kiosks has also been implemented, with a further 6 approvals within designated areas.
- 3.27 Taken as a whole, these figures are especially high but are also exemplary of collaborative working with a positive result.
- 3.28 In May 2013 under Part 24 of the General Permitted Development Order (England) (As Amended) new PD rights for electronic code systems operators came into force. These allow for larger installations and larger associated installations subject to the conditions and limitations.

Local Plan Indicator	LP3: Number of telecommunications installations approved in or close to designated areas (Saved Policy HBE20)
<i>Target</i>	<i>Zero</i>
NOT ACHIEVED	41 applications for telecommunications installations were approved in 2012/13.
Source	Development Management Decisions Monitoring

Transport

3.29 Monitoring of indicator LP16 relies on the transport monitoring information published by Norfolk County Council. However, this has not been updated during monitoring years 2010/11, 2011/12 and 2012/13. The table below shows the figures for monitoring year 2009/10.

Local Plan indicator	LP16: Proportion of walking and cycling at each main cordon (Saved Policy TRA3)
Target	Increase each year
ACHIEVED	Cycle movements represented 10.3% of vehicle movements across the Inner Ring Road cordon in 2009, an increase of 1% since 2006. Pedestrian counts at the same cordon have increased by 3.5% since 2006. (Further updates for 2010/11, 2011/12 and 2012/13 will be available from Norfolk County Council's Transport Monitoring web page).
Source	Development Management Decisions Monitoring

3.30 Section 106 (S106) contributions met the specified target.

Local Plan indicator	LP17: Level of contributions negotiated through S106 for transport schemes (Saved Policies TRA10 & TRA11)
Target	£250,000 per annum
ACHIEVED	<p>£335,133.29 of S106 contributions to be put towards Transport schemes negotiated in the current monitoring period:</p> <ul style="list-style-type: none"> 12/00487/VC – Norwich City College: £79,225 – Travel Plan Monitoring sum payable to Norfolk County Council 11/00691/O – Sewell Park College, Wall Road: £15,000 to be used towards cost of installing a pedestrian refuge on Drayton Road between the development and Wensum Park. 09/00406/F – 126-140 King Street: £6,489 – City wide transport improvement programme. 10/01107/RM – Riverside Heights: £26,848 – Car Club Contributions 12/01016/F – Lionwood Junior School, Wellesley Avenue North: £3,950 provided towards enhanced cycling facilities and improvements to 20MPH speed limits in the area. 11/02236/F – Land adj to Novi Sad Bridge, Wherry Road: £18,621 – City wide transport improvement programme. 11/00160/F – Anglia Square: £185,000 to be used in respect of any works connected with the introduction and/or maintenance of a vehicle messaging system and construction of the Edward Street Bus Interchange.
Source	Development Management Decisions Monitoring/ S106 Contributions Officer

3.31 The cycle schemes implemented for monitoring year 2012/13 are shown below:

Local Plan indicator	LP18: Provision made on cycle network for enhanced facilities for cyclists (Saved Policy TRA15)
<i>Target</i>	<i>Number of schemes implemented</i>
ACHIEVED	<p>Connect 2 cycle infrastructure projects Funding to deliver cycling infrastructure was secured through the Big Lottery and Sustrans. This has contributed to a new route linking Open Academy to Sewell Park College via Valley Drive on Mousehold Heath, and connects all of these to Marriott's Way and the national cycle network.</p> <p>Opie Street It is now possible to cycle in both directions along the street which carries sections of the blue and yellow pedalways as a result of an amended Traffic Regulation Order.</p> <p>Watson Grove to Dolphin Path Cycle Path Improvements Part of the orange pedalway has been widened and provided with better lighting to make it possible for cyclists and pedestrians to share it. The scheme also includes a new crossing of Heigham Street in the vicinity of the Dolphin Path.</p> <p>Waymarking Most of the Norwich cycle network has been way-marked using coloured stickers which correlate with the pedalway colours on the Norwich cycle map.</p> <p>Push the pedalways (DfT Cycle City Ambition grant) (subsequent to the monitoring period but added due to significance of investment). Cycle routes in the city will see big improvements over the next two years following Norwich City Council's successful bid for funding: The Cycle City Ambition grant of £3.7m from the Department for Transport will help pay for a £5.5m programme of projects to improve cycling infrastructure across Norwich.</p> <p>A total of £1.8m of local money will be contributed from local transport plan funds; developer contributions; Norwich City, Norfolk County and Broadland District Councils; Norwich Clinical Commissioning Group and the University of East Anglia.</p>
Source	City Council Cycling Officer

