

Joint Core Strategy for Broadland, Norwich and South Norfolk Appendices 2021-22



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Appendix A – CIL receipts

Greater Norwich Infrastructure Investment Fund Reporting Year 2021-22

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

Reporting information as required by the Community Infrastructure Levy Regulation 62 (4) for the year 2021 to 2022, for the element of CIL which is pooled across the authorities of Broadland District Council, Norwich City Council and South Norfolk Council.

6. Through the City Deals it was agreed that the Councils, in their reporting requirements for the use of CIL, do not have to comply with the requirement to report at individual district and project level the amount of CIL which they have individually utilised. Instead the authorities can jointly state the amount of CIL they have used as a total and list those projects which CIL has funded.
7. The table below shows the annual CIL received by each Greater Norwich district which is received into the shared Infrastructure Investment Fund.

	2019/20	2020/21	2021/22
Broadland	£2,783,143.64	£5,647,422.18	£6,000,208.70
Norwich	£711,268.00	£924,184.89	£781,007.42
South Norfolk	£3,375,948.55	£4,131,091.69	£7,494,844.41
TOTAL	£6,870,360.19	£10,702,698.76	£14,276,060.53
Cumulative Total	£22,525,103.26	£33,227,802.02	£47,503,862.55

8. Please note that the total CIL receipts owed to the Infrastructure Investment Fund to 31 March 2022 is **£47,503,863**, but CIL receipts received by 31 March 2022 is **£39,473,914**, because Q3-4 receipts arrive in Q1-2 of the following year.
9. The Infrastructure Investment Fund is used to support the delivery of a capital programme of projects which is approved annually by the Greater Norwich Growth Board. The list of projects approved by the Board to receive funding from the IIF is called the Growth Programme. The latest Growth Programme is available to view here: [Greater Norwich Growth Programme » Greater Norwich Growth Board](#)
10. The total CIL expenditure and the items of infrastructure to which CIL has been applied to 31 March 2022 is **£24,399,449** as shown in the table below:

Project	Total Drawdown to end 21/22
GP1 Harrisons' Wood	£43,749
GP2 Danby Wood *	£25,862
GP3 Marston Marsh *	£24,445
GP4 Earlham Millennium Green - Phase 1 *	£3,160
GP5 Riverside Walk *	£48,361
GP6 Marriott's Way - Phase 1 *	£60,000
GP7 Norwich Health Walks *	£37,852
GP8 Earlham Millennium Green - Phase 2 *	£52,121
GP9 Marriott's Way - Phase 2 *	£237,279
GP10-GP19 NATS Programme *	£1,393,000
GP22 Pink Pedalway - Heathgate *	£150,000
GP23 Carrow Bridge to Deal Ground riverside path *	£29,424
GP24 NATS - Colney River Crossing (NRP to Threescore) *	£171,000

GP25 NDR interest	£4,884,112
Loan repayment	£5,959,142
NDR loan set-up fee	£14,000
GP26b Hempnall Roundabout *	£305,308
GP27 Lizard and Silfield Nature Reserves *	£14,425
GP29 Barn Road Gateway *	£45,632
GP30 Sloughbottom Park - Andersons Meadow *	£342,504
GP31 Riverside Walk accessibility improvements	£28,139
GP33 Strumpshaw Pit Circular Walk	£35,000
GP38 Football Pitch improvements	£44,832
GP39 Hales cricket and bowls clubhouse improvements	£5,434
GP40 Wymondham: new sports improvements *	£250,000
GP41 Wroxham Library: self service improvements *	£34,440
GP42 Plumstead Road Library: self service improvements *	£112,499
GP43 Diss library: self service improvements *	£28,612
GP44 Education - Hethersett *	£2,000,000
GP45 NATS – Green Pedalway *	£462,337
GP46 NATS - (MW) Thorpe Marriott to Costessey *	£11,614
GP46b Marriott's Way Ramp & Resurfacing	£7,628
GP47 Yare Valley Walk – Cringleford Meadow improvements	£2,397
GP48 Wherrymans Way-Yare Valley Cycle Route	£5,099
GP49 Millennium Grn Improvements	£15,075
GP50 Yare and Wensum Valley Links	£29,455
GP51 GI Access for All	£53,109
GP52 Thorpe Marriott Greenway *	£108,151
GP53 NATS - MW Surfacing Drayton *	£23,886
GP55 Community Sports Hub- Horsford *	£1,124,278
GP56 Harleston Library *	£21,945
GP57 Cosstessey Library *	£25,515
GP58 St Williams Way Library *	£21,887
GP59 Earlham Library *	£25,801
GP60 Mile Cross Library *	£24,301
GP61 Education – Blofield/Brundall	£1,000,000
GP63 Broadland Country Park *	£290,290
GP64 Hellesdon Station GI	£1,160
GP67 Ketts Country Long Distance Trail *	£54,484
GP69 Aylsham Sports Hub Stage 3	£384,750
GP72 Recreation Road Pool *	£60,000
GP73 Norwich Parks Tennis*	£15,955
GP75 Education - Ormiston *	£4,000,000
GP79 FDC Bowthorpe *	£250,000
	£24,399,449

* Projects completed as at end March 2022

CIL to end of March 2022

Total income to date	£39,473,914
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Total spend to date	£24,399,449
Compound Interest**	£132,331
Balance of CIL receipts to date	£15,206,796

**Interest earned on unspent cash reserves till end March 2022



Broadland District Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding Statement (IFS) for 1 April 2021 to 31 March 2022

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

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

Since the establishment of the GNGB in 2014, the partnership has allocated over £30m of IIF funding and £50m of CIL supported borrowing which has levered in at least an additional £240m to deliver infrastructure projects within the Greater Norwich area.

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

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

The GNGB also report their CIL income and allocations within each AMR here, [CIL Reporting » Greater Norwich Growth Board](#)

Allocations from the IIF are currently restricted to the four thematic groups as agreed within the Greater Norwich adopted CIL charging policy. These are Transport, Education, Green Infrastructure and Community (which includes sports). When CIL was initially adopted, local authorities

were required to report a Regulation 123 list confirming the infrastructure thematic groups which were considered within their CIL charging calculations and therefore the groups to which CIL can be reallocated to. The need for this list was withdrawn by legislation from September 2019, but this does not automatically allow other groups to apply to the IIF because the Greater Norwich authorities are still adhering to their locally adopted CIL charging policy.

The GNGB understand the funding pressures that other infrastructure thematic groups are experiencing and were planning to undertake a review of CIL alongside the development of the Greater Norwich Local Plan. Unfortunately this was put on hold following the publication of the [Planning For The Future](#) white paper in August 2020, which detailed CIL being replaced by a new type of Infrastructure Levy. Information about this change was expected from central government in 2021, but this has repeatedly been delayed. It is understood that the new Infrastructure Levy is still coming forward but until the future of CIL is more certain the GNGB are required to proceed with their adopted policy.

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

Paragraph	Description	Amount
1 (a)	The total value of CIL set out in all demand notices issued in the reported year	£17,545,691.80
1 (b)	The total amount of CIL receipts for the reported year	£8,335,238.62
1 (c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	NIL and see GNGB website for details
1 (d)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	See for GNGB website details
1 (e)	The total amount of CIL expenditure for the reported year	£8,335,238.62 (Passed to GNGB, Parishes & Admin)
1 (f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	See GNGB website for details
1 (g)	In relation to CIL expenditure for the reported year, summary details of-	
	(i) The items of infrastructure on which CIL (including land payments) has been spent and the amount of CIL spent on each item	See GNGB website for details
	(ii) The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)	See GNGB website for details
	(iii) The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with the regulations	£416,762.29 (5% of total CIL collected)
1 (h)	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated and the amount of CIL allocated to each item.	See GNGB website for details

1 (i)	The amount of CIL passed to-	
	(i) Any parish council under regulation 59A or 59B and	£1,918,267.53
	(ii) Any person under regulation 59 (4)	£6,000,208.80 passed to GNGB to spend
1 (j)	Summary details of the receipt and expenditure of CIL receipts to which regulations 59e or 59F applied during the reported year including-	
	(i) The total CIL receipts that regulations 59E and 59F applied to	NIL
	(ii) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item	NIL
1 (k)	Summary details of any notices served in accordance with regulation 59E, including	
	(i) The total value of CIL receipts requested from each parish council	NIL
	(ii) Any funds not yet recovered from each parish council at the end of the reported year	NIL
1 (l)	The total amount of-	
	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied	NIL
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied	£89,229.71
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	NIL
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	NIL

CIL Payments received and allocated by BDC for Financial Year 1 April 2021 – 31 March 2022

Parish	Development	Planning Number	Date received	Gross amount	5% Admin	Parish/Town 15%	Parish/Town 25%	Retained	Balance to GNGB
Acle	Land North of Norwich Road	20201740	06.10.21	406,200.66	20,310.33		101,550.17		284,340.16
Acle	Land adj. Hillside Farm, Reedham Road	20180941	08.10.21	140,734.72	7,036.74		35,183.68		98,514.30
Acle	Phase 2, Hillside Farm, Reedham Road	20190241	31.03.22	28,954.19	1,447.71		7,238.55		20,267.93
Aylsham	Plot 4, Hungate Lodge, Hungate Street	20181340	09.06.21	10,587.50	529.38	1,588.13			8,469.99
Aylsham	Aegel House, Burgh Road	20161711	14.09.21	35,813.50	1,790.68	5,372.03			28,650.79
Aylsham	Land at Tuttington Road	20210610	15.10.21	4,013.84	200.69		1,003.46		2,809.69
Aylsham	Aylsham Garden Centre, Norwich Road	20211051	08.11.21	3,382.03	169.10		845.51		2,367.42
Aylsham	The Old Stables, Unicorn Yard, Hungate Street	20180820	21.02.22	7,964.73	398.24	1,194.71			6,371.78
Aylsham	6 Sir Williams Lane	20202160	04.03.22	9,799.48	489.97		2,449.87		6,859.64
Beeston St Andrew	Red Hall Farm Barns, Beeston Lane	20162127	02.06.21	6,497.54	324.88	974.63			5,198.03
Beighton & Moulton St Mary	The Homestead, Morley Road	20191216	21.09.21	31,136.41	1,556.82	4,670.46			24,909.13
Blofield	Land North Yarmouth Road	20172131	15.04.21	10,896.31	544.82		2,724.08		7,627.41

Blofield	Phase 3 Plots 1-5, Land at Dawsons Lane	20190844	08.06.21	19,331.01	966.55		4,832.75		13,531.71
Blofield	Little Acre, Garden Road	20211140	07.10.21	20,961.16	1,048.06		5,240.29		14,672.81
Blofield	Phase 3 Plots 1-5, Land at Dawsons Lane	20190844	14.10.21	57,993.03	2,899.65		14,498.26		40,595.12
Brundall	Land at Oakhill	20201366	24.09.21	61,371.38	3,068.57		15,342.85		42,959.96
Brundall	Phase 2 Plots 1-60, Land off Yarmouth Road	20202009	12.01.22	403,301.92	20,165.10		100,825.48		282,311.34
Brundall	Land adj. 17 East Avenue	20161959	24.03.22	36,557.81	1,827.89		9,139.45		25,590.47
Cawston	Beechcroft, Holt Road	20191784	04.01.22	2,915.05	145.75	437.26			2,332.04
Cawston	21 Norwich Road	20200036	22.02.22	8,834.60	441.73	1,325.19			7,067.68
Coltishall	11 Ling Way	20170664	07.12.21	6,830.80	341.54	1,024.62			5,464.64
Drayton	80 Drayton High Road	20191240	08.04.21	9,433.53	471.68		2,358.38		6,603.47
Drayton	Drayton Old Lodge, 146 Drayton High Road, Drayton, NR8 6AN	20202191	01.10.21	83,278.83	4,163.94		20,819.71		58,295.18
Drayton	Land at Manor Park	20200640	10.11.21	428,736.07	21,436.80		107,184.02		300,115.25
Drayton	Plots 2, 3 & 4, 94 Fakenham Road	20201019	07.12.21	24,063.31	1,203.16		6,015.82		16,844.33
Drayton	46 Taverham Road	20201325	21.03.22	9,208.93	460.45		2,302.23		6,446.25
Drayton	46 Taverham Road	20201325	24.03.22	6,000.00	300.00		1,500.00		4,200.00
Foulsham	Paradise Cottage, Foxley Road	20201680	20.09.21	1,222.62	61.13	183.39			978.10
Freethorpe	8 & 10 Sutton Crescent	20161974	09.06.21	13,871.81	693.60	2,080.77			11,097.44
Freethorpe	6 Sutton Crescent	20171413	14.06.21	6,543.53	327.18	981.53			5,234.82
Halvergate	Rookery Lakes, Tunstall Road	20211012	21.03.22	7,311.88	365.60	1,096.78			5,849.50
Hellesdon	Phase 2, RNGC, Drayton High Road	20201679	15.07.21	227,803.00	11,390.15		56,950.75		159,462.10
Hellesdon	24 Cromer Road	20191290	18.10.21	24,683.15	1,234.16		6,170.79		17,278.20
Hemblington	Barn 1 Dairy Barn, Hemblington Hall, Hemblington Hall Road,	20211413	23.01.22	9,614.53	480.73	1,442.18			7,691.62
Hevingham	Kempton Park Farm, Church Lane	20202288	29.04.21	3,452.65	172.63	517.90			2,762.12
Hevingham	Garden Cottage, New Road	20170320	04.05.21	6,450.56	322.53	967.58			5,160.45

Hevingham	Baileys of Norfolk, 50 Brick Kiln Road	20200781	12.08.21	1,804.20	90.21	270.63			1,443.36
Honingham	Fischer Farms Vertical Farming, Land off Church Lane	20170052	26.10.21	18,973.88	948.69	2,846.08			15,179.11
Honingham	BDC Food Innovation Centre, Land off Church Lane	20170052	31.10.21	25,019.04	1,250.95	3,752.86			20,015.23
Honingham	Fischer Farms Vertical Farming, Land off Church Lane	20170052	09.02.22	56,921.63	2,846.08	8,538.24			45,537.31
Horsford	Phase 2C, Land East of Holt Road BDW Homes	20190999	28.06.21	496,877.65	24,843.88		124,219.41		347,814.36
Horsford	Land adj. 25 Coltsfoot Road	20181624	06.07.21	29,238.31	1,461.92		7,309.58		20,466.81
Horsford	Larksrise, Dog Lane	20200187	27.08.21	12,040.13	602.01		3,010.03		8,428.09
Horsford	Phase 2C, Land East of Holt Road	20190999	22.12.21	828,129.42	41,406.47		207,032.36		579,690.59
Horsford	Larksrise, Dog Lane	20200187	07.01.22	36,120.37	1,806.02		9,030.09		25,284.26
Horsford	The Mill, Holt Road	20212031	24.01.22	1,003.46	50.17		250.87		702.42
Horsham St Faith	Finlandia, Crown Road	20200495	25.02.22	5,000.00	250.00	750.00			4,000.00
Horsham St Faith	Finlandia, Crown Road	20200495	28.02.22	5,000.00	250.00	750.00			4,000.00
Horsham St Faith	Finlandia, Crown Road	20200495	01.03.22	288.39	14.42	43.26			230.71
Little Plumstead	Plots 1-4, Old Hall Site, Little Plumstead Hospital	20201200	22.10.21	64,596.05	3,229.80		16,149.01		45,217.24
Little Plumstead	Plots 5-15, Old Hall Site, Little Plumstead Hospital	20201173	01.12.21	26,664.16	1,333.21		6,666.04		18,664.91
Little Plumstead	Land South of Salhouse Road, Halsbury Homes	20201880	11.02.22	598,520.38	29,926.02		100,179.71		418,964.26
Old Catton	Plot 8 (now 329) St Faiths Road	20172180	14.05.21	30,915.74	1,545.79		7,728.94		21,641.01
Old Catton	Land at St Faiths Road	20180920	05.07.21	1,412,574.82	70,628.74		353,143.71		988,802.37
Postwick	Cherry Tree Farm, The Green	20190081	14.07.21	29,007.30	1,450.37	4,351.10			23,205.83

Postwick	Plot 7 Broadland Gate Business Park	20201193	10.08.21	27,212.01	1,360.60	4,081.80			21,769.61
Postwick	McDonalds, Broadland Gate, East of Broadland Way	20201949	26.08.21	14,940.40	747.02	2,241.06			11,952.32
Postwick	Oaks Lane	20200184	05.10.21	115,934.01	5,796.70	17,390.10			92,747.21
Postwick	Phase 1 Plots 1-150, Land South of Smee Lane	20181601 & 20211117	17.12.21	253,016.60	12,650.83	9,071.38			231,294.39
Rackheath	Phase 2 Plots 142-202, Land off Green Lane West	20210472	04.01.22	203,408.55	10,170.43		50,852.14		142,385.98
Reepham	Vale Farm, Dereham Road	20210025	12.04.21	2,378.57	118.93	356.79			1,902.85
Reepham	Rays Hall, Dereham Road	20131806	15.04.21	100.00	5.00	15.00			80.00
Reepham	Rays Hall, Dereham Road	20131806	15.05.21	100.00	5.00	15.00			80.00
Reepham	32 School Road	20161817	16.05.21	525.15	26.26	78.77			420.12
Reepham	Rays Hall, Dereham Road	20131806	15.06.21	100.00	5.00	15.00			80.00
Reepham	Rays Hall, Dereham Road	20131806	15.07.21	100.00	5.00	15.00			80.00
Reepham	Rays Hall, Dereham Road	20131806	15.08.21	100.00	5.00	15.00			80.00
Reepham	Rays Hall, Dereham Road	20131806	15.09.21	100.00	5.00	15.00			80.00
Reepham	Rays Hall, Dereham Road	20131806	15.10.21	100.00	5.00	15.00			80.00
Reepham	Rays Hall, Dereham Road	20131806	15.11.21	100.00	5.00	15.00			80.00
Reepham	Rays Hall, Dereham Road	20131806	15.12.21	100.00	5.00	15.00			80.00
Reepham	Rays Hall, Dereham Road	20131806	25.01.22	100.00	5.00	15.00			80.00
Reepham	Rays Hall, Dereham Road	20131806	21.02.22	300.00	15.00	45.00			240.00
Salle	Manor Farm, Heydon Road	20210582	18.01.22	15,542.48	777.12	2,331.37			12,433.99
South Walsham	The Stables, Ranworth Road	20181628	04.01.22	262.63	13.13	39.39			210.11
Spixworth	2 Marshall Close	20182030	03.06.21	11,632.36	581.62	1,744.85			9,305.89
Spixworth	Land East of Buxton Road	20180443	27.08.21	381,682.60	19,084.13	57,252.39			305,346.08
Sprowston	Land South of Salhouse Road Kier Living Ltd	20190758	25.05.21	369,552.56	18,477.63		92,388.14		258,686.79
Sprowston							49,450.39		
Sprowston	Land adj. 9 Lowry Cole Road	20201619	17.02.22	14,537.95	726.90		3,634.49		10,176.56
Sprowston &	Land South of Salhouse Road, BDW Homes	20200447	06.08.13	827,744.21	41,387.21		206,936.05		579,420.95

Rackheath									
Taverham	Langley Prep at Taverham Hall, Ringland Road	20181142	09.06.21	143,259.71	7,162.99	21,488.96			114,607.76
Thorpe St Andrew	16D Harvey Lane	20170567	25.03.22	28,727.68	1,436.38	4,309.15			22,982.15
Thorpe St Andrew	32-36 Harvey Lane Garage	20200699	25.03.22	11,595.54	579.78	1,739.33			9,276.43
Weston Longville	Dairy Farm Barns, Morton Lane	20200376	07.04.21	10,070.32	503.52	1,510.55			8,056.25
Weston Longville	Dairy Farm Barns, Morton Lane	20200376	03.03.22	30,210.97	1,510.55	4,531.65			24,168.77
Weston Longville	Dairy Farm, Morton Lane	20210020	03.03.22	4,497.73	224.89	674.66			3,598.18
Weston Longville	Weston Equestrian Centre, Morton Lane	20210648	25.03.22	2,606.91	130.35	391.04			2,085.52
Wroxham	Land Adj. 96A Norwich Road	20160471	01.09.21	10,152.68	507.63	1,522.90			8,122.15
				8,335,238.62	416,762.29	176,110.47	1,742,157.06	-	6,000,208.80

NB Funds were distributed to parishes and the GNGB in October 2021 and April 2022

Total CIL receipts received by BDC	£8,335,238.62
Total amount distributed to parish/town Councils	£1,918,267.53
Total retained by BDC for administration	£416,762.29
Total passed to the GNGB	£6,000,208.80
Total retained by BDC	£0

Broadland District Council Parish/Town CIL expenditure for 1 April 2021 to 31 March 2022

Parish	Spend	Date of Spend	Expenditure Incurred/description	Amount Spent 2021/2022	Parish CIL Balance advised by parish as at 31.03.22
Acle	Yes	Various	LED streetlights	5,000.00	
Acle		25.10.21	Fixing new noticeboards	150.00	
Acle		13.12.21	Projector for meetings	495.00	
Acle		31.01.22	Defibrillator	1,250.00	
Acle		30.06.21	Tractor for Rec Centre pitches	7,500.00	
Acle		31.01.22	Men's Shed installation costs	2,413.34	
Acle		16.02.22	Solar panels for Rec Centre	20,000.00	
Acle		16.02.22	Land for new cemetery (part)	23,869.00	0.00
Aylsham	Nil			0.00	12,792.15
Blofield	Nil			0.00	764,121.87
Booton	Nil			0.00	1,109.78
Brampton and Oxnead	Nil			0.00	0.00
Brandiston	Nil			0.00	0.00
Brundall	Nil			0.00	65,332.03
Buxton with Lamas	Yes	31.03.22	Towards new play area equipment	4,472.00	0.42
Cantley, Limpenhoe & Southwood	Yes	21.10.21	Works to Cantley Pond	2,850.00	
		21.01.22	Works to Limpenhoe Village Green	1,630.25	0.00
Cawston	Nil			0.00	2,864.17
Coltishall	Nil				4,653.59
Crostwick	Nil			0.00	0.00
Drayton	Yes	22.04.21	Facilities Loan repayment	9,074.98	
Drayton		26.05.21	Picnic tables and benches open spaces	5,610.18	
Drayton		17.06.21	Portable displays	882.50	
Drayton		02.09.21	CCTV installation	6,332.50	
Drayton		07.10.21	3G netting	7,000.00	

Drayton		06.01.22	Tree work open spaces	2,056.00	120,763.15
Felthorpe	Yes	02.11.21	Sports Pavilion carpark resurface	757.61	0.00
Foulsham	Yes	07.07.21	Streetlight upgrade project phase 2 (ex VAT)	1,325.00	
Foulsham		02.02.22	Streetlight upgrade project phase 3 (ex VAT)	1,705.00	
Foulsham		02.02.22	Upgrade and refurbishment of playground equipment (ex VAT)	3,674.00	2,328.34
Freethorpe	Yes	19.07.21	Westcotec invoice 12575 for second SAM2 machine for speed management: £3417. 50% funded by Norfolk County Council so 50% CIL.	1,708.50	
		19.07.21	Norfolk County Council - payment for installation of three new village entry signs for Wickhampton	250.00	
		17.01.22	Signs of the Times invoice 32462 for the purchase of a new Village Sign for Wickhampton	1,748.75	3,707.25
		17.01.22	Playdale invoice 4424 New play equipment for Freethorpe Play Area - 50% on placing order for purchase and installation by Playdale	5,000.35	
		21.03.22	Playdale invoice 4519 New play equipment for Freethorpe Play Area - 50% on completion of installation by Playdale	5,000.36	
			LESS Section 106 contribution to the Play Equipment from Playdale (being arranged by Emily Lipscomb)	-3,161.87	2,586.66
Great and Little Plumstead	Yes	12.04.21	New Dog Bin	143.73	
Great and Little Plumstead		12.04.21	Thorpe End Book Case	246.91	
Great and Little Plumstead		14.06.21	Dog Bin Installation	30.00	
Great and Little Plumstead		14.06.21	Football Goals - Great Plumstead	2,084.48	
Great and Little		14.06.21	Benches	1,134.00	

Plumstead					
Great and Little Plumstead		01.07.21	Rosebery Fields - BDC Application 20211135 for approval of details of 20172000 for site layout and landscaping	58.00	
Great and Little Plumstead		12.07.21	Carpark signage for the Walled Garden	103.02	
Great and Little Plumstead		12.07.21	Walled Garden - Engineer Report	475.00	
Great and Little Plumstead		13.09.21	Walled Garden - Repair Works	8,337.50	
Great and Little Plumstead		11.10.21	Defibrillators and Cabinet	1,510.00	
Great and Little Plumstead		13.12.22	Defib Installation - Walled Garden	179.45	
Great and Little Plumstead		10.01.22	Final Inspection - Walled Garden	475.00	135,859.42
Great Witchingham	Yes	08.07.21	Allocated to play area project	2,462.34	550.64
Guestwick	Nil			0.00	0.00
Hainford	Yes	05.07.21	Bus Shelter (Total Cost £3180.00)	1,190.37	0.00
Haveringland	Nil			0.00	3,140.23
Hellesdon	Yes	14.08.21	Hellesdon Community Centre roofing project staged payment 1	58,699.49	
Hellesdon		21.09.21	Hellesdon Community Centre roofing project staged payment 2	48,297.57	
Hellesdon		25.10.21	Hellesdon Community Centre roofing project staged payment 3	39,778.32	
Hellesdon		17.11.21	Hellesdon Community Centre roofing project staged payment 4	82,801.27	
Hellesdon		16.12.21	Hellesdon Community Centre roofing project staged payment 5	57,741.33	
Hellesdon		21.01.22	Hellesdon Community Centre roofing project staged payment 6	3,387.31	0.00
Hevingham	Nil			0.00	5,935.94

Heydon	Nil			0.00	0.00
Honingham	Nil			0.00	8,897.64
Horsford	Yes	23/04/2021	Toilet Project - Phase 2	9,780.00	
Horsford		23/04/2021	Toilet Project - Phase 2	7,000.00	
Horsford		07/06/2021	Playground Equipment	34,175.64	
Horsford		07/06/2021	Toilet Project - Phase 3	5,582.86	
Horsford		11/06/2021	Marketing, traffic	91.48	
Horsford		15/06/2021	Screeds - Toilet Project	2,400.00	
Horsford		15/06/2021	Toilet Project - Phase 3	3,582.86	
Horsford		15/06/2021	Toilet Project - Phase 3	7,865.39	
Horsford		02/08/2021	Benches	4,600.00	
Horsford		02/08/2021	Toilet Project - Phase 6	8,230.48	
Horsford		02/08/2021	Landscapes	18,247.42	
Horsford		06/09/2021	Horsford Transport Policy	750.00	
Horsford		04/10/2021	Laptop and accessories	1,581.93	
Horsford		04/10/2021	Toilet Project - Phase 6	3,485.87	
Horsford		04/10/2021	Fencing & Paving	10,740.00	
Horsford		04/10/2021	Rollerdoor	1,080.00	
Horsford		09/12/2021	Starboard Systems (Scribe)	485.00	
Horsford		29/12/2021	Horsford Transport Policy	2,000.00	
Horsford		11/01/2022	Toilet Project	3,720.00	
Horsford		17/01/2022	Toilet Project - Phase 9	3,500.00	
Horsford		19/01/2022	Horsford Transport Policy	5,012.50	
Horsford		25/01/2022	Toilet Project - flooring	1,898.00	
Horsford		26/01/2022	Toilet Project - Phase 9	4,521.30	
Horsford		18/02/2022	Horsford Transport Policy	2,237.50	
Horsford		18/02/2022	Scout Project	38,280.00	
Horsford		08/03/2022	Toilet Project - Phase 9	2,578.00	
Horsford		08/03/2022	Toilet Project - Phase 9	2,535.00	363,687.42
Horsham & Newton St Faith	Nil			0.00	59,620.43
Horstead with	Nil			0.00	320.57

Stanninghall					
Old Catton	Yes	01.04.21	Plant Equipment. Including – zero turn machines, works vehicles (van and mule), hedge flail, tri-deck cutter. All equipment was purchased for the ongoing maintenance and management of the Parish.	6,467.86	
		01.06.21	Plant Equipment	8,530.00	
		01.08.21	Plant Equipment	12,117.45	
		01.10.21	Car park resurfacing	37,477.47	
		01.10.21	Village Pond	12,590.00	
		01.10.21	CIL Questionnaire fee for creation of online CIL questionnaire to gauge public view on use of CIL within the community	320.00	
		01.11.21	Plant Equipment	17,170.00	
		01.02.22	Village Hall Curtains	973.47	
		01.03.22	Plant Equipment	25,660.00	
		01.03.22	Churchyard gravel path	204.75	
		01.03.22	Buxton Lodge kitchen refit	15,087.00	539,587.56
Rackheath	Yes	27.04.22	Payment against the BDC Loan for the Pavilion.	86,164.01	0.00
Reedham	Yes	24.08.21	Deposit for CCTV and fire alarms for the village hall	4,849.50	
Reedham		05.10.21	Balance of CCTV and fire alarms for the village hall	3,233.00	0.00
Ringland	Nil			0.00	0.00
South Walsham	Nil			0.00	0.00
Spixworth	Nil			0.00	58,997.24
Sprowston	Yes	May-21	Purchase of Former-Viking Pub/Royal Bengal to be redeveloped into a community hub	5,869.98	
Sprowston		May-21	Purchase of Former-Viking Pub/Royal Bengal to be redeveloped into a community hub	171,624.18	
Sprowston		May-21	Purchase of Former-Viking Pub/Royal Bengal to be redeveloped into a community hub	941.15	264,012.32

Stratton Strawless	Nil			0.00	0.00
Stumpshaw	Nil			0.00	0.00
Swannington with Alderford and Lt Witchingham	Nil			0.00	5,240.19
Taverham	Nil			0.00	234,248.49
Themelthorpe	Nil			0.00	494.89
Thorpe St Andrew	Nil			0.00	25,670.24
Upton with Fishley	Nil			0.00	0.00
Weston Longville		13/09/2021	Repair to SAM2 camera	170.10	
Weston Longville		12/07/2021	Allotment water supply	1,041.79	
Weston Longville		13/09/2021	Allotment water supply	215.38	
Weston Longville		08/11/2021	Allotment water supply	325.02	
Weston Longville		14/02/2022	Allotment water supply	164.19	
Weston Longville		08/11/2021	Cut out policeman for traffic control	141.95	1,224.90
Woodbastwick	Nil			0.00	0.00
Wood Dalling	Nil			0.00	0.00
Wroxham	Nil			0.00	0.00
Total reported parish/town expenditure at time of production of this report				1,025,028.02	

NB - Based on information supplied by town and parish council's at the time of production of this report



NORWICH
City Council

Norwich City Council Community Infrastructure Levy (CIL)

Table 1 below sets out the CIL Reporting information as required by CIL Regulation 121A (1).		
Regulation 121A reference	Description	Amount
1.(a)	The total value of CIL set out in all demand notices issued in the reported year;	£1,904,803
1.(b)	The total amount of CIL receipts for the reported year;	£976,259
1.(c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£810,278
1.(d)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£0
1.(e)	The total amount of CIL expenditure for the reported year;	£936,877
1.(f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the year (CIL Neighbourhood Receipts);	£0
1.(g)	In relation to CIL expenditure for the reported year-:	
	i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	See Appendix 1.
	(ii) the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0
	(iii) the amount of CIL spent on administrative expenses pursuant to regulation 61;	£95,240
	iv) the amount of CIL spent on administrative expenses expressed as a percentage of CIL Demand Notices issued in that year in accordance with regulation 61;	5%
1.(h)	Summary details of the items of infrastructure on which CIL (including land payments) had been allocated but not spent during the reported year, and the amount of CIL allocated to each item;	See Appendix 1.
1.(i)	The amount of CIL passed to-:	
	(i) any parish council under regulation 59A or 59B;	Not Applicable
	(ii) to the Greater Norwich Growth Board under regulation 59(4);	£781,007
1.(j)	Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
	(i) the total CIL receipts that regulations 59E and 59F applied to;	£146,439

	(ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure.	See Appendix 1.
1.(k)	summary details of any notices served in accordance with regulation 59E, including—	
	(i) the total value of CIL receipts requested from each parish council;	Not Applicable
	(ii) any funds not yet recovered from each parish council at the end of the reported year;	Not Applicable
1.(l)	the total amount of—	
	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£146,439
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£1,002,330
Table 2 below sets out the S.106 Reporting information as required by CIL Regulation 121A (1).		
Regulation 121A reference	Description	Amount
3.(a)	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£43,731
3.(b)	the total amount of money under any planning obligations which was received during the reported year;	£0
3.(c)	the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£397,942
3.(d)	Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:-	
	(i) in relation to affordable housing, the total number of units which will be provided;	28
	(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	Not Applicable

3.(e)	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£4,489,043
3.(f)	the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£1,028,046
3.(g)	in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items allocated to each item;	See Appendix 1.
3.(h)	in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
	(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	See Appendix 1.
	(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0
	(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) relation to the delivery of planning obligations;	£0
3.(i)	(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year,	£5,572,587
	(ii) and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	£680,177
Table 3 below sets out the S278 Reporting information as required by CIL Regulation 121A (1).		
Regulation 121A reference	Description	Amount
4.(a)	summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year	Not Applicable.
4.(b)	summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	Not Applicable.

Annual Infrastructure Funding Statement 2021.22

- Appendix 1

Expenditure by transfer of Norwich City Council CIL collections to the Infrastructure Investment Fund administered by the Greater Norwich Growth Board. 59(4)										
Description	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	Total
Norwich CC Contributions to GNGB Infrastructure Investment Fund	£12,210	£128,572	£332,441	£914,965	£635,044	£713,093	£711,268	£924,185	£781,007	£5,152,786
Expenditure on Infrastructure in the Norwich City Council district funded by allocations by CIL Neighbourhood contributions. 59(F)										
5589 - Community Noticeboards	-	-	£9,488	-	-	-	-	-	-	£9,488
5590 - Britannia Road Traffic Issues	-	-	£4,881	£1,066	-	-	-	-	-	£5,946
AJ5200 - George Fox Way Natural Area	-	-	£2,630	£879	-	£963	£5,409	-	-	£9,881
5593 - Lakenham Way	-	-	£600	-	-	-	-	-	-	£600
5594 - City Trees	-	-	£44,540	£4,386	-	-	-	-	-	£48,926
AK5200 Netherwood Green	-	-	-	-	-	£847	£960	£11,000	£17,077	£29,885
AA5200 Ketts Heights	-	-	-	-	£2,991	£564	£6,769	-	-	£10,324
AB5200 20 Acre Wood	-	-	-	£938	£0	£3,437	£2,381	-	-	£6,755
AC5200 Chapel Break Play Area	-	-	-	£1,416	£563	£220	-	-	-	£2,199
5561 Eaton Green Play Area	-	-	-	-	£3,910	-	-	-	-	£3,910
AD5200 Community Enabling Grants	-	-	-	-	£5,000	£515	-	2,609.55	257.91	£8,383
AL5200 Matched Funding Community Grants	-	-	-	-	£20,000	-£5,000	£29,660	£12,125	£15,000	£71,785
5597 Grant contribution to Norfolk Car Club	-	-	-	-	£5,000	-	-	-	-	£5,000
5598 Mile Cross Promenade public realm improvements	-	-	-	-	£1,143	£138	-	-	-	£1,281
AN5200 Parish Partnership Matched Funding - Drayton Road x'ing	-	-	-	-	-	-	£25,000	-	-	£25,000
AN5200 Parish Partnership Matched Funding - Barnes Close Alley	-	-	-	-	-	-	£7,500	-	-	£7,500
AA1133 CILN Bowers Avenue Play Area	-	-	-	-	-	-	-	£24,997	£24,997	£49,994
AQ5200 CIL Neighbourhood West Earlham	-	-	-	-	-	-	-	£21,541	-	£21,541
AR5200 CILN Shopmobility Grant	-	-	-	-	-	-	-	£10,000	-	£10,000
AS5200 CILN The Feed	-	-	-	-	-	-	-	-	£48,391	£48,391
AT5200 CILN CommunitySkillsMileXGrant	-	-	-	-	-	-	-	-	£9,034	£9,034
ZZ8039 Neighbourhood Projects	-	-	-	-	-	-	-	-	£41,112	£41,112
Total Annual CIL Neighbourhood Expenditure.	£0	£0	£62,138	£8,684	£38,608	£1,684	£77,678	£82,273	£155,870	£426,935
Total Annual CIL Funded Expenditure.	£12,210	£128,572	£394,580	£923,649	£673,651	£714,777	£788,946	£1,006,458	£936,877	£5,579,721
Norwich CC CIL Neighbourhood Contributions Collected	£2,289	£24,107	£62,333	£171,556	£119,071	£133,705	£133,363	£173,285	£146,439	£966,147

Details of the infrastructure expenditure funded by the GNGB Infrastructure Investment Fund can be accessed via the following link-:

[Community Infrastructure Levy » Greater Norwich Growth Board](#)



South Norfolk Council Community Infrastructure Levy (CIL) Annual Infrastructure Funding statement for 1st April 2021 to 31st March 2022

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

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

Since the establishment of the GNGB in 2014, the partnership has allocated over £30m of IIF funding and £50m of CIL supported borrowing which has levered in at least an additional £240m to deliver infrastructure projects within the Greater Norwich area.

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

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

The GNGB also report their CIL income and allocations within each AMR [here](#). Allocations from the IIF are currently restricted to the four thematic groups as agreed within the Greater Norwich adopted CIL charging policy. These are Transport, Education, Green Infrastructure and Community (which includes sports). When CIL was initially adopted, local authorities were required to report a Regulation 123 list confirming the infrastructure thematic groups which were considered within their CIL charging calculations and therefore the groups to which CIL can be reallocated to. The need for this list was withdrawn by legislation from September 2019, but this does not automatically allow other groups to apply to the IIF because the Greater Norwich authorities are still adhering to their locally adopted CIL charging policy.

The GNGB understand the funding pressures that other infrastructure thematic groups are experiencing and were planning to undertake a review of CIL alongside the development of the Greater Norwich Local Plan. Unfortunately this was put on hold following the publication of the [Planning For The Future](#) white paper in August 2020, which detailed CIL being replaced by a new type of Infrastructure Levy. Information about this change was expected from central government in 2021, but this has repeatedly been delayed. It is understood that the new Infrastructure Levy is still coming forward but until the future of CIL is more certain the GNGB are required to proceed with their adopted policy.

Reporting Information as required by Schedule 2 of Community Infrastructure Levy Regulation 121A for the year 1st April 2021 to 31st March 2022 for South Norfolk Council

Paragraph	Description	Amount
1 (a)	The total value of CIL set out in all demand notices issued in the reported year	£5,653,918.75
1 (b)	The total amount of CIL receipts for the reported year	£10,063,939.27
1 (c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	NIL and see GNGB website for details here
1 (d)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	NIL and see GNGB website for details here
1 (e)	The total amount of CIL expenditure for the reported year	£10,063,939.27 (passed to GNGB, Parishes & admin)
1 (f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	See GNGB website for details here
1 (g)	In relation to CIL expenditure for the reported year, summary details of-	
	(iv) The items of infrastructure on which CIL (including land payments) has been spent and the amount of CIL spent on each item	See GNGB website for details here
	(v) The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)	See GNGB website for details here

	(vi) The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with the regulations	£503,196.98 (5% of total CIL collected)
1 (h)	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated and the amount of CIL allocated to each item.	See GNGB website for details here
1 (i)	The amount of CIL passed to-	
	(iii) Any parish council under regulation 59A or 59B and	£ 2,061,261.78
	(iv) Any person under regulation 59 (4)	£7,494,844.41 passed to GNGB to spend
1 (j)	Summary details of the receipt and expenditure of CIL receipts to which regulations 59e or 59F applied during the reported year including-	
	(iii) The total CIL receipts that regulations 59E and 59F applied to	£4,636.11
	(iv) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item	£ 271.71 See separate box for details
1 (k)	Summary details of any notices served in accordance with regulation 59E, including	
	(iii) The total value of CIL receipts requested from each parish council	NIL
	(iv) Any funds not yet recovered from each parish council at the end of the reported year	NIL
1 (l)	The total amount of-	
	(v) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied	NIL

	(vi)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied	NIL
	(vii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	£4,636.11
	(viii)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	£11,288.50

CIL Payments received and allocated for Financial year 1st April 2021 – 31st March 2022

Parish	Planning No	Amount received	Admin 5%	Parish / Town 15%	Parish / Town 25%	Amount retained under reg 59F	Amount to GNGB
Ashby St Mary	2018/1864	£499.22	£24.96	£74.88			£399.38
Ashwellthorpe	2018/1162	£18,489.45	£924.47	£2,773.42			£14,791.56
Ashwellthorpe	2021/0536	£3,075.40	£153.77	£461.31			£2,460.32
Ashwellthorpe	2021/1046	£4,552.41	£227.62	£682.86			£3,641.93
Aslacton	2020/0493	£28,789.74	£1,439.49	£4,318.46			£23,031.79
Aslacton	2020/0493	£9,596.59	£479.83	£1,439.49			£7,677.27
Bawburgh	2018/1550	£165,042.59	£8,252.13	£24,756.39			£132,034.07
Bracon Ash	2020/1775	£26,635.44	£1,331.77	£3,995.32			£21,308.35
Brooke	2018/2308	£29,418.04	£1,470.90	£4,412.71			£23,534.43
Broome	2020/1781	£5,143.88	£257.19	£771.58			£4,115.11
Broome	2021/1114	£4,706.96	£235.35	£706.04			£3,765.57
Bunwell	2017/2904	£10,010.72	£500.54	£1,501.61			£8,008.57
Bunwell	2017/2904	£11,463.46	£573.17	£1,719.52			£9,170.77
Bunwell	2017/2904	£10,010.72	£500.54	£1,501.61			£8,008.57
Bunwell	2017/2904	£6,530.74	£326.54	£979.61			£5,224.59
Bunwell	2018/2750	£4,652.59	£232.63	£697.89			£3,722.07