Tourism & Leisure

- 3.32 Redevelopment of sites adjacent to the River Wensum offer opportunities to provide riverside walks.
- 3.33 At Carrow Road there are several developments either implemented, being built or at the planning stage. As part of these details of a riverside walk are being negotiated and will be delivered with the development of Carrow Quay (if granted permission).
- 3.34 Permission was granted for circa 550 new dwellings at the Deal Ground, Trowse, which also provides a multi-functional linear park on the River Wensum frontage allowing for public access. There will also be moorings with de-masting facilities. The development includes a pedestrian/cycle bridge over the River Wensum. As well as serving the development, the bridge will facilitate access from the riverside walk to the north bank of the Wensum and to Trowse and Whitlingham County Park.
- 3.35 The approved application for 1,000 homes at Three Score in Bowthorpe secured funds towards an extension of the Yare Valley Walk and enhancements to the Bowthorpe and Earham Marshes.⁶⁵

Local Plan indicator	LP7: Number of developments approved which will provide access to or facilities on the river (Saved Policy TVA3)
Target	2 per annum
ACHIEVED	3 applications approved As above at paragraphs 2.37-2.39.
Source	Development Management Decisions Monitoring

- 3.36 No hotels that were identified in saved policies TVA5 and TVA6 were implemented in the monitoring period. The 2 remaining sites allocated for hotel development are now unlikely to come forward for such development; Sovereign House is due to be demolished as part of a wider regeneration scheme at Anglia Square; Prospect House remains in use as an office building with no indication from the owners that they now intend to cease this use.
- 3.37 However, during the plan period as a whole (i.e. since 2004) three hotels have been developed in the city centre on allocated sites (Duke Street, Queen Street and Carrow Road) and two further buildings have been converted to hotels at St. Vedast Street and St. Giles.
- 3.38 In accordance with the NPPF a town centre first approach is now being taken to hotel development, rather than allocating sites for this specific type of development. The indicators for LP8 have therefore been amended to reflect

⁶⁵ Although both the permissions on the Deal Ground and Three Score sites were granted outside the period of monitoring for 2012/13 they are being reported now due to their significance. Any figures as a result of development will not be included in this year's figures, comments are purely made at this stage with regard to objective 12 of the JCS AMR main indicators and LP7 of the Replacement Local Plan for Norwich (2004).

the numbers of hotels developed within centres and outside centres. As set out above, whilst no hotels have been developed in the monitoring year, a number of new hotels have been built and other buildings have been converted to hotels in the city centre in recent years. In addition, there have been no hotels developed outside a centre in the Local Plan period (i.e. since 2004).

Local Plan indicator	LP8: New hotels implemented (Saved Policy TVA5 and TVA6)
Target	i) No of hotels completed within centres; ii) No of hotels completed outside of centres ⁶⁶
ACHIEVED	<p>i) None approved in this monitoring year. ii) None approved in this monitoring year.</p> <p>For information 3 of the allocated sites under saved policy TV3 have been developed; Queens Road (Travelodge), Duke Street (premier Inn) and Carrow Road (Holiday Inn). The 2 remaining allocations are no longer applicable given the approach of the NPPF. In past years 2 further hotels have been developed in the city centre;</p> <p>1) St Giles House Hotel, Upper St Giles Street 2) Travelodge, St Vedast Street</p>
Source	Development Management Decisions Monitoring

3.39 Some floorspace for leisure use was permitted outside defined centres.

Local Plan indicator	LP14: Major leisure development in centre or on edge-of-centre sites (Saved Policy AEC1)
Target	Floorspace and none approved out of centre
PARTIALLY ACHIEVED	<p>1 permission granted for major leisure development; 1) 757sqm of leisure floorspace for a climbing wall within a centre;</p>
Source	Development Management Decisions Monitoring

3.40 No permissions were granted on designated urban green space.

3.41 However, an appeal decision is pending following a Section 78 appeal against the refusal of proposals for 85 homes on the designated Urban Green Space of the former Lakenham Sports and Leisure Ground.