Bunwell	2018/2750	£4,236.65	£211.83	£635.50			£3,389.32
Bunwell	2018/2750	£4,652.59	£232.63	£697.89			£3,722.07
Bunwell	2018/2750	£8,188.16	£409.41	£1,228.22			£6,550.53
Bunwell	2020/0526	£5,661.79	£283.09	£849.27			£4,529.43
Bunwell	2021/0485	£941.39	£47.07	£141.21			£753.11
Bunwell	2021/0917	£632.28	£31.61	£94.84			£505.83
Bunwell	2021/2385	£2,139.79	£106.99	£320.97			£1,711.83
Burston	2020/1933	£3,142.70	£157.14	£471.41			£2,514.16
Caistor St Edmund & Bixley	2018/2232	£38,492.09	£1,924.60	£5,773.81			£30,793.68
Carleton Rode	2018/0071	£14,712.32	£735.62	£2,206.85			£11,769.85
Carleton Rode	2019/0205	£4,293.67	£214.68	£644.05			£3,434.94
Carleton Rode	2019/2210	£13,575.45	£678.77	£2,036.32			£10,860.36
Chedgrave	2019/0484	£10,935.44	£546.77	£1,640.32			£8,748.35
Chedgrave	2019/1950	£32,131.64	£1,606.58	£4,819.75			£25,705.31
Chedgrave	2020/2101	£19,271.94	£963.60	£2,890.79			£15,417.55
Chedgrave	2020/2101	£57,815.82	£2,890.79	£8,672.37			£46,252.66
Colney	2020/2299	£5,831.01	£291.55	£0.00		£874.65	£4,664.81
Costessey	2014/2505	£6,671.52	£333.58	£1,000.73			£5,337.21
Crangleford	2018/2200	£27,867.45	£1,393.37			£6,966.86	£19,507.22
Crangleford	2018/2200		£126,196.84				£1,766,755.77
Crangleford	2018/2200	£2,523,936.82				£630,984.21	
Crangleford	2018/2200	£13,376.70	£668.84			£3,344.18	£9,363.69
Crangleford	2018/2200	£1,055,036.65	£52,751.83			£263,759.16	£738,525.66
Crangleford	2018/2783	£67,122.15	£3,356.11			£16,780.54	£46,985.51
Crangleford	2018/2784	£14,797.47	£739.87			£3,699.37	£10,358.23
Crangleford	2018/2785	£205,949.05	£10,297.45			£51,487.26	£144,164.34
Crangleford	2018/2785	£79,272.15	£3,963.61			£19,818.04	£55,490.51
Crangleford	2018/2835	£929,815.39	£46,490.77			£232,453.85	£650,870.77
Crangleford	2018/2835	£3,377.73	£168.89			£844.43	£2,364.41
Crangleford	2018/2836	£240,209.25	£12,010.46			£60,052.31	£168,146.48
Crangleford	2021/1450	£51,233.53	£2,561.68			£12,808.38	£35,863.47

Cringleford	2021/1450	£17,077.84	£853.89		£4,269.46		£11,954.49
Diss	2018/2635	£12,277.22	£613.86	£1,841.58			£9,821.78
Diss	2020/1952	£4,932.49	£246.62	£739.87			£3,946.00
Diss	2021/2537	£3,313.00	£165.65	£496.95			£2,650.40
Ditchingham	2019/1925	£25,108.48	£1,255.42	£3,766.27			£20,086.79
East Carleton	2020/2129	£10,886.71	£544.34	£1,633.01			£8,709.37
Easton	2020/0962	£355,274.12	£17,763.71		£88,818.53		£248,691.88
Forncett	2017/2189	£11,874.68	£593.73	£1,781.20			£9,499.74
Forncett	2021/0191	£17,943.04	£897.15	£2,691.46			£14,354.43
Forncett	2021/2492	£19,706.01	£985.30	£2,955.90			£15,764.81
Gillingham	2019/1013	£122,977.00	£6,148.85	£18,446.55			£98,381.60
Gillingham	2020/0491	£7,187.34	£359.37	£1,078.10			£5,749.87
Gillingham	2020/0491	£9,900.21	£495.01	£1,485.03			£7,920.17
Gillingham	2020/0491	£4,650.63	£232.53	£697.59			£3,720.51
Gillingham	2020/0491	£5,883.32	£294.17	£882.50			£4,706.65
Gissing	2018/1012	£10,961.60	£548.08	£1,644.24			£8,769.28
Great Melton	2018/0938	£34,370.57	£1,718.53	£5,155.59			£27,496.46
Great Moulton	2019/1443	£9,397.76	£469.89	£1,409.66			£7,518.21
Great Moulton	2020/0130	£15,220.25	£761.01	£2,283.04			£12,176.20
Great Moulton	2021/0208	£386.39	£19.32	£57.96			£309.11
Great Moulton	2021/1155	£1,264.56	£63.23	£189.68			£1,011.65
Great Moulton	2021/1463	£1,284.23	£64.21	£192.63			£1,027.39
Great Moulton	2021/1589	£1,362.91	£68.15	£204.44			£1,090.32
Haddiscoe	2021/1736	£864.11	£43.21	£129.62			£691.28
Hedenham	2019/2001	£11,556.12	£577.81	£0.00		£1,733.42	£9,244.89
Hedenham	2020/2468	£7,253.64	£362.68	£0.00		£1,088.05	£5,802.91
Hempnall	2019/0864	£9,089.87	£454.49	£1,363.48			£7,271.90
Hempnall	2019/0864	£136,718.04	£6,835.90	£20,507.71			£109,374.43
Hempnall	2019/0864	£3,029.96	£151.50	£454.49			£2,423.97
Hempnall	2020/1227	£3,245.70	£162.29	£486.86			£2,596.56
Hempnall	2020/2319	£845.57	£42.28	£126.84			£676.45
Hempnall	2020/2338	£7,764.38	£388.22	£1,164.66			£6,211.50

Hempnall	2021/0141	£12,420.76	£621.04	£1,863.11			£9,936.61
Hempnall	2021/0518	£11,209.46	£560.47	£1,681.42			£8,967.57
Hempnall	2021/1915	£14,886.65	£744.33	£2,233.00			£11,909.32
Hethersett	2017/2845	£53,289.24	£2,664.46	£7,993.39			£42,631.39
Hethersett	2019/0110	£1,328.35	£66.42	£199.25			£1,062.68
Hingham	2021/0894	£3,091.14	£154.56	£463.67			£2,472.91
Kimberley	2020/2131	£2,985.76	£149.29	£447.86			£2,388.61
Little Melton	2018/0882	£8,254.22	£412.71	£1,238.13			£6,603.38
Little Melton	2019/2485	£82,150.00	£4,107.50	£12,322.50			£65,720.00
Long Stratton	2016/2781	£10,053.60	£502.68	£1,508.04			£8,042.88
Poringland	2019/0700	£24,252.53	£1,212.63	£3,637.88			£19,402.02
Poringland	2019/2209	£24,328.62	£1,216.43	£3,649.29			£19,462.90
Poringland	2019/2209	£72,985.84	£3,649.29	£10,947.88			£58,388.67
Poringland	2021/0207	£1,580.70	£79.04	£237.11			£1,264.56
Poringland	2021/1583	£421.52	£21.08		£105.38		£295.06
Pulham Market	2020/1205	£2,683.27	£134.16	£402.49			£2,146.62
Raveningham	2021/0627	£6,266.58	£313.33	£0.00		£939.99	£5,013.26
Redenhall with Harleston	2017/2812	£23,265.01	£1,163.25	£3,489.75			£18,612.01
Redenhall with Harleston	2019/1618	£78,690.82	£3,934.54	£11,803.62			£62,952.66
Redenhall with Harleston	2021/1950	£1,681.01	£84.05	£252.15			£1,344.81
Redenhall with Harleston	2021/2368	£6,933.99	£346.70	£1,040.10			£5,547.19
Roydon	2018/2033	£14,791.56	£739.58	£2,218.73			£11,833.25
Scole	2019/0956	£100,607.75	£5,030.39	£15,091.16			£80,486.20
Shelton	2021/0817	£3,351.08	£167.55	£502.66			£2,680.87
Spooner Row	2021/1821	£5,065.25	£253.26	£759.79			£4,052.20
Stoke Holy Cross	2020/2122	£3,192.03	£159.60	£478.80			£2,553.62
Surlingham	2020/2383	£2,176.09	£108.80	£326.41			£1,740.87
Swardeston	2017/2247	£24,435.79	£1,221.79	£3,665.37			£19,548.63
Swardeston	2021/0431	£7,011.27	£350.56	£0.00			£6,660.71

Tasburgh	2018/2717	£10,532.92	£526.65	£1,579.94			£8,426.33
Thurton	2021/0921	£4,000.00	£200.00	£600.00			£3,200.00
Tibenham	2018/0198	£7,494.83	£374.74	£1,124.22			£5,995.86
Tibenham	2018/0198	£6,438.29	£321.91	£965.74			£5,150.63
Tibenham	2018/0680	£10,103.16	£505.16	£1,515.47			£8,082.53
Tibenham	2020/0265	£5,778.06	£288.90	£866.71			£4,622.45
Tibenham	2021/1628	£1,236.46	£61.82	£185.47			£989.17
Topcroft	2021/0705	£2,458.86	£122.94	£368.83			£1,967.09
Topcroft	2021/1101	£5,831.01	£291.55	£874.65			£4,664.81
Trowse	2020/2365	£7,453.86	£372.69	£0.00			£7,081.17
Wheatacre	2020/0528	£7,187.34	£359.37	£1,078.10			£5,749.87
Woodton	2020/1506	£34,323.94	£1,716.20	£5,148.59			£27,459.15
Wortwell	2021/1540	£7,517.09	£375.85	£1,127.56			£6,013.68
Wramplingham	2020/2062	£15,290.72	£764.54	£2,293.61			£12,232.57
Wymondham	2014/1404	£2,225.00	£111.25	£333.75			£1,780.00
Wymondham	2017/0182	£35,025.95	£1,751.30	£5,253.89			£28,020.76
Wymondham	2017/0182	£11,675.32	£583.77	£1,751.30			£9,340.26
Wymondham	2018/0583	£92,711.39	£4,635.57	£13,906.71			£74,169.11
Wymondham	2018/0847	£11,588.92	£579.45	£1,738.34			£9,271.14
Wymondham	2018/1087	£65,967.72	£3,298.39	£9,895.16			£52,774.17
Wymondham	2018/1087	£21,989.24	£1,099.46	£3,298.39			£17,591.39
Wymondham	2019/0536	£1,050,944.63	£52,547.23	£157,641.69			£840,755.71
Wymondham	2019/0536	£420,377.85	£21,018.89	£63,056.68			£336,302.28
Wymondham	2019/1804	£535,549.36	£26,777.47	£80,332.40			£428,439.49
Wymondham	2019/1804	£357,032.91	£17,851.65	£53,554.94			£285,626.33
Wymondham	2020/1105	£41,459.33	£2,072.97	£6,218.90			£33,167.46
Wymondham	2020/2136	£20,808.93	£1,040.45	£3,121.34			£16,647.14
		£10,063,939.2	£503,196.9				£7,494,844.4
		7	8	£665,069.82	£1,396,191.96	£4,636.11	1

Funds were distributed to parishes and the GNGB in October 2021 and April 2022

Total receipts received by SNC	£10,063,939.27
Total amount to parish/town Councils	£2,061,261.78
Total for administration	£503,196.98
Total passed to GNGB	£7,494,844.41
Total retained by SNC	£4,636.11

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

Parish	Project	Expenditure
Framingham Pigot	Replacement defibrillator pads and batteries	£217.71
Kirstead	Contribution towards shelving in Brooke Village Hall for Brownie Group	£54.00
	Total	£271.71

Appendix B – Duty to Cooperate

2021/22 Duty to Cooperate Update

1. The Localism Act (2011) requires this report to include action taken under the Duty to Cooperate. All local authorities have a statutory duty to cooperate with neighboring local planning authorities and other bodies on planning issues which have a strategic impact across local authority boundaries. This duty is being achieved through the establishment of various organisations to oversee county wide delivery and planning related concerns; the preparation of the Norfolk wide strategic framework to guide and inform the preparation of individual/Joint local plans and ensure that strategic land use issues of cross boundary significance are properly addressed; and the production of joint evidence bases for strategic issues. All of these are detailed in the following sections.
2. The three local authorities working with Norfolk County Council and the Broads Authority are producing a joint Greater Norwich Local Plan. Adoption is expected early 2024.

Organisation

3. The formal establishment of the **Greater Norwich Growth Broad (GNGB)**, with a stronger focus on delivery is led by Member level board including the Chair of the New Anglia LEP. The board is supported by a directors' group, dedicated staff and officer level groupings including planning policy officers. It oversees the implementation of the infrastructure investment programme across Greater Norwich. Through the provision of the Greater Norwich **City Deal** and efforts from the GNGB programme delivery has been successful. Infrastructure constraints on future development have eased considerably in recent years. The Greater Norwich Growth Programme is developed and approved by Broadland Council, Norwich City Council, South Norfolk Council, Norfolk County Council and the New Anglia Local Enterprise Partnership, working as the Greater Norwich Growth Board. The programme is drawn together from the Joint five-year Infrastructure Investment Plan and identifies schemes to be prioritised for delivery within each financial year.
4. The Growth Programme is assessed annually and sets out the financial implications for income and expenditure for the forthcoming year and the cumulative financial impact of funding decisions. The Greater Norwich Growth Programme for 18/19 was endorsed by the GNGB at its meeting on 12th March 2018.
5. This arrangement replaced the **Greater Norwich Development Partnership (GNDP)** which oversaw the development of the JCS (Adopted) (2011) (2014). However, the GNDP has been re-established to provide political guidance to the joint planning team during the plan-making process for the Greater Norwich Local Plan (GNLP), scheduled for adoption in early 2024. The partnership consists of representatives from the three Greater Norwich authorities, Norfolk County Council and the Broads Authority. At senior officer level, the **Greater Norwich Infrastructure Delivery and Planning Board (GNIDPB)** serves both the GNDP and GNDB. Membership of this Director's Board consist of representatives of all four councils, the LEP and the Broads Authority.
6. Norfolk authorities have a strong record of working together through a range of formal and less formal mechanisms. A Strategic Officer Group has been established for many

years and in January 2014 a **Members Forum** was established with the overall purpose of ensuring that the requirements of Duty were met. This comprised Members from each of the Norfolk district councils and the Broads Authority together with Norfolk County Council (the 'Core Group') supported by the **Norfolk Strategic Planning Officer Group (NSPG)** which meets on a quarterly basis to progress work under the duty. Its terms of reference were reviewed in January 2015.

7. The Forum's overall purpose is to ensure that the requirements of Duty to Cooperate when preparing development plans is discharged in a way which enhances the planning and strategic matters and minimises the risk of unsound plans. It will provide the political input and steerage necessary to discharge the duty.
8. The Forum has agreed to meet for the purposes set out in the terms of reference to provide a vehicle for cooperation and joint working between local authorities and other parties within Norfolk and across any other area over which the duty may be applied. They will act together in accordance with their powers under sections 13,14 and 33A of the Planning and Compulsory Purchase Act and Section 1 of the Localism Act 2011 for this purpose. The Forum is not a decision-making body and will recommend actions to partner authorities. It will aim to reach a consensus where possible. Its recommendations are not binding on the actions of any of the partners.
9. The Forum is currently overseeing the preparation of the Norfolk Strategic Planning Framework (NSPF) which considers and seek agreement in relation to the strategically important cross boundary issues affecting the delivery of growth in Norfolk. This framework is intended to inform the preparation of statutory development plans.
10. The NSPF has been formally endorsed by all Norfolk authorities and published on the Norfolk County Council website in 2018. The framework contains high level agreements on how to work together constructively on strategic planning matters across the county. The framework is a live document that will be updated to reflect the latest change in government legislation. As such, following the requirement set out in Government's new National Planning Policy Framework (NPPF), the second iteration of the framework has been produced reflecting the impacts of the new housing methodology and the ability of each authority to meet its own housing needs as well as meeting the requirement having a Statement of Common Ground. This revised second iteration was formally endorsed by all stakeholder authorities in October 2019.
11. The third iteration of the Framework was endorsed by all stakeholder authorities in January 2021.
12. **The Norfolk Strategic Planning Officers Group (NSPG)** is a monthly meeting of senior planning policy officers from all the local planning authorities in Norfolk plus the County Council and Environment Agency. Representatives of other disciplines and agencies attend as appropriate. The NSPG supports the Member Forum. A representative of the NSPG sit on the regional Strategic Spatial Planning Officer Liaison Group (SSPOLG) which supports planning cooperation across the wider South East (East of England, Greater London and South of East of England).

Joint Evidence Base

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

Strategic Housing Market Assessment (SHMA) (2017)

14. The updated SHMA (2017) built on the work of the Central Norfolk SHMA 2015 to produce new estimates for OAN and affordable housing needs and types of dwellings across Central Norfolk. In summary this SHMA provides new OAN for Central Norfolk to consider. Revisions to the NPPF in 2019 now mean that the quantity of homes needed are calculated in accordance with the standard methodology in national guidance. This currently applies a fixed uplift to household projections based on the relationship between local incomes and house prices for each local authority area.
15. The types and tenures of dwelling required are still currently determined by SHMA 2017, until updates emerge from the new housing needs study due to be commissioned in 2020. The due to be commissioned study now titled “Central and Eastern Norfolk Housing Needs Assessment” has not been officially commissioned in 2020 due to the uncertainty made by the Government’s consultation on seeking views on the acceptability of a revised method of accessing housing need. For this reason, it was agreed for each authority will give further consideration to their individual evidence requirement in relation to housing need in order to inform the timescales for procurement.
16. The SHMA produced in 2015 by Opinion Research Services (ORS) was jointly commissioned by the Central Norfolk local authorities (Norwich City, Broadland, Breckland, North Norfolk, together with the Broads Authority Executive Area) to identify the functional Housing Market Areas (HMAs) covered by five local authorities, in particular to establish the extent of the Central Norfolk HMA. Subsequently, ORS prepared a Strategic Housing Market Assessment (SHMA) to establish the Objectively Assessed Need (OAN) for housing across the Central Norfolk area. Norfolk County Council is also a non-commissioner partner.

Norfolk Housing and Economic Land Availability Assessment (HELAA)

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

- Breckland District Council
- Broadland District Council

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

18. The preparation of HELAAs has been underway following consultation on the approach taken and the adoption of a consistent Norfolk-wide methodology taking account any feedback arising from the consultation.
19. The methodology has been prepared in accordance with national guidance but uses an alternative size threshold for sites in certain rural locations and seeks to capture all potentially suitable sites within the Broads Authority area, where development potential is significantly constrained.
20. The HELAA is the starting point and has informed the site analysis for the emerging Greater Norwich Local Plan.

East of England Forecasting Model (EEFM)

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

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

22. In January 2017, five Norfolk local authorities (Broadland District Council, Great Yarmouth Borough Council, North Norfolk District Council, Norwich City Council and South Norfolk District Council), alongside the Broads Authority and Norfolk County Council, commissioned RRR Consultancy LTD to undertake a Caravans and Houseboats Needs Accommodation Assessment (ANA) for the period 2017-2036. The report was completed in October 2017.
23. Specifically, for the Greater Norwich area, there is ongoing work to keep the evidence current, and an updated Needs Assessment is expected in 2022. In addition to a desktop study, evidence gathering will include engagement and interviews with families from travelling communities.

Sustainability Appraisal

24. As part of the preparation of the Greater Norwich Local Plan (GNLP) an appraisal of the

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

25. In order to identify the scope and level of detail of the information to be included in the SA a scoping report was produced for the GNLP, agreed by Broadland District Council, Norwich City Council and South Norfolk Council between January and March 2017.
26. An Interim SA Report of the emerging policy alternatives within the GNLP: Growth Options consultation document was completed and published as part of that consultation and a further iteration supported the consultation from January to March 2020. Further revised SA work was produced for the Regulation 19 proposed submission version of Plan in March 2021 and the submission version of the plan in July 2021. Ongoing updates to the SA have been produced during the examination of the plan when they have been required.
27. Adoption of the plan is now scheduled for early 2024. The adopted plan will be accompanied by the final Sustainability Appraisal of the Greater Norwich Local Plan.

Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy

28. Norfolk local planning authorities have produced in collaboration with the Environment Agency, Natural England, Wild Anglia, Forestry Commission and other local partners the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy. This is an action plan which addresses the recreational pressures on Natura 2000 protected sites in a coordinated way and therefore helps address requirements arising from Habitat Regulations Assessments from respective Local Plans. The Strategy includes:
 - A Recreational Impact Avoidance and Mitigation Strategy (RAMs)- a programme of county-wide mitigation measures to avoid adverse effects on protected habitat sites from the in-combination recreational impacts from new residential development. These measures include deployment of wardens/rangers, signage, fencing and monitoring. The cost of measures is proposed to be funded by a County-wide standard tariff on new residential development. It is proposed for the mitigation to be administered collectively at the county level.
 - Identification of GI opportunities which aims to divert visitors from sensitive habitat sites.

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

29. A consortium of Norfolk LPAs, comprising Broadland District Council, Great Yarmouth Borough Council, the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Norwich City Council, South Norfolk Council and the Broads Authority, commissioned a Level 1 SFRA to inform strategic planning decisions, the preparation of local plans and to inform development management decisions. Strategic Flood Risk Assessments (SFRAs) form part of the evidence base of the local plan and can be used to inform the Sustainability Appraisal. This report, produced by JBA Consulting, is available in section B21 of the Greater Norwich Local Plan (GNLP) website [here](#).
30. The Greater Norwich authorities, comprising Broadland District Council and South Norfolk District Council, have commissioned a stage 2 SFRA to further assist in the process of site selection and to meet national planning requirements for allocating sites in areas with some flood risk. This is being produced by JBA consulting and is due to be completed in

early 2021.

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

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

Greater Norwich Viability Assessment

32. The study was commissioned as an evidence document to underpin the GNLP. As is required by guidance for plan-making, it is a high-level study that considers various site typologies. The main document was finalised in December 2020 but supplementary appendices were also commissioned in 2021 and 2022. These appendices provide additional information on the viability of urban development typologies, specialist older person’s housing, and self/custom-build housing.

Health Protocol – An Engagement Protocol between Local Planning Authorities, Public Health Sector Organisations in Norfolk (May 2022)

33. To help ensure health issues are addressed a protocol for joint working between planning, public health and health sector organisations was agreed in 2019 and has been revised to take account of the emergence of the Norfolk and Waveney Integrated Care System (ICS), an umbrella body bringing together the organisations planning, buying, and providing publicly funded healthcare to the population of the area. Throughout this revision support has come from several quarters, including County and District Council Planners, the Norfolk & Waveney Integrated Care Board and Norfolk County Council Public Health.
34. The Protocol presents a process describing how relevant NHS organisations, Norfolk & Suffolk County Council Public Health and the Norfolk and East Suffolk Local Planning Authorities jointly consult to ensure that health considerations are adequately accounted for in plan making and in planning applications and their subsequent developments. In this context, the term “health considerations” includes planning for health service provision (e.g. the provision of enough doctors’ surgeries to meet population needs) as well as ensuring that health promotion is considered in the design and provision of developments (e.g. the provision of walking and cycling infrastructure, or maintenance of good air quality).
35. Objectives for the protocol are:
- To establish a working relationship and set a protocol for engagement between Norfolk and East Suffolk Local Planning Authorities (LPAs), and relevant health and social care partners within the ICS, Norfolk County Council (NCC) and Suffolk County Council (SCC) Public Health.
 - To outline a standardised process for obtaining robust and consistent health and social care and public health information to inform plan making and planning decisions.

- To support appropriate health infrastructure, with technical input from appropriate public health, health, and social care information teams.
- To ensure that the principles of prevention, health and wellbeing are adequately considered in plan making and when evaluating and determining planning applications.
- To establish a collective response to planning consultations from relevant health and social care partners and commissioning organisations through the appropriate mechanism.
- To agree a defined threshold indicator for Planners to contact health and Public Health teams for input into planning applications and spatial plans.

36. The Protocol also provides a single point of contact for local planning authorities within the healthcare system for feedback on planning applications and general advice. Working with ICS colleagues affords an opportunity for long term planning and growth to be considered alongside health infrastructure needs.

37. The Protocol also includes a Health Planning Checklist that consists of six place-making themes. Whilst use of the Checklist is not mandatory; it is simply made available to all practitioners as a convenient method to appraise development schemes in advance of, or at the point of, making a planning application. Additionally there is agreement that within the GNLP area all allocated sites in excess of 500 homes, or non-allocated housing sites in excess of 100 homes, and any housing proposal with a significant amount of housing for the elderly should use a Health Impact Assessment. HIA use is to be actively encouraged to tackle health inequalities and the promotion of good health across all areas alongside wider use of both HIAs and the checklist to actively consider designing in health benefits.

38. This revision streamlines the processes and simplifies and shortens the Protocol to make it easier to use and embed into the work of all partner agencies. Updated population healthcare needs assessments as well as population and demographic change estimates will be published separately to increase the longevity of the Protocol and facilitate timely updates. These will support plans to deliver new healthcare infrastructure formulated by NHS colleagues.

39. The intention is to have the Protocol endorsed by all LPAs by the end of 2023.

Greater Norwich Local Plan Habitats Regulation Assessment (HRA)

40. The Landscape Partnership was commissioned by the Greater Norwich Development Partnership to undertake a Habitat Regulations Assessment (HRA) of the GNLP. A screening report focussing on the assessment of twenty two strategic growth locations for the emerging plan, was completed in July 2017. Subsequently an Interim HRA was completed which assessed the emerging policy alternatives within the GNLP: Growth Options consultation document. Further updates supported the consultation from January to March 2020. A further revised HRA will be produced for the Reg 19 proposed submission version of Plan, which is currently timetabled for January 2021.

Neighbourhood Plans

41. The **Localism Act (2011)** brought a range of new powers to communities across the

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

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

Appendix C – Update on Sustainability Appraisal Baseline

Environment

Indicator	Target	Source	20/21	21/22
Percentage of residents who travel to work: a) By private motor vehicle b) By public transport c) By foot or cycle d) Work at home or mainly at home	a) Decrease b) Increase c) Increase d) Increase	Census	See table 3.25 in objective 7	See table 3.25 in objective 7
% of river length assessed as good or better: a) Overall status b) Ecological status c) Biological status d) General physio chem status e) Chemical class	To increase the proportion of Broadland Rivers classed as 'good or better'	EA	No data	No data
Development permissions granted contrary to Environment Agency advice on water quality grounds	None	LPA	Greater Norwich area: 0 Broadland: 0 Norwich: 0 South Norfolk: 0	Greater Norwich area: 0 Broadland: 0 Norwich: 0 South Norfolk: 0
Number of designated Air Quality Management Areas (AQMAs)	Decrease	LPA	Greater Norwich area: 1 Broadland: 0 Norwich: 1 South Norfolk: 0	Greater Norwich area: 1 Broadland: 0 Norwich: 1 South Norfolk: 0
Concentrations of selected air pollutants (micrograms per litre) a) annual average concentrations of Nitrogen Dioxide b) annual average Particulate Matter	Decrease	LPA	Broadland: a) below 40µg/m3 b) Monitoring not required Norwich: a) 10 (LF); 30 (CM) b) No data South Norfolk: a) 22.2µg/m3 b) No data	Broadland: a) below 40µg/m3 b) Monitoring not required Norwich: a) 10 (LF); 30 (CM) b) No data South Norfolk: a) 22.2µg/m3 b) No data
Net change in condition of SSSIs – percentage of SSSIs in favourable or unfavourable recovering condition	95% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Natural England	No data	No data
Norfolk Bio-diversity Action Plan progress: a) habitats actions in progress/completed b) species actions in progress/completed	Increase		Options for other indicators are being explored with Norfolk Diversity Partnership	Options for other indicators are being explored with Norfolk Diversity Partnership

Indicator	Target	Source	20/21	21/22
Net change in Local Sites in "Positive Conservation Management" – percentage of sites	To increase	Norfolk Biodiversity Information Service	No data	Greater Norwich 72% Broadland 74% Norwich 93% South Norfolk 69%
Number and percentage of a) listed buildings b) scheduled ancient monuments on Buildings at Risk Register	To decrease	LPA	Greater Norwich area: / Broadland: a)28(2%) B23(17%) Norwich: a)27(2.6%) b)4(16%) South Norfolk: a)20 b)	Greater Norwich area: / Broadland: b)28(2%) B23(17%) Norwich: c)30 d)1 South Norfolk: a)20 b)5
Net change in number of Tree Preservation Orders (TPOs)	None to be lost as a result of development	LPA	No data	No data
Total CO2 emissions per capita (million tonnes carbon equivalent)	To decrease	DECC	See main section of AMR	See main section of AMR
Renewable energy generating capacity permitted by type	Increase	LPA	See table 3.3	See table 3.3
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	Zero	LPA	Greater Norwich area: 0 Broadland: 0 Norwich: 0 South Norfolk: 0	Greater Norwich area: 0 Broadland: 0 Norwich: 0 South Norfolk: 0
Number of dwellings permitted within the high risk flood areas (Environment Agency Flood Zones 2 and 3)	None	LPA	Broadland: 0 Norwich: 0 South Norfolk: 0	Broadland: 0 Norwich: 0 South Norfolk: 0
Daily domestic water use – per capita consumption	Decrease	LPA	Norwich and Broads Water Resource Zone: No data	Norwich and Broads Water Resource Zone: No data
Percentage of dwellings built on previously developed land	60%	LPA	Broadland: 47% Norwich: 81% South Norfolk: 8%	Broadland: 44% Norwich: 98% South Norfolk: 64%

Environment

Indicator	Target	Source	20/21	21/22
Percentage of new dwellings completed at: Less than 30 per hectare 30-50 per hectare More than 50 per hectare	100% above 30 dwellings per hectare	LPA	Broadland: A.60% B. 40% C. 10% Norwich: A.2% B. 11% C. 86% South Norfolk: A.89% B. 10% C. 1%	Broadland: A.83.2% B. 16.2% C. 0.6% Norwich: A.3.4% B. 15.6% C. 81.25% South Norfolk: A.80% B. 16% C. 4%
Waste arising: Kilograms of waste produced per head of population Percentage change on previous year	Decrease	LPA	Broadland: A.414.2 B. 9.13% Norwich: A.341.06 B. -14% South Norfolk: A.396.65kg B. 8.83%	Broadland: A.407.41 B. 0.78% Norwich: A.418.46 B. -6% South Norfolk: A.390.83kg B. 0.061%
Recycling – percentage of household waste: Recycled Composted	Increase	LPA	Broadland: A.21.54% B. 27.42% Norwich: A. 22.5% B. 15.8% South Norfolk: A.21.92% B. 19.84%	Broadland: A.21.39% B. 29.22% Norwich: A. 23.29% B. 16.27 South Norfolk: A.21.59% B. 21.55%

Social

Indicator	Target	Source	20/21	21/22
Income deprivation affecting children – percentage of children living in income deprived families – average LSOA score	Decrease	DCLG	No data	No data
Index of Multiple Deprivation – average LSOA score	Decrease	DCLG	No data	No data
Total benefit claimants - percentage of working age population claiming benefits	Decrease	Working age client group Key benefit claimant	Data discontinued	Data discontinued
Percentage of working age population receiving ESA and incapacity benefit	Decrease	Working age client group Key benefit claimant	Data discontinued	Data discontinued
Life expectancy of residents (at birth) a) Males b) Females	Increase	ONS	Broadland: A.81.4 B. 85.0 Norwich: A.78.0 B.82.8 South Norfolk: A.81.7 B. 84.8	Broadland: A.81.7 B. 83.2 Norwich: A.77.4 B.81.9 South Norfolk: A.80.7 B. 82.8
Workforce qualifications – percentage of working age population with qualifications at NVQ level 4 or above	Increase	Annual Population Survey	Greater Norwich area: 41.40% Broadland: 36.00% Norwich: 40.90% South Norfolk: 47.00%	Greater Norwich area: 37.60% Broadland: 34.40% Norwich: 40.60% South Norfolk: 36.80%
Affordable housing stock provision: a) Percentage of housing stock that is affordable b) Total affordable housing units completed in past year c) Percentage of past year's dwellings that are affordable	Increase	LPA	Broadland: A.11.12% B. 165 C. 33% Norwich: A.Data not available B.20 C. 5% South Norfolk: A.13.28% B. 129 C. 16.06%	Broadland: A.11.30% B. 177 C. 27% Norwich: A.Data not available B.64 C. 20% South Norfolk: A.13.30% B. 147 C. 16.05%
Total dwellings with Category 1 hazards	Decrease	LPA	Broadland: No data Norwich: no data South Norfolk: 16737	Broadland: No data Norwich: no data South Norfolk: 16737

Indicator	Target	Source	20/21	21/22
Incidences of total crime committed: a) Domestic burglaries b) Violent offences against the person (with/without injury) Offences against a vehicle	Decrease	Norfolk Constabulary	Greater Norwich area: A-760 B-8515 C-824 Broadland: A-126 B-2122 C-126 Norwich: A-493 B-4520 C-487 South Norfolk: A-141 B-1873 C-211	Greater Norwich area: A-649 B-9513 C-741 Broadland: A-108 B-1919 C-110 Norwich: A-400 B-5609 C-452 South Norfolk: A-141 B-1985 C-179
Percentage of the economically active population who are unemployed	Decrease	Annual Population Survey	Broadland: 3.1% Norwich: 4.20% South Norfolk: 3.30%	Broadland: 2.10% Norwich: 2.60% South Norfolk: 2.60%
Percentage of people claiming Job Seekers Allowance (JSA) who have been doing so for: a) over 1 year; b) over 2 years	Decrease	Claimant Court	No data	No data
Unfit housing – percentage of overall housing stock not meeting ‘Decent Homes Standard’	Decrease	LPA	No data	No data
Percentage of new public housing stock built to the standard of the Code for Sustainable Homes	All new affordable homes should be built to C4SH level 4	LPA	No data	No data
Percentage of residents who travel to work: a) By private motor vehicle b) By public transport c) By foot or cycle d) Work at home or mainly at home	a) Decrease b) Increase c) Increase d) increase	Census	Greater Norwich: A 67% B 7% C 18% D 6% Broadland: A 75% B 6% C 10% D 6% Norwich: A 52% B 9% C 33% D 4% South Norfolk: A 73% B 6% C 10% D 7%	Greater Norwich: A 54% B 3.1% C 11.5% D 30.5% Broadland: A 60% B 2.2% C 6.6% D 30.3% Norwich: A 43.2% B 5.3% C 20.8% D 29.6% South Norfolk: A 68.6% B 1.8% C 7% D 31.5% Note data taken during lockdown – see main AMR

Economy

Indicator	Target	Source	20/21	21/22
Percentage change in total number of active enterprises	Increase	Business Demography	Greater Norwich 2.5%	Data not yet released
Median a) hourly; b) weekly; c) annual pay for full-time employees	Increase	ASHE	Broadland: A. 14.61 B. 558.40 C. 30,400 Norwich: A.15.67 B. 561.10 C. 29,482 South Norfolk: A.15.64 B. 579.20 C. 32,028	Broadland: A. 15.85 B. 603.7 C. 31,027 Norwich: A.15.01 B. 570.2 C. 31,559 South Norfolk: A.14.82 B. 585.3 C. 31,410
Percentage of residents who travel to work: a) By private motor vehicle b) By public transport c) By foot or cycle d) Work at home or mainly at home	a) Decrease b) Increase c) Increase d) increase	Census	Greater Norwich: A 67% B 7% C 18% D 6% Broadland: A 75% B 6% C 10% D 6% Norwich: A 52% B 9% C 33% D 4% South Norfolk: A 73% B 6% C 10% D 7%	Greater Norwich: A 54% B 3.1% C 11.5% D 30.5% Broadland: A 60% B 2.2% C 6.6% D 30.3% Norwich: A 43.2% B 5.3% C 20.8% D 29.6% South Norfolk: A 68.6% B 1.8% C 7% D 31.5%
Percentage of people employed who travel: C 5 to 10km a) 10 to 20km b) More than 20km	Decrease in distance travelled	Census	Greater Norwich area: A.21% B.22% C. 18% D. 15% E.11% Broadland: A.14% B. 21% C. 24% D. 17% E. 9% Norwich: A.34% B 33% C. 9% D. 5% E. 9% South Norfolk: A.15% B. 11% C. 21% D. 22% E. 14%	No data
Amount of various employment developed on previously developed land or conversions	60%	LPA	Broadland: 50% Norwich: 90% South Norfolk: No data	Broadland: 63% Norwich: 55% South Norfolk: 62%
Unemployment benefit receipt: percentage of population in receipt of Job Seekers Allowance (JSA); claimants of JSA by age range: a) 16-24 years old b) 25-49 years old c) 50+ years old	Decrease	Claimant Court	No data	No data

Appendix D- Broadland District Council Annual Monitoring Report 2021-22

Executive Summary

This report outlines the progress against targets set out in the monitoring framework of the adopted Broadland Local Plans: Development Management DPD; Site Allocations DPD and Growth Triangle Area Action Plan.

This report relates to the Greater Norwich Development Plan Document Annual Monitoring Report 2021/22 (GNDP AMR) and has been provided as an appendix to the GNDP AMR.

This report should be read in conjunction with the:

- GNDP AMR 2021/22;
- Five Year Housing Land Supply Statement for Broadland, Norwich and South Norfolk;
- Sustainability Appraisal Scoping Report for the Greater Norwich Joint Core Strategy 2011 (2014).

Introduction

The monitoring of development plans, as expressed in *the 2012 Town and Country Planning regulations* as part of the *Localism Act* adopted in 2011, is important in ascertaining whether a plan is achieving its overall aims, objectives and targets; and identify whether revisions are required.

The monitoring of the Local Plan will enable the relevance of local policies to be assessed, and ensure that as plans are reviewed, policies which need adjustment can be identified. Previous monitoring reports monitored the Broadland District Local Plan Replacement (2006) which has now been completely superseded and so will no longer be monitored.

The Annual Monitoring Report (AMR) published by the Greater Norwich Development Partnership (GNDP), to which this report is appended, updates the monitoring framework of the Joint Core Strategy (2011) (2014) since 2008 the base date of the plan, and provides a useful indication on how the GNDP area is currently performing in terms of its overall objectives.

The GNDP is Broadland District Council, Norwich City Council and South Norfolk Council working together with Norfolk County Council and the Broads Authority, to plan for and deliver growth in the Greater Norwich area. The Joint Core Strategy (JCS) for the three component districts (excluding the Broads Authority) sets out the long-term vision and objectives for the area.

The JCS was adopted by Broadland, Norwich and South Norfolk in March 2011. However, following a legal challenge part of the JCS, relating to the Broadland part of the Norwich Policy Area was remitted. The necessary work to address the High Court Order was undertaken in 2012, resulting in the resubmission of the part JCS to the Secretary of State for independent examination in early 2013. The independent examination of the part JCS was carried out during May and July 2013. The inspectors report was published 13 November 2013, finding that, subject to a number of main modifications, the plan was sound. The plan was adopted in January 2014.

For the sake of brevity, this report directs the reader to the Greater Norwich Development Partnership Annual Monitoring Report where relevant.

This Annual Monitoring Report produced by Broadland District Council covers the period from 1 April 2021 to 31 March 2022; where appropriate, more up to date information has been included.

This report is based on the objectives and targets set out in the Broadland District Development

Management DPD, Site Allocations DPD, and Growth Triangle Area Action Plan together with the Joint Core Strategy, which make up Broadland District Council's local plan. The monitoring targets apply to the objectives and not to individual policies. The policies are seen as a tool used in achieving the plans' objectives.

Overview of Broadland District

Area and Population

Following the first release of the 2011 Census data, the population of Broadland was estimated to be 124,700. Recent data from the 2021 Census estimates the population to be 131,700. This equates to a 5.6% increase in population in the period between 2011 and 2021.

The land area of Broadland district is 55,240 hectare and is the fifth largest district in Norfolk. Therefore, the population density is 2.38 persons per hectare.

The 2021 Census shows the Broadland population has a relatively elderly age profile. Compared with England, Broadland has higher proportions of people aged 45 and over, particularly in the 70-79 age range. Broadland has lower proportions in the younger age groups, particularly 20-29 year olds.

According to the Rural and Urban Area Classification 2011, Broadland is classified as Code 3 - Urban with Significant Rural (rural including hub towns 26-49%). As of 2020, approximately 48.5% of the district's population are classed as living in the urban wards around Norwich, leaving 51.5% of the population living in rural town hubs and villages.

Source: Norfolk Insight & GOV.UK

1. Local Development Scheme

- 1.1. The current adopted LDS is available on the Broadland District Council Website and is updated as necessary to reflect any changes to timetables. Currently it sets out the timetable for the Greater Norwich Local Plan which is being produced by Broadland, Norwich and South Norfolk councils.

Local Plan Work

- 1.2. Work is ongoing on the proposed Greater Norwich Local Plan (GNLP) that is being produced by Broadland, Norwich and South Norfolk councils. The GNLP was submitted to the Secretary of State for independent examination in July 2021. At the time of writing the examination of the GNLP is ongoing. The current timetable expected the adoption of the local plan in late 2023/early 2024.
- 1.3. The Greater Norwich Local Plan contains strategic planning policies and when adopted will replace the existing Joint Core Strategy. It will also contain policies allocating land to meet the identified needs for development. The process of identifying these allocations included the consideration of the allocations already included in existing "site allocation" local plans. Many of these existing allocations have already been developed and others have planning permission and are in the course of being developed. The Greater Norwich Local Plan has considered these existing allocations and has taken forward the undeveloped ones as allocations in the new local plan if appropriate. Also, very large-scale development is identified in specific existing local plans known as "area action plans"; these being for the major developments in the Growth Triangle in Broadland, and at Long Stratton and Wymondham in South Norfolk. These major development areas are progressing but those in the Growth Triangle and Long Stratton are still in the early stages of a process that will take several years to be completed. The area action plans will continue to guide this process.

- 1.4. The other type of existing local plans is those that contain specific “development management” policies. These will need to be reviewed and updated as necessary in the future taking account of any changes to the Planning system that are enacted under the Levelling Up and Regeneration Bill.
- 1.5. Under the National Planning Policy Framework and Regulations, there is a requirement for local plans to be reviewed at least every five years. The updating of the Joint Core Strategy is already underway through the Greater Norwich Local Plan, as are the site allocation local plans. The remaining local plans (the area action plans and development management policies) will be five years old in 2020/2021, assessment of whether policies within these documents are in need of review are being undertaken as necessary in line with applications submitted ahead of formal reviews of the documents that will be taken forwards following completions of the GNLP process.
- 1.6. Amendments will need to be made, as required, to the Council’s Local Development Scheme to take account of the above matters.

2. Adopted Local Plans

Joint Core Strategy

- 2.1. The Joint Core Strategy for Broadland Norwich and South Norfolk is a strategic planning document prepared by the three districts. The JCS sets out the long-term vision, objectives and spatial strategy for new housing, employment and infrastructure in the area.
- 2.2. The plan was adopted in 2008 and part in 2011, as explained in the Introduction above. Monitoring for this is included in the GNPD Annual Monitoring Report.

Development Management DPD

- 2.3. The Development Management Policies DPD includes both general and detailed local policies used in the determination of planning applications.
- 2.4. The plan was adopted on 3 August 2015.

Site Allocations DPD

- 2.5. The Site Allocations DPD identifies, or “allocates”, areas of land for specific types of development, such as housing, employment or community facilities. It also defines “settlement limits” for places. These settlement limits identify, in broad terms, where development will typically be deemed acceptable.
- 2.6. The plan was adopted on 3 May 2016

Growth Triangle Area Action Plan

- 2.7. Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle Area Action Plan (AAP) sets out the council’s policies to manage the coordinated delivery of sustainable development in north-east Norwich.
- 2.8. The plan was adopted 04 July 2016.

3. Community Infrastructure Levy (CIL)

- 3.1. The Community Infrastructure Levy (CIL) is a non-negotiable levy placed on most built development.
- 3.2. The purpose of CIL is to fund infrastructure needed to support development in the area. The Local Investment Plan and Programme (LIPP) is the document that sets out key

investment packages and projects including infrastructure for Broadland, Norwich and South Norfolk.

- 3.3. Broadland District Council resolved to adopt CIL at its meeting on 9 May 2013 with implementation on 1 July 2013.
- 3.4. The Town and Country Planning Regulations 2012 state that reports produced in relation to regulation 62 of The Community Infrastructure Levy Regulations 2010, will need to be incorporated into the Local authorities Annual Monitoring Report. As CIL is co-ordinated across the greater Norwich area, this information is contained in the main section of the GNDP Annual Monitoring Report.