Local Plan indicator	LP15: Loss of open space except in circumstances permitted (Saved Policy SR3)
Target	None
ACHIEVED	<p>No schemes given permission. See paragraph 2.44 above for more info.</p>
Source	Development Management Decisions Monitoring

⁶⁶ Targets amended to reflect National Policy changes and City Council approach to hotel development in the city centre.

4. Northern City Centre Area Action Plan

4.1 Within the Northern City Centre Area Action Plan area there were 31 housing completions on 8 sites. Of these, 100% were on previously developed land and all were completed by private companies. No affordable housing has been provided by these developments as they were granted permission before the adoption of the Joint Core Strategy policy 4 requiring smaller scale developments to contribute towards affordable housing need.

4.2 The St Augustine's Street gyratory system was completed in 2010. One of the objectives of the gyratory scheme was to improve the air quality on St Augustine's Street. Air quality issues here were exacerbated by the close proximity of the buildings and the narrow two way road which tended to slow down the dispersion of traffic pollutants. The scheme improved the situation by reducing the time vehicles spend queuing on the street and minimised the stop-start cycle of traffic along the street. The air quality is measured by determining the amount of NO₂ and the annual mean objective is 40µg/m³.

4.3 Results for the St Augustine's area are now available for 2012, the second full year that the gyratory system has been in operation. The table below details the changes in nitrogen dioxide levels both before and after the opening of the gyratory system in 2011.

Historic Annual Mean Concentrations at 50 St Augustine's Street (µg/m ³)						
2006	2007	2008	2009	2010	2011	2012
50	52.1	50.9	56.2	55	47.5	51.6

4.4 As can be seen, the air quality has seen recent improvement on St Augustine's Street. NO₂ levels show a reduction over the two years preceding the opening of the scheme, though the objective has not yet been achieved. It was hoped that the significant improvement shown in 2011 would be continued, though annual variation is normal. Air pollution trends are strongly affected by atmospheric conditions such as temperature, pressure, humidity, and by global circulation patterns, and caution needs to be taken over simple year on year comparisons. A truer picture of the ambient pollution levels will be revealed over the longer term. Three additional monitoring points were added at the start of the scheme to gain a broader picture of air quality in the area. Two of these locations were below the annual objective level in 2012, and one was just above at 41 µg/m³.

4.5 Further, this has resulted in townscape improvements and a more pleasant pedestrian experience. Vacancy rates in the Large District Centres, of which St Augustine's Street is part, have fallen to 7% and a number of small businesses have been established.

- 4.6 Another boost to the area resulted from a second planning permission being granted for redevelopment of Anglia Square. Implementation of the new scheme would see a phased development come forward as follows:
- Phase 1(a) - mixed use development, including an enlarged Anglia Square, a new foodstore, supported by 507 car park spaces, enhanced pedestrian, cycle, and public transport accessibility including a bridge link from St Crispins Road and closing of the subway, additional retail and other town centre uses, a creche and up to 91 residential units with the potential for a further 16 housing association units on land west of Edward Street;
 - Phase 1(b) (east of the enlarged square) - additional retail and food and drink uses, rooftop parking providing 99 spaces, and 29 private flats. External refurbishment of Gildengate House offices and improvement to existing office entrance.
 - Phase 2(a) (north of the enlarged square) - additional retail and food and drink uses and the provision of a gym.

5. Local Planning Policies no longer being implemented:

- 5.1 AMRs are required to specify any policies in Development Plan Documents (DPDs) which are no longer being implemented. In the case of Norwich this relates to saved policies in the RLP and policies superseded by the Joint Core Strategy and the Northern City Centre Area Action Plan. A comprehensive list was supplied in the Norwich Appendix (Appendix D) of the JCS AMR for 2011/12.
- 5.2 In addition to this list the publication of the NPPF had significant implications for the relevant parts of the development plan and Annex 1 of the NPPF states that subsequent to March 2013 relevant policies from the existing plans should be given due weight according to their degree of consistency with the Framework (paragraph 2215, p48).
- 5.3 The link below takes you to the Norwich City Council website where a table considering the level of compliance of the existing saved policies of the RLP with the NPPF can be found. Only 1 saved policy is considered not to be compliant with the NPPF: Saved Policy SHO2. As such, this policy is no longer being used.

<http://www.norwich.gov.uk/Planning/Documents/LocalplanNPPFcompliance.pdf>

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