4. Neighbourhood Development Plans

- 4.1. During 2021/22, there were eight Neighbourhood Plans being developed in Broadland. The eight communities developing Plans were, Buxton with Lamas, Guestwick, Horstead with Stanninghall, Lingwood & Burlingham, Reedham, Spixworth, Taverham and Thorpe St. Andrew.
- 4.2. The District Council has been supporting each of these projects in a number of ways, including provision of day-to-day advice and guidance, technical assistance, funding, attendance at meetings etc. Some of the parish/town councils have also appointed external consultants to assist them in the process.
- 4.3. There was one new neighbourhood area designation during this period, in the parish of Lingwood & Burlingham.
- 4.4. Within this period, Spixworth and Taverham Neighbourhood Plans were subject to a referendum (held in both cases on 6 May 2021) and 'made' by the District Council (on 22 July 2021).
- 4.5. The total number of made Neighbourhood Plans now stands at sixteen. These Plans all form part of the statutory Development Plan and they were made on the following dates:

Parish	Date Made
Acle	17th February 2015
Aylsham	18th July 2019
Blofield	26th July 2016
Brundall	22nd March 2016
Drayton	26th July 2016
Great & Little Plumstead	16th July 2015
Hellesdon	19th December 2017
Horsford	12th July 2018
Old Catton	26th July 2016
Rackheath	20th July 2017
Salhouse	20th July 2017
Spixworth	22nd July 2021
Sprowston	8th May 2014
Strumpshaw	10th July 2014
Taverham	22nd July 2021
Wroxham	28th March 2019

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

5. Monitoring Framework

Local planning Authorities must publish information that shows how the implementation of policies in the Local Plan is progressing, and the steps taken to secure delivery of any policies not currently being implemented. This will be done through ongoing monitoring, and the results will be published yearly in the GNDP Annual Monitoring Report.

The following tables are the monitoring frameworks giving a progress update on policies within Broadland's current local plan. The frameworks are:

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

a. Development Management DPD Monitoring Framework

Policy GC1: Presumption in favour of sustainable development

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

See indicators for JCS objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 in the main section of the GNDP Annual Monitoring Report.

Policy GC2: Location of new development

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

Four new residential developments have been granted contrary to policy GC2. All the sites take into account the Development Plan and relevant material considerations. Therefore, the benefits of the developments were considered to outweigh the harm.

Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.

Policy GC3: Conversion of buildings outside settlement limits

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

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

Policy GC4: Design

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

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

Policy GC5: Renewable energy

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

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

Policy EN1: Biodiversity and Habitats

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

None within monitoring year.

Policy EN2: Landscape

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

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

Policy EN3: Green infrastructure

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

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

Policy EN4: Pollution

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

None within monitoring year.

Policy H1: Dwellings connected with rural enterprises

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

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

Policy H2: Removal of occupancy conditions

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

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

Policy H3: Replacement dwellings outside settlement limits

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

In the monitoring year three site outside of settlement limits were granted planning permission for a replacement dwelling. All units were considered acceptable as their use as a dwelling had not been abandoned.

Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.

Policy H4: Change of use of a dwelling

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

In the monitoring year one dwelling was lost through change of use. This was considered acceptable as the accommodation had been used for commercial purposes prior to its change to residential use.

Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.

Policy H5: Residential institutions

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

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

Policy H6: Sites for Gypsies and Travellers

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

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

Policy E1: Existing strategic employment sites

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

Changes to the use class orders came into effect on 1st September 2020, therefore, use classes are referred to by their descriptors rather than codes to allow for consistency of interpretation. There was no granting of non-employment use permissions on strategic employment site in the monitoring year.

Policy E2: Retention of employment sites

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

Two permissions were granted contrary to policy E2. Both of the sites would increase the provision of local services or support an existing employment use.

Policy E3: Tourist accommodation

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

Twelve permissions were granted outside settlement limits. All applications demonstrated that there is a demand for tourist accommodation, that they are financially viable and the buildings were capable of conversion without substantial alteration. Consequently, the principle of the policy has not been infringed and continues to be an appropriate approach.

Policy R1: District, Commercial and Local centres

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

In the monitoring year, two permissions were granted which resulted in the loss of retail use. One proposal would encourage local people and tourists to the local area which, in turn, would boost the economy of the centre. The other was historically used in connection with the new use, therefore, is reverting to its original use.

Policy R2: Sprowston and Sweetbriar retail parks

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

In the monitoring year, no permissions were granted contrary to Policy R2.

Policy RL1: Provision of formal recreational space

JCS Objectives	Sustainability Appraisal Objectives	Indicator	Target
8, 9, 11	SOC1, SOC2, SOC8	Net gain of recreational open space delivered through developments (Ha)	Net increase

Data not available.

Policy TS1: Protection of land for transport improvements

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

See indicators for JCS objective7 in the main section of the GNDP Annual Monitoring Report.

Policy TS2: Travel Plans and Transport Assessments

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

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

Policy TS3: Highway safety

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

Applications proposed for approval, contrary to Highway Authority comments, are referred to the planning committee for determination.

Policy TS4: Parking guidelines

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

Policy TS5: Airport development

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

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

Policy TS6: Public safety zones

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

None within monitoring year.

Policy CSU1: Additional community facilities

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

In the monitoring year, there have been five applications granted for new community facilities, and three applications to extend existing facilities. There was no loss of floorspace, therefore, there is a net increase on the previous amenity.

Policy CSU2: Loss of community facilities or local services

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

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

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

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

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

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

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

No waste collection or recycling facilities were approved in the monitoring period. Kerbside bin collection points and bin stores in residential developments are generally a requirement of obtaining approval.

An application for the creation of a new recycling centre on site allocation HNF2 was submitted for approval to Norfolk County Council in February 2020. Permission was granted in June 2020. The site was completed in the monitoring year 2021/22.

The policy continues to be monitored as major developments progress.

Policy CSU5: Surface water drainage

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

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

b. Site Allocations DPD Monitoring Framework

Policy ACL 1 – Acle

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

Outline application 20172189 for 140 dwellings was granted in May 2018. Reserved Matters 20191215 for a reduction in dwellings to 137 was granted in June 2020. Building commenced on site in Feb 2021 with 9 completions in the monitoring year.

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

Policy ACL 2 – Acle

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

Outline planning permission 20141392 for mixed use development granted June 2015. Reserved Matters 20180941 for 30 dwellings was granted in October 2018. The site is 50% completed. Full approval 20190241 for a further 15 dwellings was granted in Dec 2020. Works have commenced on the site.

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

Policy ACL 3 – Acle

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

No activity during this monitoring year.

Policy ACL 4 – Acle

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

This site was completed July 2019

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

Policy AYL 1 - Aylsham

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

The site was completed March 2019.

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

Policy AYL 2 - Aylsham

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

The site was completed December 2019.

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

Policy AYL 3 - Aylsham

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

No activity during this monitoring year.

Policy AYL 4 - Aylsham

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

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

On the rest of the site Full Planning application 20200130 for 3 Class B1 office buildings was granted in March 2020. In Nov 2021, this application was amended by application 20211604 to 1308sqm of E(c), E(d), E(e), E(g), F1(a) & B8 use units. An Outline application 20201213 for the development of 2901sqm of B2 use and 3642sqm of E use class was approved in Dec 2020.

Policy BLO 1 – Blofield

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

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

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

Outline planning application 20160488 for 175 dwellings granted June 2017. Reserved Matters 20172131 for a reduction in dwellings to 163 was approved in October 2018. 70% of the site has been completed.

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

Policy BLO 2 - Blofield

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

The site was completed March 2020.

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

Policy BLO 3 - Blofield

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

The site was completed in March 2019.

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

Policy BLO 4 - Blofield

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

The site was completed March 2020.

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

Policy BLO 5 - Blofield

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

Outline application 20140968 granted for 36 dwellings February 2015. Reserved Matters application 20162199 granted October 2017. Construction of dwellings has commenced on site.

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

Policy BRU 1 -Brundall

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

The site was completed in March 2017.

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

Policy BRU 2 - Brundall

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

Outline application 20161483 for 155 dwellings, a supermarket and open space was approved in March 2018. Reserved Matters 20202009 for 155 dwellings, a supermarket and open space was granted March 2021. Building has commenced on site with 4 dwellings completed in the monitoring year. Full approval 20191377 for the creation of an artificial grass pitch and clubhouse was granted Aug 2020.

Policy BRU 3 - Brundall

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

An outline application, 20171386, for 170 dwellings and community recreational facilities was registered Aug 2017. The application was refused in July 2019, and an appeal was submitted at the end of October 2019. The appeal was allowed in October 2020 for 170 dwellings. Phase one of the site for 23 dwellings was granted full approval in January 2021.

Full application 20191974 for recreational space was granted Feb 2020.

Policy BUX 1 – Buxton

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

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

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

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

Policy CAW 1 - Cawston

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

Allocated for extension to burial ground.

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

Policy CAW 2 - Cawston

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

There is a current proposal for an enlarged area, which includes this site, under the Greater Norwich Local Plan.

There is a current proposal for this allocation to be included in the emerging Greater Norwich Local Plan. An adjacent site (GNLP0293) proposes to add a further 40 dwellings to the 20 already allocated.

Policy COL 1 - Coltishall

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

Outline application 20170075 for 30 dwellings was granted November 2017.

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

Policy COL 2 - Coltishall

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

No progress during this monitoring year.

There is a current proposal for this allocation to be carried forward to the emerging Greater Norwich Local Plan. The proposed allocation proposes to reduce the number of dwellings from 30 to 25.

Policy DRA 1 -Drayton

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

A Full Planning application, 20200640, for the erection of 267 dwellings was granted in August 2021.

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

Policy DRA 2 - Drayton

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

No activity during this monitoring year.

Policy FOU 1 - Foulsham

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

The site was completed in March 2015.

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

Policy FOU 2 - Foulsham

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

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

Policy FRE 1 - Freethorpe

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

Full Planning application 20181845 for 9 dwellings was granted December 2019. The site was completed in March 2022.

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

Policy GLP 1 – Great & Little Plumstead

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

The site was completed in March 2015.

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

Policy GWI 1 – Great Withingham

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

The site was completed in March 2015.

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

Policy HEL 1 - Hellesdon

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

No progress during this monitoring year.

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

Policy HEL 2 - Hellesdon

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

Hybrid application 20151770 granted December 2016. This includes Outline approval for up to 1000 dwellings; 108 of these had reserved matters granted. Full Planning application 20171514 for Phase 1 granted June 2018 reduced the 108 dwellings to 95. Phase 1 nearing completion in the monitoring year.

A Reserved Matters application 20201679 for a further 157 dwellings (Phase 2) was granted in April 2021. Works have commenced on Phase 2 with 8 dwellings completed.

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

Policy HEL 3 - Hellesdon

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

Allocated for extension to burial ground.

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

Policy HEL 4 - Hellesdon

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

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

Policy HEL 5 - Hellesdon

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

The site was completed March 2019.

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

Policy HOR 1 - Horsford

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

The site was completed in March 2014.

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

Policy HOR 2 – Horsford

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

The site was completed in March 2018.

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

Policy HNF 1 – Horsham & Newton St Faith

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

Full Planning application 20182043 for 69 dwellings was approved December 2019. The site is 55% completed.

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

Policy HNF 2 – Horsham & Newton St Faith

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

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

Policy HNF 3 – Horsham & Newton St Faith

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

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

Policy LIN 1 – Lingwood & Burlingham

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

The site was completed in March 2016.

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

Policy RED 1 - Reedham

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

Hybrid permission 20151061 for 20 dwellings (full approval) and 4 dwellings (outline) granted Feb 2017. Reserved Matters 20171054 for the 4 dwellings was granted Sep 2017. The site was completed March 2021.

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

Policy REP 1 - Reepham

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

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

Policy REP 2 - Reepham

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

Full Planning application 20180963 for a food store, offices, a 60 bedroom care home, 20 assisted flats, 15 assisted bungalows and a club house was granted in March 2019.

The new food store was completed March 2021. Works have commenced on the assisted bungalows.

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

Policy SAL 1 - Salhouse

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

The site was completed in March 2018.

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

Policy SWA 1 - Swannington

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

Outline application 20161643 for 21 dwellings was granted December 2017. This application lapsed in the monitoring year.

There is a current proposal for an enlarged area, which includes this site, under the Greater Norwich Local Plan.

There is a current proposal for this allocation to be included in the emerging Greater Norwich Local Plan. An adjacent site (GNLP0382) proposes to add a further 25 dwellings to the 20 already allocated.

Policy SPI 1 - Spixworth

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

The site was completed in August 2015.

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

Policy TAV 1 - Taverham

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

Hybrid application 20171782 for A1, A3 and A5 uses granted February 2018. This includes Full Planning for a supermarket which was completed in March 2022.

Reserved Matters application 20210117 for A1, A3, A4, B1a and D1 uses was granted in Nov 2021.

Policy TSA 1 – Thorpe St Andrew

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

Allocation is part of Broadland Business Park. There are a few plots that still need to be developed.

Expansion to north under Growth Triangle Area Action Plan. See section 5c below.

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

Full planning 20210356 for B8 use storage unit was granted in August 2021.

Policy TSA 2 – Thorpe St Andrew

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

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

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

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

Policy TSA 3 – Thorpe St Andrew

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

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

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

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

Policy WRO 1 - Wroxham

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

The site was completed in March 2018.

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

c. Growth Triangle Area Action Plan Monitoring Framework

Policy GT1: Form of Development

Target: 1m² of community, retail, business floorspace for every 30m² of residential floorspace on Mixed Use Allocations

Planning permission 20161058 for North Sprowston & Old Catton (GT12) includes a 1:20 ratio of employment floorspace to residential floorspace.

Planning Permissions 20160498 and 20170104 for South of Salhouse Road (GT7) does not meet the target. Whilst permissions 20160498 and 20170104 (GT7) do not meet the standard, provision is made for an onsite primary school and an offsite contribution to a community facility.

Planning Permission 20180193 for land east of Broadland Business Park (GT11) is likely to meet the target.

Policy GT2: Green Infrastructure

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

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

Policy GT2: Green Infrastructure

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

Target achieved.

As of 1 April 2019 all planning approvals (or Council resolutions to approve) on allocated sites include on-site or off-site contributions to achieve target standard.

Policy GT2: Green Infrastructure

Indicator: Number of Area Action Plan Allocations granted planning permission contrary to the advice of Natural England on the grounds of increased recreational impact on N2K sites.

Target: Zero

Target achieved.

No planning permissions granted contrary to the advice of Natural England on the grounds of increased recreational impact on N2K sites.

Policy GT3: Transport

Target: Completion of Orbital Road & Cycle Links by 2026

Milestone	Progress	Comments
Cranley Road to Plumstead Road 2016/17	Planning permission 20090886 granted 28/06/2013.	Link road has not been completed in accordance with milestone.
Plumstead Road to Salhouse Road Cycle and Pedestrian Links 2019/2020	Permission for the majority of link granted through application 20170104 on 06/12/2018. Reserved Matters application 20190485 includes details for link road and cycle routes. Plumstead Road junction and remaining link road through application 20161873 approved on 24/09/2021.	Link road junction with Plumstead Road to be a 'temporary' T-junction. This is expected to commence during the 22/23 monitoring year. The T-junction to be converted into a roundabout at a later date.
Wroxham Road to Salhouse Road 2019/20	Completed	Milestone achieved
Wroxham Road to North Walsham Road 2019/20	Planning Permission Granted 17/02/2016.	Milestone not achieved. Delivery of link is currently subject to the delivery of the Beeston Park site.
North Walsham Road to Spixworth/Buxton Road 2022/23	Outline Planning Permission Granted 17/02/2016. Reserved Matters application 20180708 for Strategic Infrastructure, including Link Road submitted 30/04/18.	Expected to be completed after milestone reflecting Delivery of link is currently subject to the delivery of the Beeston Park site.
Buxton Road to St Faiths Road 2025/26	Outline Planning Permission Granted 17/02/2016. Reserved Matters application 20180708 for Strategic Infrastructure, including Link Road submitted 30/04/18.	Currently expected to be completed ahead of milestone, in accordance with revised phasing of Beeston Park scheme.
Buxton Road to St Faiths Road 2025/26	Outline Planning Permission Granted 17/02/2016. Reserved Matters application 20180708 for Strategic Infrastructure, including Link Road submitted 30/04/18.	Currently expected to be completed ahead of milestone, in accordance with revised phasing of Beeston Park scheme.
St Faiths Road to Airport	Planning Permission granted for Repton Avenue to St Faiths Lane Section 18/05/2016. Under Construction.	Initial Feasibility Assessment for connection to Hurricane Way completed. Land dedicated as part of permission 20180920 to enable upgrade of link road commensurate with full link road Airport. Pooled CIL funding for Repton Avenue to Hurricane Way Link rescinded due to delays in scheme delivery.
Full Cycle and Pedestrian Links 2026	Pedestrian and cycleway links to be provided alongside link road as set out above.	Pedestrian and cycleway links to be provided alongside link road as set out above.

Policy GT3: Transport

Target: Delivery of Salhouse Road BRT and Cycle Improvements

Milestone	Progress	Comments
Cycle Link to be delivered by 2019/20	Phase 1 Harrison Plantation Cycle Link & Connection to Norwich Cycle Network delivered 2015. Frontage pedestrian and cycle facilities north of Atlantic way delivered through the development of GT7 allocation.	Salhouse Road Walking and Cycling Feasibility Study Completed October 2010. Extension of Phase 1 link to Atlantic Way/Salhouse Road Junction and Blue Boar Lane on going.
Phase 1 BRT Improvements 2019/20	Atlantic Way and Salhouse Road Junction re-designed from roundabout to priority junction, with capacity for future signal control, to better facilitate BRT. Land dedicated to enable road widening and improvements through permission on GT7 (20160498 & 20170104)	Milestone will not be achieved. Enhancements to bus prioritisation measures to be reviewed through Transport for Norwich Strategy Action Plan.

Policy GT3: Transport

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

Milestone	Progress	Comments
BBP to Rackheath 2019/20	Remains an identified infrastructure priority but progress on delivery of this scheme has now stalled.	Milestone will not be achieved.

Policy GT4: Home Farm, Sprowston

Target: 290 Homes in total

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

Policy GT5: White House Farm, Sprowston

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

Milestone	Progress	Comments
Phase 1 Commencement 2014/15	Cumulatively, across Phases 1 and 2, 1110 dwellings were completed by end of monitoring year.	Milestone achieved.
Phase 2 Commencement 2019/20	All Reserved Matters applications across Phase 2 have commenced.	Milestone achieved.
Public Access to Woodland Park - 2018/19	Public Access to Harrison's Woodland Park achieved in April 2016.	Milestone achieved.
Primary School - 2018/19	Design stage and land transfer underway in 2018/19. New school was opened in September 2019.	Milestone not achieved.

Policy GT6: Brook Farm, Thorpe St Andrew

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

Milestone: Commencement 2017/18

Milestone not achieved.

Outline permission 20090886 was granted on 28/06/2013.

S.73 application 20170421, which permits the first phase (270 homes) ahead of completion of link road was approved 08/09/2017. The only outstanding constraint to the delivery of the first 270 homes is the construction of the roundabout access at Plumstead Road.

A Full Planning application 20161873 was submitted on 27/10/16 for the construction of a roundabout at Plumstead Road. The application was approved on 24/09/2021.

Delivery of dwellings is not expected before 2023/24 as no Reserved Matters have been applied for.

Due to time limit conditions associated with the application, delivery of site may be significantly delayed.

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

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

Milestone: Commencement 2017/18

Milestone not achieved.

Outline permission 20170104 for 380 dwellings was granted on 06/12/2018. Reserve matters 20190485 reducing the dwellings to 365 was granted on 18/07/2019. A variation of conditions application 20201880 further reduced the dwellings to 351. Building commenced in November 2021. Outline Planning Permission 20160498 for 803 dwellings granted on 07/03/2019. Phase 1: Reserved Matters consent 20190758 for 251 of the 803 dwellings granted on 25/10/19. Building commenced on site during the monitoring year. Phases 2-4: Reserved Matters consent 20200447 for 535 of the 803 dwellings granted on 26/06/2020. Building commenced on site during the monitoring year.

As of 2021/22 the allocation is expected to delivery 1,137 homes. This is less than the target of 1,400 homes. However, it is expected that the granting of Phase 5 could increase the overall number of dwellings to 1,177.

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

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

Milestone: Commencement 2016/17

Milestone not achieved.

Planning application 20161873 for Roundabout and Access Road approved on 24/09/2021. The expectation is to commence delivery of roundabout in summer 2022.

Commencement is now forecast behind milestone.

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

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

Milestone: Commencement 2017/18

Milestone not achieved.

Outline Planning Permission 20090886 granted 28/06/2013.

Policy GT10: Broadland Gate, Postwick

Target: 42,000sqm B1/B8; 4,500sqm A1, A2, A3 & A4; 7,500sqm C2, C3 (excluding residential) and D1; 7,000sqm Hotel; 2,100sqm C1, A3, A4, D2, and 1,200sqm Car Showroom

Milestone: Commencement 2019/20

Milestone achieved.

Reserved Matters 20171352 for a Car Show Room approved 15/02/2018 but lapsed in Feb 2021. A revised Full Planning application 20211305 was granted 23/12/2021.

Reserved Matters 20191372 for a B1 Office Building was approved 20/12/2019.

Separate Reserved Matters applications for 7 warehouses, a new Police Station, retail units and a supermarket were granted within the year 2020/21.

Reserved Matters 20211366 for an E (g) use unit was granted on 30/11/2021.

Works have commenced on some of the sites with the supermarket and other retail units completed within the monitoring year.

Serviced roads leading south from Poppy Way are largely completed.

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

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

Milestone: Commencement 2018/19

Milestone not achieved.

Outline applications 20180193 & 20180194 granted 19/12/2018 for 283 homes across part of the allocation. Reserved matters 20211743 for 272 dwellings submitted 23/09/2021. The remaining 11 units are self-build plots.

Hybrid allocation 20181601 comprising Outline for 205 dwellings and Full Approval for 315 dwellings was granted on 26/04/2021.

Allocation site is now expected to delivery 803 homes. This is less than the target of 850 homes.

Commencement is now forecast behind milestone in 2023/24.

Policy GT12: North Sprowston & Old Catton

Target: 3,520 Homes & 16,000sqm of employment floorspace, Road and Cycle Links, 2 New Primary Schools, Sports Pitches & Children's Play Space, Community Building, Library and Health Facilities & Country Park - Possible Secondary School

Milestone: Commencement 2016/17

Milestone not achieved.

Outline planning permission 20121516 granted 17/02/2016.

S.73 application 20161058 to re-phase scheme approved 22/12/2017.

Commencement is now forecast behind milestone.

Policy GT13: Norwich RFU, Old Catton

Target: 250 Homes

Milestone: Commencement 2018/19

Milestone not achieved.

Commencement is now forecast behind milestone.

Policy GT14: Land East of Buxton Road, Spixworth

Target: 300 Homes

Milestone: Commencement 2017/18

Milestone not achieved.

Outline Planning Permission 20141725 granted 21/05/2015.

Reserved Matters 20180443 for 225 dwellings was granted 15/10/2020.

Allocation site is now expected to delivery 225 homes. This is less than the target of 300 homes.

Commencement is now forecast behind milestone in 2022/23.

Policy GT15: Land North of Repton Avenue, Old Catton

Target: 300 Homes and land for employment

Milestone: Commencement 2016/17

Milestone not achieved.

Outline Planning Permission 20141955 granted 18/05/2016.

Development commenced on site but was behind milestone. Self-Build element of the site, 12 homes, commenced in 2017/18. All dwellings but one have been completed.

Reserved Matters application 20180920 for 328 homes approved on 18/01/2019. 20% of the site is completed.

The allocation will deliver 340 dwellings, which is more than the target of 300 homes.

Policy GT16: North Rackheath

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

Milestones: Commencement 2019/20 and the Provision of Rackheath Buffer 2021/22

Outline application 20220663 for up to 3,850 dwellings, employment land, two local centres, two primary schools, one secondary school, open space and sports provisions has been submitted. The application was validated on 20/04/2022.

Commencement is now forecast behind milestone.

Provision of Rackheath Buffer to be phased in accordance with plan to be submitted with planning application.

Policy GT17: Land Adj. Salhouse Road, Rackheath

Target: 80 Homes (79 Net)

Milestone: Commencement 2016/17

Milestone achieved.

Reserved Matters 20151591 for 80 dwellings granted 10/04/2017. This section was completed 14/03/2022

Reserved Matters 20171906 for 10 dwellings granted 10/09/2018. The site was completed 14/03/2022.

Total housing has exceed target by 10 homes as a result of additional permission 20171906 being granted.

Policy GT18: Land South of Green Lane West, Rackheath

Target: 300 Homes, cycle links, landscaping

Milestone: Commencement 2016/17

Milestone not achieved.

Full planning application 20171464 for 322 dwellings granted 25/01/2021.

This site is now split into two parcels with Full approval. The Northern parcel (20210507) is for 120 dwellings, and works have commenced on site. The Southern parcel (20210472) is for 202 dwellings.

Total housing is expected to exceed target by 22 homes.

Commencement is now forecast behind milestone in 2021/22.

Policy GT19: Land South of Green Lane East, Rackheath

Target: 150 Homes, cycle links, landscaping

Milestone: Commencement 2022/23

Milestone achieved.

Full Approval 20200855 for 157 homes granted 16/12/2020. 17% of the site is completed.

Total housing has exceeded target by 7 homes.

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

Target: 460 Homes, formal recreation, landscaping

Milestone: Commencement 2020/21

Milestone not achieved.

Outline Planning Application 20191370 for 456 homes submitted 29/08/2019.

Allocation site is now expected to delivery 456 homes. This is less than the target of 460 homes.

Commencement is now forecast behind milestone.

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

Target: 300 Homes, formal recreation, landscaping

Milestone: Commencement 2018/19

It is not currently intended that the scheme will be progressed until a resolution to the delivery of the nearby Brook and Laurel Farm development has been achieved.

Commencement is now forecast behind milestone.

6. 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).
Adopted	Formally approve. Assume responsibility for future maintenance.
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible householders whose needs are not met by the market. Affordable Housing Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or subsidy to be recycled for alternative affordable housing provision.
Allocated	Land which has been identified in a Local Plan and the Policies Map (or Inset Map) for a specific form of development. Allocations are contained in the Site Allocations DPD and Growth Triangle Area Action Plan DPD.
Amenity	Those qualities of life enjoyed by people that can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes for example a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
Annual Monitoring Report (AMR)	Annual Monitoring Report: Part of the local development framework. Local authorities are required to produce an AMR each December Annual Monitoring Report (AMR) with a base date of the previous March showing progress towards the implementation of the local development scheme and the extent to which policies in local plans are being achieved.
Area Action Plan (AAP)	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
Biodiversity	The variety of life on earth or any given part of it.

Term	Description
Broadland Business Park	First allocated in the 2001 Broadland Local Plan for 78 hectares of employment, it is an established location for jobs, and of key strategic importance to the Growth Triangle.
Brownfield Land, Brownfield Site	See Previously Developed Land
Built Environment	Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.
Business (B1) Use	Use for light industry, offices (where the office does not provide a service directly to the visiting public) and research and development (as defined in the Use Classes Order). Light industry is industry which is capable of being carried out in a residential area without causing nuisance, including as a result of traffic movement.
Commercial Centre	The centre of larger market towns and collages where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.
Community	(As used in this context) All of those living and working in Broadland. This includes the general public, parish and town councils, businesses, community groups, voluntary organisations, developers, statutory agencies etc.
Community Facilities	Services available to residents in the immediate area to meet the day-to-day needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
Community Infrastructure Levy (CIL)	Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Broadland District Council in combination with Norwich City Council and South Norfolk Council has implemented a CIL charging schedule with a list (known as the 123 List) of infrastructure projects on which the funds will be spent.
Conservation Area	Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.
County Wildlife Site	Wildlife habitat identified and designated as being of particular local interest of importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest (SSSI).
Development	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development).
Development Brief	A document that sets out the constraints and opportunities presented by a site, and the type of development that might be appropriate.
Development Plan	The primary consideration for the Council in determining planning applications. Comprises of the Regional Spatial Strategy and Development Plan Documents (including Minerals and Waste DPD's produced by Norfolk County Council).
Development Plan Document (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example the Core Strategy, Development Management Plan, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be amended as successive DPDs are adopted.
District Centre / District Shopping Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.

Term	Description
Employment Area	Industrial estate or other area which is used primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order, and/or where such development is proposed.
Employment Use	Use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. In the context of the local plan employment use specifically excludes retail, financial or professional services, food and drink, waste disposal or mineral extraction. These are referred to as non-employment uses.
Exception Site (rural)	A small site to be used specifically for affordable housing that would normally be used for housing, because they are subject to policies of restraint. Exception sites should only be used for affordable housing in perpetuity.
Greater Norwich Development Partnership (GNDP)	To oversee the preparation of the new Local Plan the authorities involved have re-established their joint working arrangements under the Greater Norwich Development Partnership (GNDP).
Greater Norwich Local Plan (GNLP)	Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council, have agreed to work together to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy (JCS) for the area. The JCS plans for the housing and jobs needs of the area to 2026 and the GNLP will ensure that these needs continue to be met to 2036. The GNLP will include strategic planning policies to guide future development and plans to protect the environment. It will look to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.
Green Infrastructure	Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.
Greenfield Land (or Site)	Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.
Institution	Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.
Joint Core Strategy (JCS)	The Joint Core Strategy (JCS) is a strategic local plan document produced between Broadland District Council, Norwich City Council and South Norfolk Council. This strategy sets out the key elements of the planning framework for the area. It comprises a spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long-term spatial vision for the area. It is a development plan document, with which all other development plans documents must conform.
Listed Building	A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings

Term	Description
	published by the Secretary of State (for Culture, Media and Sport). Alteration, demolition or extension of such a Listed Building requires special consent.
Listed Building Consent (LBC)	Listed Building Consent is required from Local Planning Authorities where development involves the demolition of a listed building or a 60 Development Management DPD (2015) Appendix 1 – Glossary Term Description listed building is altered or extended in a manner which would affect its character as a building of special architectural or historic interest.
Local Development Document (LDD)	Local Development Document: Planning documents which collectively make up the Local Plan (previously known as the Local Development Framework (LDF)). These can either be a DPD, SPD or the SCI.
Local Development Framework (LDF)	Local Development Framework: A ‘portfolio’ of Local Development Documents which collectively delivers the spatial planning strategy for the LPA area. This is now referred to as the Local Plan as defined in the NPPF.
Local Development Scheme (LDS)	Local Development Scheme: Sets out the programme for preparing LDDs. This document is available to view on the Council’s website (www.broadland.gov.uk).
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Localism Act	The Localism Act devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. It will provide for neighbourhood development orders to allow communities to approve development without requiring normal planning consent and amend the Community Infrastructure Levy, which allows councils to charge developers to pay for infrastructure as well as abolishing Regional Spatial Strategies.
Local Shopping Centre	A group of shops or services forming a centre of purely local significance. See District Shopping Centre and Commercial Area.
Local Planning Authority (LPA)	The public authority whose duty is to carry out specific planning functions for a particular area.
Monitoring	Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Norwich Fringe	Area next to the city of Norwich but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. For Broadland this includes the continuously built-up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.
Norwich Policy Area (NPA)	Part of the County which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 17 parishes, comprising the fringe and first ring of villages around the city of Norwich.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework is the Government’s national planning policy document setting out the key principles for sustainable development.
National Planning Practice Guidance (NPPG)	National Planning Practice Guidance is provided by the Government issuing guidance on the practical implementation of planning practices.

Term	Description
Northern Distributor Road (NDR)	A dual-carriageway road proposed to the north of Norwich, linking the A47 to the south-east of the city with the A1067 in the north-west.
Outline Planning Permission (OPP)	Outline Planning Permission: This gives an outline of the proposed development, such as the Permission size and height of a building, for example. Full details of the building must be provided and approved before building work can start. Detailed planning permission must be applied for within three years.
Permitted Development	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.
Planning Obligations	Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken to mitigate the impacts of development proposals. Often called Section 106 obligations. The term legal agreements may embrace S106. Planning obligations are also collected through Community Infrastructure Levy (CIL).
Previously Developed Land (PDL)	Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. This excludes land in built-up areas such as private residential gardens. Often called Brownfield land.
Policies Map	The adopted policies map illustrates all the proposals contained in development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions policies map showing the changes which would be required upon adoption of the document.
Public Rights of Way	Public footpaths and bridleways as defined in the Countryside Rights of Way Act 2000 and permissive routes where there is no legal right of way but access is permitted by the landowner.
Renewable Energy	In its widest definition, energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
Reserved Matters	These relate to design, external appearance, siting, means of access and landscaping where outline planning permission has already been granted. Conditions attached to the permission may require other details to be approved (e.g. materials).
Residential Institution	Residential establishment, (which may also provide medical care or other support) in which residents live communally with catering and housekeeping services provided centrally. Includes nursing homes, residential homes and also includes hostels where a significant element of care is involved but excludes sheltered and supported housing schemes where the dwelling units are self-contained. Also excludes hotels. See also Institution.
Section 106 Obligation (S106)	Section 106 Obligation. See Planning Obligations.
Sustainability Appraisal	Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Statement of Community Involvement (SCI)	Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local

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

Term	Description
Use Classes Order (UCO)	Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which Use Class Order (UCO) groups land uses into different categories (called Use Classes). Changes of use within a use class and some changes between classes do not require planning permission. Some uses (known as sui generis) do not fall within any use class.
Windfall Site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

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

Introduction

1. The development plan for Norwich comprises the following documents:
 - Joint Core Strategy for Broadland, Norwich, and South Norfolk (the JCS) adopted in March 2011, amendments adopted January 2014;
 - Norwich Site Allocations and Site-Specific Policies Local Plan (the Site allocations plan) adopted December 2014; and
 - Norwich Development Management Policies Local Plan (the DM policies plan) adopted December 2014.
2. This appendix monitors the policies in the Norwich Development Management Policies Local Plan 2014 (the DM policies plan). Monitoring of delivery of sites in the Site Allocations and Site-Specific Policies Plan 2014 (Site Allocations plan) is incorporated in Appendix E of the AMR as part of the assessment of the five-year housing land supply.
3. Norwich City Council, Broadland District Council and South Norfolk District Council continue to work together with Norfolk County Council, to prepare the Greater Norwich Local Plan (GNLP). The GNLP builds on the long-established joint working arrangements for Greater Norwich, which have delivered the current JCS for the area. The JCS plans for the housing and jobs needs of the area to 2026. The GNLP will ensure that these needs continue to be met to 2038. Once adopted the GNLP will include strategic planning policies and will also allocate individual sites for development. It will aim to ensure that new homes and jobs are delivered, and the environment is protected and enhanced, promoting sustainability and the effective functioning of the area.
4. The GNLP has now been submitted and is currently undergoing examination with a view that the plan will be adopted in 2024.
5. Previous AMRs set out progress on other local development documents being produced for the Local Plan for Norwich in the [Local Development Scheme](#) (LDS). The LDS was updated in 2023 and provides a timetable for the completion of local development documents.
6. In November 2019, cabinet adopted the [Guidance and advice notes | Norwich City Council](#). Norwich has seen a significant rise in numbers of proposals for new purpose-built student accommodation (PBSA) over the past few years. The advice note includes an assessment of the need for purpose-built accommodation and guidance on a range of issues, including the location, scale, external and internal design, and management of PBSA, and how to encourage an accommodation mix for a wide range of students. This document sets out the intention for a PBSA working group to be formed between the Council and the higher education institutions to discuss issues surrounding PBSA and to share information. The PBSA Working Group was formed in February 2020 and meets to discuss issues surrounding

student numbers, student preferences for accommodation and student welfare in PBSA. The Working Group will continue to meet approximately twice a year.

7. The [River Wensum Strategy](#) has been developed by the River Wensum Strategy Partnership and was adopted by partners in summer 2018. The partnership is led by Norwich City Council, working with the Broads Authority, Norfolk County Council, the Environment Agency, and the Norwich Society. The strategy aims to manage the river Wensum and surrounding area for the benefit of the city and its residents. Its objectives include increasing access to the river for walking/cycling and for water-based leisure, enhancing the natural and historic environment, maximising the efficiency of public expenditure in the river corridor, and accessing external funding opportunities and investment to facilitate change and regeneration in the river corridor. In 2021, a Delivery Plan was produced setting out project prioritisation for the next approx. 2 years.
8. The three sites that form East Norwich (the Deal Ground, Utilities site and Carrow Works) present a transformational opportunity to create a highly sustainable new quarter that will regenerate these riverside sites and deliver major new housing and employment development to support the future growth of the city. A public-private sector partnership was established in 2020 - the East Norwich Partnership – led by Norwich City Council, to commission a masterplan to deliver comprehensive development of the sites. Consultants were commissioned in early 2021 to undertake the masterplan, which was completed in May 2022. The masterplan documents were reported to the city council’s cabinet in [June 2022](#). One of the key masterplan outputs, a draft supplementary planning document for East Norwich, is due to be updated and subject to statutory consultation in late 2023/early 2024, with its adoption anticipated following adoption of the GNLP in 2024. A further workstream is underway related to delivery of the East Norwich sites, focusing on financial modelling, detailed viability appraisal and assessment of delivery options. Since October 2022, the East Norwich Delivery Board has taken over from the Partnership Board and has oversight of regeneration activity. Further details of the East Norwich regeneration project see the city council’s [East Norwich webpages](#).
9. Throughout 2020, the Government announced changes to the existing permitted development rights. The most significant changes include: allowing upward extension of residential buildings without consent, creation of new use class E (including all uses previously within use class A1 retail, A2 financial and professional services, A3 restaurants and cafes, and B1 offices, research and development and industrial processes), allowing the change of use from use class E to residential without consent, new class ZA for the demolition of certain buildings to be replaced with flats or a dwelling. The monitoring indicators used in this report were adopted prior to the changes to permitted development rights, and therefore the previous use classes in place at the time the local plan was adopted are those that are used in this report. As such, some of the information reported in the AMR does not directly correspond with national monitoring information which now refers to the new use classes.
10. It is likely that there are some longer term/slow to respond impacts of the COVID-19 pandemic upon several of the indicators that are monitored. The potential impacts of this are considered in the commentary below.

11. On 16 March 2022, Natural England sent a letter to all planning authorities in Norfolk concerning nutrient pollution in the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site. The letter advised that new development within the catchment of these habitats comprising overnight accommodation has the potential to cause adverse impacts with regard to nutrient pollution, and therefore planning permissions for overnight accommodation cannot currently be granted unless it can be demonstrated as nutrient neutral. Given that this AMR covers the period 1st March 2021 – 31st April 2022, there is a limited impact on new planning permissions issued within this period, and the major impact on consents will be seen in the data for the 2022/23 AMR.

Summary of Main Findings

12. The AMR gives an overview of progress against the adopted policies of the DM policies plan with reference to the [Monitoring Framework](#) contained in Appendix 9 of that plan and also reproduced as Appendix 3 of the Site Allocations plan.
13. A number of the monitoring indicators specified within Appendix 9 of the DM policies plan do not necessarily yield information that provides a full understanding of the effectiveness of the policy application and implementation. As concluded by the [Regulation 10A review of the local plan](#) conducted in 2019, it is proposed that the monitoring indicators will also be revised as part of the full local plan review.
14. The following is a summary of the main findings of the AMR for 2021/22:
- DM8 - The 2021/22 period saw the largest permitted loss of designated open space since the local plan was adopted at -13,786m². One application at the Football Development Centre at Bowthorpe Park was responsible for the greatest loss (at approx. 12,300m²) for a new 3G sports pitch and associated hospitality uses.
 - DM11 - The measurements for air quality indicators Nitrogen Dioxide (NO₂) and airborne particulates (PM₁₀) have remained relatively stable over the 2021/22 monitoring period at both the Lakenfields and Castle Meadow monitoring stations, although a very slight reduction in both indicators has been observed at Castle Meadow. All indicators remain well below the recommended annual mean of 40 micrograms per cubic metre.
 - DM12 - In 2021/22, 224 new homes were granted consent compared with 335 new homes granted consent in 2020/21. This is a trend that is being observed across England and is not unique to Norwich. Some suggested reasons for the national trends include delays in the planning system due to inadequate resourcing, inertia due to lack of clarity on government policy on housing targets and lack of motivation by national housebuilders to increase delivery rates to the detriment of profits.
 - DM12 - The total housing commitment (the number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan was 5,906 in 2021/22. Although this is a reduction on the previous two years' figures, it is still significantly greater than the figures recorded for other monitoring periods since the adoption of the local plan, as student and C2 accommodation can now count towards housing commitment.
 - DM12 - Housing completions in 2021/22 were recorded at 316 dwellings (inclusive of student and C2 accommodation). This is a very slight increase on the previous year's figure (300 dwellings) but does not meet the average annual target for Norwich set by the JCS (477 dwellings). Suggested reasons for reduced delivery include longer term impacts from the

Covid-19 pandemic, supply chain issues, cost of materials and labour etc. This is something that has been reflected across the country and is not unique to Norwich.

- DM13 - There were no new consents granted in the 2021/22 period for student or C2 accommodation.
- DM16 - In 2021/22, there was a continued loss of office space of -2590m², albeit at a lesser rate than the previous monitoring period. The majority of applications responsible for this loss was once again the change of use to residential space under the prior approval process. It will be important to continue to monitor the changes in office floorspace particularly given the recent introduction (in February 2023) of the Article 4 Direction removing permitted development rights to change office space to residential.
- DM18 - A greater proportion of main town centre uses were permitted in out of centre locations compared to within centre locations in the 2021/22 period.
- DM20 & DM21: The city centre retail sector continued to perform well in the 2021/22 period. There were two primary and secondary retail centres that fell below their required retail thresholds within this period. However, this was largely down to change of use to a more diverse range of leisure uses that are still considered to positively contribute to the vitality and viability of the city centre. Although there was a mixture of increasing and decreasing retail floorspace across all the district and local centres in the city, overall, the number falling below their indicative retail thresholds remained relatively stable.
- DM22 - The largest amount of community facilities floorspace was approved since the adoption of the local plan at 17,787.5m². In total, seven applications were granted consent within the 2021/22 monitoring period.
- DM29 - During the 2021/22 monitoring period, seven applications were refused on the grounds of car parking, servicing, and cycle parking. This is the highest number of applications refused against DM31 since the adoption of the local plan. The refusal of these applications amounts to 12 dwellings and a 143-bedroom HMO that otherwise could have been granted consent.
- DM32 - In the 2021/22 period, one scheme was approved for low car housing, and 27 schemes were approved as car free housing. This is the highest number of car free housing schemes approved in a single monitoring period since the adoption of the local plan.

Policy	Indicator	2021/22	Commentary
DM1	Achieving and delivering sustainable development	n/a	Policy DM1 is an overarching policy to ensure that sustainable development is delivered in Norwich through development management decisions. Because of its generic nature it does not lend itself to detailed monitoring although it is referred to in the great majority of decisions for significant development.
DM2	Refusals on the grounds of loss of light/outlook	12	12 applications were refused on the grounds of loss of light or outlook. This would have resulted in 13 individual dwellings and a 143-bedroom HMO (at Boars Head Yard, 1-17 Westlegate), which could otherwise have been granted consent. There has been a continued reduction in the number of DM2 refusals since 2018/19.
	Refusals on the grounds of schemes falling below minimum space standards	2	The aim of this policy is to ensure that no approved schemes fall below minimum space standards. In the current monitoring period, all the applications refused for falling below space standards were for changes of use to large HMOs.
DM3	% of schemes meeting relevant Building for Life 12 criteria	No data	It has not been possible to monitor the Building for Life 12 indicator for several years due to resource constraints. However, BFL12 has now been replaced with Building for a Healthy Life . This original twelve-point structure and underlying principles of BFL12 are at the heart of Building for a Healthy Life. The new name reflects changes in legislation as well as refinements made to the twelve considerations in response to good practice and user feedback.
	% of built schemes achieving minimum net residential density (40dph)	83.2%	There is no target for this indicator. The 2021/22 monitoring period saw 83.2% of completed dwellings achieve a minimum density of 40dph. This is an increase on the percentage recorded for the 2020/21 period.
	"Green" design features on approved development	-	Green and wildlife friendly design features continue to be negotiated on schemes across the city including green roofs and bat/bird boxes. In this monitoring period, it has not been possible to quantify the number of applications which have incorporated green design features. As a result of the introduction of biodiversity net gain through the Environment Act 2021, the council will have new statutory monitoring responsibilities relating to biodiversity which will apply from November 2023 and will likely be reported in future AMRs.
DM4	Renewable energy capacity permitted by type	N/A	There is no target for this indicator. There were two applications approved for the installation of solar panels for a total of 47 new panels. However, neither application contains details of the energy capacity to be generated by these panels, so it is not possible to compare with data from previous monitoring periods.
DM5	Number of schemes approved contrary to Environment Agency advice:	0	The target for this indicator is no schemes approved contrary to Environment Agency advice. This target was achieved for the 2021/22 monitoring period.

Policy	Indicator	2021/22	Commentary
	1) flood protection 2) water quality		
DM6	Development resulting in the loss of, or reduction in the area of: 1) SSSI 2) County Wildlife sites 3) County Geodiversity sites	0	The target for this indicator is no loss of SSSI, CWS or CGS sites. There was no reported loss or reduction in the areas of these sites for the 2021/22 period.
	Development resulting in a loss or reduction in area within the Yare Valley Character Area (m ²)	1178	The target for this indicator is no loss of or reduction of the Yare Valley Character Area (YVCA) as a result of development. For this monitoring period, there were four applications approved within the YVCA. One of these applications (21/00408/F) was approval for a garden home office and was permitted on the basis that policy DM6 allows extensions to existing buildings within the YVCA. One application (21/00381/U) is responsible for the largest "loss" of the YVCA at approx. 900m ² . The application was for the enclosure of an area of open land at the Eaton Vale Activity Centre on Church Lane for outdoor use for a day nursery. It was acknowledged that enclosure of the area was not ideal but was necessary for the security of children at the nursery. In addition, the fencing would be seen in context of the surrounding buildings of the nursery and activity centre and was therefore deemed acceptable.
DM7	Number of protected trees/hedgerows lost as a result of development	No data	There is no target for this indicator. It has not been practicable to explicitly monitor the number of trees and hedges lost as a direct result of development. However, officers continue to negotiate replacement planting where an application results in the loss of protected trees/hedgerows.
	Number of new street trees delivered through development	0	There is no target for this indicator. It has not been possible to monitor this indicator directly due to resource constraints, however officers continue to negotiate tree planting as part of new development as appropriate.
DM8	Development resulting in a net loss of open space (contrary to policy)	-13,786m ²	The target for this indicator is no loss of open space (contrary to policy DM8). Five applications were approved within areas of designated open space in 2021/22 and this period saw the largest loss of open space since the local plan was adopted. Of these applications, two were for the retention/installation of portacabin classrooms on school fields for temporary periods and the loss of open space was considered acceptable given the permissions are for a temporary period only. The largest loss of open space was approved in application 21/00368/F at

Policy	Indicator	2021/22	Commentary
			approx. 12,300m ² at the FDC Centre Bowthorpe Park. The application was for the replacement of an existing sports pitch with a 3G pitch and associated small areas of hard standing, tea cabin etc. The proposal was deemed acceptable on the basis that the area is still to remain in outdoor sports use and the changes to the pitch would result in overall qualitative improvement to the recreational facilities at the site.
	Areas of new open space and/or play space delivered through development	-	There is no target for this indicator. It has not been possible to monitor this indicator directly due to resource constraints, however officers continue to negotiate open space and play space through development as appropriate.
DM9	Number of listed buildings lost or demolished	0	The target for this indicator is no listed buildings to be lost or demolished. This indicator refers to the total loss or demolition, rather than partial demolition, which is often required to facilitate redevelopment and alterations to listed buildings. There was no reported total demolition of listed buildings within the monitoring period.
	Number of buildings on the Heritage at Risk Register	30	The target for this indicator is a reduction in the number of Heritage at Risk buildings from 32, which is the 2012/13 baseline. For the 2021/22 period, the number of buildings on the register was 30, including one scheduled ancient monument and one conservation area. This is an increase from the 28 assets that were included on the list in the previous monitoring period. The Council continues to work with property owners and Historic England to address the most serious problems of deterioration and neglect on the register.
DM10	Number of permitted telecommunications installations/prior approval notifications within: 1) Conservation areas 2) Other protected areas (where planning permission is required)	10	There is no target for this indicator. A total of 10 applications for notifiable telecommunications installations were approved in this monitoring period which is a reduction on the 19 applications approved in 2020/21. Of these, 7 were outside conservation areas, and 3 were inside conservation areas. Whilst the reasons behind the increase in telecoms applications compared to pre-pandemic years is unknown, it may be related to the prevalence of homeworking and electronic communications that became the norm, and the need to upgrade existing systems such as for the provision of 5G internet. All of these applications were approved by the city council and none by the planning inspector on appeal.
	Number of appeals lost where officer recommendations are overturned	0	The target for this indicator is no appeals lost. No appeals were made or determined on telecomms applications for the 2021/22 period.
DM11	Number of hazardous substance consents	0	There is no target for this indicator. There were no hazardous substances consents submitted during the 2021/22 monitoring period.

Policy	Indicator	2021/22	Commentary
	Impact of development on air quality indicators: 1) NO ₂ 2) PM ₁₀	-	<p><u>Lakenfields</u> NO₂ - 10 µg/m³ (slight decrease from 2019/20) PM¹⁰ - 13 µg/m³ (slight decrease from 2019/20)</p> <p><u>Castle Meadow</u> NO₂ – 29.9 µg/m³ (decreased from 2019/20) PM¹⁰ – 18.9 µg/m³ (same as 2019/20)</p> <p>Measurements for both nitrogen dioxide and airborne particulates are taken at Lakenfields and Castle Meadow AURN stations, respectively monitoring urban background and city centre pollutant levels.</p> <p>Levels of both measurements have remained relatively stable over the past monitoring period, and all remain well below the recommended annual mean of 40 micrograms per cubic metre. However, a very slight reduction has been observed in both NO₂ and PM₁₀ measured at Castle Meadow.</p> <p>It is considered that road changes and lasting effects from the Covid-19 pandemic are likely responsible for the reduced air quality measurements. However, it will be important to continue to compare these results with those over the coming years to understand what is a pandemic-related reduction and what is a more long-term reduction.</p> <p>The air quality measuring station on Castle Meadow is in the process of being moved to an alternate location on the same road. The new and old stations will be run in tandem for a number of months to compare and sense check data before the old station is dismantled. It is likely that next year's AMR will include data from the new monitoring station.</p>
DM12	Number of homes permitted in the monitoring period	224	<p>Permissions and prior approvals were granted in the monitoring period for a total of 224 new dwellings in 2021/22. This represents a decrease in permitted dwellings compared with previous monitoring periods. The figure includes homes from prior approval applications, student and C2 accommodation. Notable new permissions in 21/22 include the demolition of the existing building at 11 Normans Building and replacement with 56 PBSA units.</p> <p>The figure for 2021/22 is the lowest number of homes permitted within any given monitoring period since the adoption of the local plan. This is a trend that is not unique to Norwich, and South Norfolk Council has also reported a reduction in the number of new homes permitted in 2021/22. Interestingly, Broadland District Council reported 1074 new homes granted permission in the</p>

Policy	Indicator	2021/22	Commentary
			<p>same period – however, the applications largely responsible for this significant number were major applications that have been in the planning system for a number of years before consent being granted.</p> <p>Similar trends are evident across England. For example, DLUHC’s planning applications statistics in England January-March 2022 show that the number of applications submitted was down 12% compared to the same quarter of 2021. There was also a 3% decrease in the overall number of residential decisions granted for the year ending March 2022 compared with the previous year. Commentary on these national statistics state that this is concerning given that these figures are below the previous lows recorded as a result of the Covid-19 pandemic. Some suggested reasons for the continued decrease include delays in the planning system caused by inadequate resourcing, inertia due to lack of clarity on government policy on housing targets, and lack of motivation by national housebuilders to increase delivery rate to the detriment of profit. The issue of nutrient neutrality is going to compound matters locally given that for the entirety of the 2022/23 monitoring period, permissions for overnight accommodation have not been able to be decided since 16th March 2022.</p>
	Annual change in total housing commitment (number of dwellings with outstanding planning permission but unbuilt)	5,906	<p>At 1 April 2022, the total number of dwellings with outstanding planning permission (and unbuilt) and those allocated for development in the local plan was 5,906. Although this is a reduction on the previous two years’ figures, it is still significantly greater than the figures recorded for the other monitoring periods since the local plan was adopted. This significant increase is partly due to the ability to now include student and communal institutional (C2) accommodation within the housing commitment due to changes in the NPPF. Further discussion of issues around communal accommodation appears below in DM13.</p> <p>Due to the issue of nutrient neutrality, it is likely that future monitoring periods will report a reduced housing commitment.</p>
	Number of housing completions	316	<p>The number of completions in 2021/22 represents a very slight increase to the previous year’s figure (300 dwellings) although this does not meet the average annual target for Norwich set by the JCS (477 dwellings per annum).</p> <p>It is likely that the reduced delivery of homes across the 2021/22 period is as a result of the longer-term impacts of the Covid-19 pandemic. This is likely to be both a result of closed construction sites under government rules, and then ongoing material supply chain issues and shortages of labour (also influenced by</p>

Policy	Indicator	2021/22	Commentary
			Brexit). This is something that has been reflected across the country and is not unique to Norwich. The government previously recognised this and reduced last year's requirements to meet the housing delivery test for that period – however, at the current time it does not appear that the same reduction will be applied to the 2021/22 period.
	Housing land supply	N/A	This information is reported in the Greater Norwich Five Year Land Supply Statement.
DM13	Number of HMO licences	No data	No specific data has been collected for this indicator. The requirements and guidelines for HMO licenses under Private Sector Housing differ from issues covered under the planning process. Therefore, the number of HMO licenses does not provide any indication as to the success of policy DM13.
	Institutional development permitted on housing allocations (hectares)	0	The target for this monitoring indicator is no institutional development permitted on allocated housing land. There were two new applications approved for institutional development in the 2020/21 monitoring period, however neither of these were on land allocated for housing.
	Number of student bedrooms permitted	56	56 student bedrooms were permitted in 2021/22 monitoring period as part of the redevelopment of the Normans Building site. Although this is a relatively low number of student bedrooms compared with previous years, it is still an increase on last year's figures. It is likely that this trend has been impacted by the Covid-19 pandemic and the disruption to the construction industry (discussed above for DM12).
	Number of residential institution bedrooms permitted	3	There is no target for this indicator. There were 3 new Class C2 bedrooms permitted at an existing residential institution site.
DM14	Number of new pitches permitted	0	There were no new pitches permitted within the 2021/22 monitoring period.
	Loss of existing pitches	0	The target for this indicator is no overall loss of pitches. No pitches were lost within the 2021/22 monitoring period.
DM15	Number of dwellings lost to other uses (where planning permission is required)	1	There is no target for this indicator. This indicator records implemented permissions only. One dwelling was lost to another use in the 2021/22 period. This was application 19/01186/F at 72 Prince of Wales Road for the change of use from a hot food takeaway and a dwelling to a drinking establishment. Assessment of the application determined this was acceptable given the site is located within the LNAZ and is therefore suited to late night and evening economy uses.

Policy	Indicator	2021/22	Commentary
	Loss of allocated housing land to other uses (number of allocated dwellings)	0	There is no target for this indicator. There was no loss of allocated housing land to other uses.
DM16	Use Class B development permitted (m ²): Class B1 (a) offices, Class B1 (b) R&D Class B1 (c) industrial uses suitable in residential areas	-	The target for this indicator is to contribute to the JCS target of 100,000m ² increase by 2026. B1a: minus 2,590m ² B1b: 0m ² B1c: 1,754m ² In this monitoring period there was a continued loss of office space, albeit at a lesser rate than last year. This monitoring period also saw the continued increase in the amount of permitted B1c light industrial floorspace. Interestingly, this monitoring period saw only two prior approval applications for office to residential development resulting in 4 new dwellings at 30 Cattle Market Street and Merchants Court St George's Street, which is significantly less floorspace lost as a result of this permitted development rights compared with previous monitoring periods. It is important to mention that this indicator records permitted losses; completions are not currently monitored. Therefore, a number of the previously permitted losses have not necessarily been implemented and therefore the overall loss of floorspace is likely to be less than reported in this monitoring report.
	Employment uses permitted (net change): a) within employment areas b) elsewhere	a) 3,224 b) -1,349	The target for this indicator is to contribute to the JCS target of 100,000m ² increase by 2026. Employment Area – Gains: 8,369m ² Losses: 3,172 m ² Net change: 3,224m² Elsewhere – Gains: 1,078 m ² Losses: 5,472 m ² Net change: minus 1,349 m² In 2021/22, the overall trends for employment space shows a net gain within designated employment areas, and a net loss elsewhere in the city. The biggest loss of employment floorspace to other uses includes the change of use of offices

Policy	Indicator	2021/22	Commentary
			to residential units under prior approval at 90 St Faiths Lane. Note that this indicator measures permissions and not completions
DM17	Loss of B1a use class office space under 1,500m ² (m ²)	-4,987	The target for this indicator is no loss of small office space (under 1,500 m ²). The net loss of office space continued in 2021/22 although at a reduced rate compared with the previous monitoring period. The majority of the applications responsible for this loss were for the change of use to residential floorspace under the prior approval process. The largest loss of small office space (under 1500m ²) from one application was at 1 Ferry Road for 8 new residential apartments. It will be important to continue to monitor the changes in office floorspace, particularly given the Article 4 Direction to remove office to residential PD rights has now been agreed with the SoS and has now come into force.
	New small/medium business space permitted (premises up to 1500m ²) (m ²)	4,012.10	The target for this indicator is to contribute to the JCS target of 100,000m ² increase by 2026. 2021/22 permitted floorspace (<u>gross</u>) - B1a = 2102.2 m ² , B1b = 0 m ² , B1c = 416 m ² , B2 = 1493.9 m ² , B8 = 0m ² 2021/22 saw a reduction in the amount of permitted small business floorspace compared with the previous monitoring period. Interestingly, Class B1a, B1c and B2 use classes all saw a net increase in permitted small/medium floorspace but no change was observed in both B1b and B8 floorspace.
DM18	Main town centre uses permitted (m ²): a) within defined centres b) elsewhere	a) 1,304 b) 18,621	There is no target for this indicator. The purpose of this indicator is to monitor whether development is being located in the most sequentially preferable locations, in accordance with the hierarchy of centres contained within the JCS. The data show that in the 2021/22 period a greater proportion of main town centre uses was approved outside of defined centres compared to within these areas. The amount of space permitted out of centres is significant in this period which is largely attributed to over 7000m ² of retail floorspace being given outline consent at Sweet Briar Retail Park. In determining the application, it was considered that there was no sequentially preferable location for the development available at the time the application was made and was therefore deemed acceptable. It is important to note that these are not net floorspace figures and that some of the permitted floorspace results from changes of use from other main town centre uses.

Policy	Indicator	2021/22	Commentary
	New retail floorspace permitted (m ²) in: a) city centre b) district centres c) local centres	a)-194 b) 286 c) -520	The target for this indicator is the contribution towards the provision of 20,000m ² net of comparison goods floorspace to 2026 and no loss of floorspace in district and local centres. Across the 2021/22 monitoring period, there was a net loss of retail floorspace in both the city centre and local centres. However, there was a continued net increase in district centres. It should be noted that this indicator looks only at retail development requiring planning permission and that many other changes can occur under permitted development rights. Therefore, information contained under DM20 and DM21 present a more detailed picture based on the latest detailed information the full retail monitor report.
	Development approved contrary to the maximum indicative floorspace limits for individual units in appendix 4 (unless specifically allocated): a) within defined centres b) elsewhere	0	There is no target for this indicator. No development was approved contrary to the indicative scales of development set out in Appendix 4 of the DM Policies Plan, where this information was collected.
	Number of C1 hotel: a) floorspace (m ²) b) bedrooms permitted	a) 2879.6 b) 108	There is no target for this indicator. 108 additional hotel bedrooms were given consent in the 21/22 monitoring period through two applications 21/00494/F at 5 Guildhall Hill for redevelopment of the site to include a new hotel, and 21/00851/F 116 Thorpe Road for extension and refurbishment of an existing hotel.
	Improvements to public realm as a result of development	-	There is no target for this indicator. This indicator has not been directly monitored for the 2021/22 period due to resource constraints. However, officers continue to negotiate public realm improvements through development as appropriate. An example of public realm improvements delivered through development in 2021/22 is the improvements to riverside square adjacent to NUA on Duke Street as part of application 18/01524/F.
DM19	Use Class B1a office floorspace permitted (m ²): a) within the office development priority area (ODPA) b) elsewhere in city centre c) in employment areas d) elsewhere	a) 890 b) 0 c) 1,846 d) 1,212	The target for this indicator is to contribute to the JCS target of 100,000m ² increase by 2026. The largest increase in office floorspace was for 965m ² as part of application 18/00372/O at Bowthorpe Community Hospital as part of a wider mixed use redevelopment scheme.

Policy	Indicator	2021/22	Commentary	
	Loss of office floorspace (m ²)	-6,538	<p>The target for this indicator is to contribute to the JCS target of 100,000m² increase by 2026.</p> <p>There was a further loss of office floorspace in the 2021/22 monitoring period, albeit a smaller loss than was observed in the 2020/21 period. This continues the trend observed over the last 4 years. This year there were a greater number of applications that resulted in a loss that were full applications that required planning permission rather than prior approvals where permitted development applies. However, the application responsible for the largest loss of floorspace was 21/01090/PDD at 90 St Faiths Lane at -1,551m² of office floorspace to make way for 21 residential units.</p> <p>It is important to mention that this indicator records permitted losses; completions are not currently monitored. Therefore, a number of the previously permitted losses may not have necessarily been implemented and as such the overall loss of floorspace is likely to be less than reported in this monitoring report.</p>	
DM20 ¹	Percentage of measured ground floor frontage in A1 retail use in each defined retail frontage zone in the centre (primary/secondary/large district centres). Green cells indicate centres that are above their thresholds in the Main Town Centre and Retail Frontages SPD, and red cells indicate centres below their thresholds.	PC01	87.3%	<p>There is no target for this indicator.</p> <p>The aim of the policy is to ensure that none of the specified frontage zones drop below the thresholds indicated in the Main Town Centre and Retail Frontages SPD. There are specific thresholds for each of the retail centres.</p> <p>There was a reduction in retail frontage in PC01, PC02, PC03, PR01, PR03, SR01 and SR03 compared with previous years.</p> <p>In this monitoring period there were two retail frontage areas that were below their indicative thresholds outlined in the main town centre uses and retail frontages SPD. These were PC02 Castle Mall and SR03 St Benedict's Street. Aside from these, overall, the primary and city centres saw a general increase in A1 frontage, and secondary areas saw an overall reduction in retail frontage.</p>
		PC02	72.6%	
		PC03	95.8%	
		PR01	71.3%	
		PR02	72.6%	
		PR03	86.0%	

¹ See note at end of table for list of defined centres referred to in policies DM20 and DM21.

Policy	Indicator	2021/22	Commentary
		PR04	n/a
		PR05	n/a
		PR06	65.1%
		SR01	75.8%
		SR02	67.6%
		SR03	57.5%
		SR04	N/A
		SR05	N/A
		LD01	N/A
		LD02	N/A
	Zones where the proportion of measured ground floor frontage in A1 retail use is below the indicative minimum threshold specified in SPD	PC01	N/A
		PC02	72.6
		PC03	N/A
		PR01	N/A
		PR02	N/A
		PR03	N/A
		PR04	N/A
		PR05	N/A
		PR06	N/A
		SR01	N/A
		SR02	N/A
		SR03	57.5%
		SR04	N/A
		SR05	N/A
		LD01	N/A
		LD02	N/A

There is no target for this indicator. In the 2021/22 monitoring period, PC02 and SR03 were below the indicative thresholds within the retail SPD. In terms of Castle Mall, although this is the first time that this retail area has been below its retail frontage since the adoption of the local plan in 2014, the proportion of vacant floorspace remains relatively low due to the diversification of uses to include leisure uses.

Policy	Indicator	2021/22	Commentary	
	% of units within zones breaching indicative policy thresholds (if any) which support the evening economy/vitality and viability	PC02	28.8%	There is no target for this indicator. PC02 and SR03 are below the indicative frontage thresholds in the SPD. However, both centres have a significant proportion of units in various other use classes, such as restaurants, drinking establishments and other leisure and entertainment venues such a music venues and escape rooms, and therefore support the evening and late-night economy. These uses contribute towards having a diverse and therefore more resilient centre
		SR03	23.5%	
DM21	Proportion of A1 uses within district and local centres	DC01	64.7%	The target for this indicator is that the proportion of retail uses within district centres should not fall below 60%, and in local centres, 40%. The percentage of non-retail uses across all of the centres is 50.8% up from 46% in 2021, but this still remains above the 50% threshold. In the 2021/22 monitoring period, there were 18 retail centres that were below their indicative threshold for retail floorspace and identified in the retail SPD, which is the same number recorded in the previous monitoring period. The centres that fell below their thresholds in the most recent period were: DC03, DC04, DC05, DC07, DC08, DC09, LC02, LC06, LC07, LC10 LC11, LC14, LC15, LC16, LC17, LC26, LC28 and LC29. Overall, the district centres remained relatively stable with improvements in both DC01 and DC10 to bring them back up above their indicative thresholds.
		DC02	73.3%	
		DC03	41.2%	
		DC04	56.2%	
		DC05	50.0%	
		DC06	70.6%	
		DC07	50.0%	
		DC08	51.4%	
		DC09	42.9%	
		DC10	63.2%	

Policy	Indicator	2021/22	Commentary	
		LC01	85.7%	The Local centres show a more mixed picture. There were two centres which dropped below their thresholds (LC11 and LC28) however two centres increased their percentage of retail above their thresholds (LC12 and LC20). There were also a number of significant changes in the local centres retail percentages, for example LC09 dropped from 87.5% to 50% within one monitoring year (two units changed from retail to an estate agent and residential), and LC17 from 50% to 25% (loss of 4 units from retail to hot food takeaway, therapy centre and residential uses). Equally there were several large percentage increases such as LC12 increasing from 42.9% to 71.4% within one monitoring period.
		LC02	34.5%	
		LC03	57.1%	
		LC04	57.2%	
		LC05	55.6%	
		LC06	46.5%	
		LC07	25.0%	
		LC09	50.0%	
		LC10	46.2%	
		LC11	33.3%	
		LC12	71.4%	
		LC13	66.7%	
		LC14	46.7%	
		LC15	37.5%	
		LC17	25.0%	
		LC18	45.5%	
		LC19	68.7%	
		LC20	50.0%	
		LC21	77.8%	
		LC22	54.5%	
		LC23	80.0%	
		LC24	77.8%	
		LC25	60.0%	
		LC26	22.2%	

Policy	Indicator	2021/22	Commentary
		LC27	60.0%
		LC28	37.5%
		LC29	0.0%
		LC30	45.5%
	Proportion of community uses/non-retail uses in district and local centres	N/A	There is no target for this indicator. Further details in relation to alternative uses and the vitality and diversity of centres can be found in the retail survey report.
	Loss of anchor food store floorspace (m ²)	0	There was no loss of anchor food store space in the 2021/22 monitoring period.
DM22	New community facilities permitted (m ²)	17,787.5	There is no target for this indicator. The 2021/22 monitoring period saw a further increase in the amount of community facilities floorspace approved compared with the previous year. This is the largest amount of floorspace recorded for this indicator since the adoption of the local plan. In total, 7 applications were granted consent, with the largest contribution to community floorspace provided through permission for a new artificial grass football pitch with associated hospitality uses at the FDC centre at Bowthorpe Park.
	New education or training facilities permitted (m ²)	3,108	There is no target for this indicator. The 2021/22 monitoring period saw significantly less education or training space permitted compared with the previous monitoring period. However, it should be noted that the previous monitoring period was an anomalous year due to a significant permission at UEA.
	Loss of a) community facilities (m ²) and b) Public Houses	a) 0 b) 0	There is no target for this indicator. There were no applications resulting in the loss of community facilities floorspace in the 2021/22 monitoring period. However, there are a number of applications resulting in the change of use from community uses to other types of community uses.
	ACV registrations	1	There is no target for this indicator. Within the 2021/22 monitoring period, 1 ACV was added to the list for various areas of open space at Land at Dowding Road (22/00001/ACV).

Policy	Indicator	2021/22	Commentary
DM23	Development of new evening economy and leisure uses (m ²)	7,393	The target for this indicator is to contribute to the JCS target for the provision of 3000(m ²) of leisure and tourism floorspace by 2026. Within the 2021/22 monitoring period, 9 applications for evening economy and leisure uses were approved.
	Development of late night uses in the a) late night activity zone and b) elsewhere (m ²)	a) 104.09 b) 4605.7	The target for this indicator is no late-night activity uses outside of the late-night activity zone (LNAZ). In 2021/22 there were more late night/evening economy uses approved outside of the LNAZ than within it. The purpose of DM23 is to direct late night uses which could have noise and other related impacts on the surrounding area, to protect amenity across the city. In the 21/22 period, the two most significant permissions outside of the LNAZ were at St Marys Works for the continued use of the car park for an outdoor events venue and food market, and Land by Rose Lane car park for a temporary entertainment venue. In both cases, the applications determined that this was a leisure use rather than a late-night use as opening hours did not extend beyond midnight, and therefore its locations outside of the LNAZ was acceptable in principle.
DM24	Floor space (m ²) for A5 uses within: a) district centres b) local centres c) elsewhere	a) 0 b) 172 c) 55	There is no target for this indicator. The purpose of this indicator is to monitor whether A5 hot food takeaway floorspace is being directed to defined centres to minimise their impacts on residential amenity and on highway and pedestrian safety. In the 2021/22 period, a greater amount of A5 floorspace was granted within centres compared with the rest of the city.
	No refusals on grounds of amenity	0	There is no target for this indicator. There were no refusals on ground of amenity for A5 uses within the monitoring period.
DM25	Number of approvals and refusals to vary conditions on retail warehousing and other retail premises	0	There is no target for this indicator.
DM26	Progress on the implementation of the UEA Masterplan	-	The strategic masterplan for the UEA is embodied in the UEA Development Framework Strategy, November 2010 (the DFS) which identified three areas for development; Earlham Hall, the Blackdale School site and land between Suffolk Walk and Bluebell Road. Each of these has been allocated in the adopted Norwich Site Allocations Local Plan: respectively sites R39, R40 and R41. In Autumn 2015 a new strategic growth plan was announced for the UEA (UEA 2030 Vision) which would involve increasing student numbers and investment in

Policy	Indicator	2021/22	Commentary
			<p>the university campus. The growth plan will consider the latest higher education and wider global trends that might impact on the university and the university's development priorities over the next 15 years. The UEA 2016–20 Plan represented the first of three five-year plans that will to guide the UEA through to their longer-term vision which included £300 million investment in their estate by 2030 to develop new buildings and to refurbish the 1960s Lasdun Academic Wall.</p> <p>The UEA current projections based on 2019 evidence are for an incremental increase in overall student numbers of 22% from 2016/17 (17,195 total full and part-time students) to 2035/36 (22,000 total students). Progress has been made on the DFS review, which is now in final draft stage until further information is available as part of the preparation of the GNLP examination. Historic England also designated Earlham Park (and not the Campus) in 2020 as historic parkland which has potential implications for Earlham Hall development and the now lapsed permissions.</p> <p>Covid 19 has had some impact on university operations and will likely affect the rate of expansion and development into the future. There is only one additional proposed allocation area within the GNLP which is proposed as a reserve site. Any impacts on development rates are unlikely to require a radical rethink of planned allocation areas. In any event UEA are also undertaking a review of their Estates Strategy (which is 10 years since the last update) in order to understand building refurbishment or extension requirements with a view to maximising development within the existing plan boundary. They will discuss their findings with Norwich City Council to identify options for growth of and refurbishment of their building stock.</p>
DM27	Progress on the implementation of the Airport masterplan	-	The airport masterplan was endorsed by the Council in October 2019. This was subject to an expectation that a Surface Access Strategy would follow within 1 year of this, however due to the impacts of COVID-19 such a strategy was delayed. Consultants have been undertaking surveys and stakeholder workshops to inform a draft document which should be submitted to the council later this year.
	Relevant applications	-	There have been no new permissions within this monitoring period. It should be noted that applications for 60,000m2 of aviation related uses and 60,000m2 of general employment uses were consented in January 2023 which will be recorded in next year's AMR.

Policy	Indicator	2021/22	Commentary
DM28	Site specific obligations for transport improvements	-	<p>There is no target for this indicator.</p> <p>This indicator has not been monitored directly due to resource constraints. However, planning officers continue to negotiate transport improvements through developments as appropriate.</p> <p>Examples of transport improvements delivered through S106 spend in 2021/22 include improvements to St Stephens Road, King Street and Thorpe Road.</p>
	Walking and cycling levels at each main cordon	-	<p>There is no target for this indicator.</p> <p>The cordon count creates an annual daily snapshot of highway users crossing the inner and outer ring road on all radial highway routes. It can be affected by various influences such as the weather or adjacent street works. For this reason, caution needs to be exercised when comparing results between years.</p> <p>The number of pedestrians crossing the Norwich Inner Ring Road Cordon in 2022 was 5% below the pre-pandemic levels observed in 2019, however is significantly higher than levels recorded in 2020 (19.4%) and 2019 (15.7%). Pedestrian numbers are clearly recovering from the pandemic. Pedestrian numbers on Prince of Wales Road and Magdalen Street have recovered to or are higher in 2022 than pre-pandemic levels but are still below levels seen in 2017 and 2018. St Stephens Street pedestrian numbers were lower than previous years which can be explained by the major project to improve bus infrastructure there. Pedestrian numbers on St Benedicts Street are now slightly higher than pre-pandemic and can be explained by the removal of through traffic implemented during 2020 which has made the area more attractive to non-motorised users.</p> <p>The numbers of cyclists crossing the Norwich Inner Ring Road Cordon is above the pre-pandemic levels observed in 2019 (+11.4%). This has bucked the previous trend of a drop observed in 2020 (-13.5%) and 2021 (-19.8%). All Saints Green and St Stephens Street are showing the biggest reductions in the number of cyclists compared with 2019 pre-pandemic levels. This is explained by the significant works taking place in the area to improve bus infrastructure on St Stephens Street, with significant bus diversions in place on All Saints Green at the time. St Benedicts Street observed a 20% increase in 2022 compared to 2019 cycling levels. However, this is still 17% below the peak in 2016, which could be explained by the better weather encountered in the 2016 and 2017 surveys. Magdalen Street is the busiest of all the corridors for cyclists and is also showing a strong recovery in cycling levels. However, it also is still below the numbers</p>

Policy	Indicator	2021/22	Commentary
			seen between 2015-2019. Prince of Wales Road similarly shows a strong recovery, it is now just nearing the level seen in 2017. The Prince of Wales Road Corridor has seen many infrastructure changes in recent years with improvements to the traffic signals near the Foundry bridge being the most recent. Cycling routes that are not part of the highway network are not currently monitored as part of the annual traffic survey. This includes the Marriott's Way and Lakenham Way, which are known to see significant cycling levels and their use (or lack of) can influence cycling trends on other alternative corridors on the highway network.
	CIL spending on Reg 123 List	-	There is no target for this monitoring indicator. This information was in the process of being finalised and therefore not available at the time of publication of the AMR.
	Enhancements to strategic cycle network	No data	There is no target for this indicator. Data could not be obtained.
	Progression of introduction of Bus Rapid Transport System scheme	No data	There is no target for this indicator. Data could not be obtained.
DM29	Number of car parking spaces lost/gain (estimated total number of parking spaces)	9,822	The target for this indicator is no increase in parking spaces above 10,000 spaces. The 21/22 monitoring period saw an increase in the number of parking spaces in the city to 9822 as a result of 20 spaces from application 21/01725/CLE Application for a Lawful Development Certificate for mixed use as a public car park (sui generis) and car parking ancillary to residential development at Land Rear Of Former Bethel Hospital, and 2 additional spaces from 21/01464/F. The recorded figure is technically below the 10,000-policy cap for parking spaces at the moment, although it is important to note that this is not an exact science and so actual figures may vary.
DM30	Expansion of 20mph zones	-	Policy DM30 sets local planning criteria for the consideration of proposals involving the creation of new vehicular accesses. It requires measures to be included in new developments, which improve highway safety by: removing unnecessary access points onto main traffic routes, designing to limit traffic speeds to 20mph, ensuring pedestrian safety and adequate circulation within the site and allowing for any alterations to on-street parking arrangements necessary as a result of the new development. Development proposals continue to be designed to achieve 20mph traffic zones.
DM31	No. applications refused on car parking, servicing, cycle parking grounds	7	There is no target for this indicator.

Policy	Indicator	2021/22	Commentary
			During the 2021/22 monitoring period, seven applications were refused on the grounds of car parking, servicing, and cycle parking. This is the highest number of applications refused against DM31 since the adoption of the local plan. The refusal of these applications amounts to 12 dwellings and a 143-bedroom HMO that otherwise could have been granted consent.
DM32	No. approved schemes of low car and car free housing	28	There is no target for this indicator. The Council continues to negotiate both low car and car free housing on developments (both large and small) that are located in appropriate and sustainable locations. In the 2021/22 period, one scheme was approved for low car housing, and 27 schemes were approved as car free housing. This is the highest number of car free housing schemes approved in a single monitoring period since the adoption of the local plan.
DM33	N/A	N/A	This indicator has not been monitored in previous years. Although outside of the monitoring period, the Affordable Housing SPD was produced and adopted in July 2019. Key aspects of the SPD include the extent to which proposed affordable housing meets identified needs in Norwich, the requirement to include affordable housing on sites of 10 dwellings or more and encouraging affordable housing on development proposals for care homes and purpose-built student accommodation on residential land allocations via commuted sums. This document also provides best practice guidance in relation to what should be contained in viability assessment in order to better inform developers of the Council's expectations and to ease the process at the planning application stage.

<u>DM20 list of defined centres</u>	<u>DM21 list of defined district and local centres</u>
PC01 – Gentleman's Walk PC02 – Castle Mall (levels 1 and 2) PC03 – Chapelfield (main retail levels) PR01 – Back of the Inns/Castle Street PR02 – The Lanes East PR03 – St Stephen's Street/Westlegate PR04 – Castle Meadow North	DC01 – Bowthorpe DC02 – Drayton Road DC03 - Eaton centre DC04 - Plumstead Road DC05 - Aylsham Road/Mile Cross DC06 - Earlham House DC07 - The Larkman

DM20 list of defined centres	DM21 list of defined district and local centres
<p>PR05 – Chapelfield Plain PR06 – Timberhill/Red Lion Street</p> <p>SR01 – The Lanes West SR02 – Upper St Giles Street SR03 – St Benedict’s Street SR04 – Elm Hill/Wensum Street SR05 – London Street East</p> <p>LD01 – Magdalen Street/Anglia Square LD02 - Riverside</p>	<p>DC08 - Dereham Road/Distillery Square DC09 - Hall Road DC10 - Sprowston Road/Shipfield</p> <p>LC01 - Hall Road/Trafalgar Street LC02 - Hall Road/Queens Road LC03 - Hall Road/Southwell Road LC04 - Grove Road LC05 - Suffolk Square LC06 - Unthank Road LC07 - St Augustines Gate LC09 - Aylsham Road/Junction Road LC10 - Aylsham Road/Glenmore Gardens LC11 - Aylsham Road/Boundary Road LC12 - Woodcock Road LC13 - Catton Grove Road LC14 - Magdalen Road LC15 - Sprowston Road/Silver Road LC17 - Bishop Bridge Road LC18 - Earlham West centre LC19 - Colman Road/The Avenues LC20 - Colman Road, The Parade LC21 - Woodgrove Parade LC22 - St John's Close/Hall Road LC23 - Tuckswood centre LC24 - Witard Road LC25 - Clancy Road LC26 - UEA LC27 - Long John Hill LC28 - Magdalen Road/Clarke Road LC29 - Aylsham Road/Copenhagen Way LC30 - St Stephens Road</p>

Appendix F: South Norfolk District Council Annual Monitoring Report 2021-22

Executive Summary

This report outlines the progress against targets set out in the monitoring framework of the adopted South Norfolk Local Plan documents: Development Management Policies Document (2015), Site Specific Allocations and Policies Document (2015), Wymondham Area Action Plan (2015) and Long Stratton Area Action Plan (2016).

This report relates to the Joint Core Strategy Annual Monitoring Report 2021-22 (JCS AMR) and is provided as an appendix to the AMR.

This report should be read in conjunction with the following documents:

- JCS AMR 2021-22
- Five Year Housing Land Supply Statement for Broadland, Norwich and South Norfolk
- Sustainability Appraisal Scoping Report for the Greater Norwich Joint Core Strategy 2011 (2014)

Overall, this Annual Monitoring Report concludes that the policies contained in the South Norfolk Local Plans continue to be applied consistently and are functioning as intended. Further monitoring of the South Norfolk Local Plans in future years will continue to assess the effectiveness of the policies contained in these documents.

Introduction

The Annual Monitoring Report (AMR) produced by the Greater Norwich Development Partnership (GNDP) updates the monitoring framework of the Joint Core Strategy (JCS) since the base date of the plan (2008) and provides a useful indication of how the GNDP area is currently performing in terms of meeting its overall objectives.

This report monitors those documents set out above that relate specifically to the South Norfolk administrative area. Where appropriate, and to avoid duplication, this report will direct the reader to either the main 2021-22 AMR produced by the GNDP or earlier AMRs.

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

Policy DM1.2 – Requirement for infrastructure through planning obligations

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

A total of 15 agreements were entered into during the monitoring period, comprising:

5 S106 agreements

6 Deeds of Variation

2 Affordable Housing agreements

2 Unilateral undertakings

Agreement outcomes were as follows:

2020/0493 – S106 for 4 affordable houses in development of 14 dwellings.

2019/1593 – Unilateral undertaking for 35 dwellings at an appeal which was later dismissed.

2020/1439 – Deed of Variation worth £156,000 in upfront AH contribution.

2013/1494 – Deed of Variation to amend definitions and delivery schedule.

2011/0476 – Deed of Variation to treat covenants as Local Land Charges.

2020/1506 – S106 for 2 affordable houses, open space & upfront contribution of £32,162.95.

2013/0436 – AH agreement for 9 dwellings from 99 total, with open space set out in S106.

2021/0307 – Unilateral undertaking to provide £161,763 AH or open space contribution.

2021/0766 – Deed of Variation to take into consideration the new planning permission.

2021/1293 – S106 for 2 affordable houses in a development of 7 dwellings.

2021/1847 – Deed of Variation to build all 72 permitted dwellings as affordable houses.

2020/1925 – S106 for the establishment of a care management system and open space.

2011/1804 – AH agreement to vary schedules and provide a further 7 affordable houses.

2014/1302 – Deed of Variation to provide 5 affordable houses, with open space in the S106.

2019/2115 – S106 for 11 affordable houses and open space in development of 40 dwellings.

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

The number of new planning obligations was just over half the figure for the previous monitoring year with the number of S106 agreements falling significantly. A review of the 2021/22 obligations indicates that infrastructure continues to be secured in accordance with the policy targets, unless an alternative position could be robustly evidenced.

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

Policy DM1.3 – The sustainable location of new development

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

The table below summarizes the approved permissions and units by location inside or outside the Development Boundary [DB] for monitoring year 2021/22. These figures have been sourced from the council's Residential Land Availability study [RLA].

Approved	Total	Number inside DB	Percentage inside DB	Number outside DB	Percentage outside DB
Permissions	71	34	49%	36	51%
Units	268	180	67%	90	33%

As can be inferred from these figures, and continuing annual trends, permissions granted outside DBs tend to contain fewer units than those within DBs. Compared to last year, the share of approved permissions outside DBs has risen slightly, reversing a long-term decline. 2020/21 broke another long-term trend by marking a substantial decrease in the number of units approved outside DBs from 48% to 19%, but this share rose again to 34% for 2021/22. The previous monitoring year (2020/21) may be viewed as an outlier, with 2021/22 figures in line with previous trends. While not delivering a year-on-year reduction in units granted outside DBs, these tend to be in the minority and the general movement is towards further reduction. In this sense, the evidence suggests that the policy targets continue to be met.

14 of the 36 permissions granted outside development boundaries were deemed permissible under the provision of policy DM2.10. This states that the change of use and conversion of buildings in the countryside will be supported where the proposed development would not result in the loss of a farm building suitable for continued agricultural use.

5 of the 36 consents relied on the proposal presenting overriding benefits in terms of the economic, social and environmental dimensions of sustainable development. Clause 2(d) of DM1.3 allows the general limitations of the policy to be overridden in such instances.

Permitted development rights accounted directly for 10 developments outside development boundaries and were a factor in 6 others. Invoking class Q allows for the conversion of buildings in agricultural use to dwellings, thereby allowing development where this would otherwise be restricted under policies DM1.3 and DM2.10. As well as directly enabling the creation of new residential units in this manner, the conversion potential of a building under PD was considered a material consideration in other cases. The 6 aforementioned consents were granted because the principle of residential development was already established by either an expired previous permission or this material consideration.

Furthermore, 3 of the 36 permissions granted outside development boundaries were initially refused on the basis of DM1.3 but allowed at appeal. In each case the application was considered to fall within the spirit of the policy but outside of the technical requirements.

Below is a list of all residential applications approved outside development boundaries for 2021/22, followed by the relevant enabling policy.

Approved

- 2021/1876 – Demolition of a barn and erection of a dwelling, Ashwellthorpe. DM1.3 2(d).
- 2021/2160 – Barn conversion to dwelling, Aslacton. DM2.10.
- 2021/1293 – Outline for seven dwellings, Barford. DM1.3 2(d).
- 2021/2320 – PD COU from barn to 2 dwellings, Bawburgh.
- 2021/2701 – PD COU from barn to 2 dwellings, Burston.
- 2021/1518 – Outbuilding conversion to dwelling, Caistor St Edmund. DM2.10.
- 2020/1154 – Erection of dwelling, Chedgrave. Refused on the basis of DM1.3 but deemed to comply with the spirit of the policy and underlying aims of the spatial strategy at appeal.
- 2021/0372 – Erection of dwelling, Chedgrave. Refused on the basis of DM1.3 but allowed at appeal as the policy was adjudged to have been overridden by other development nearby.
- 2021/2432 – PD conversion of agricultural building to a dwelling, East Carleton.
- 2022/0056 – PD conversion of agricultural building to a dwelling, Forncett St Mary.
- 2021/1289 – Office conversion to dwelling, Hingham. DM2.10.
- 2021/1850 – Barn conversion to dwelling, Hingham. DM2.10.
- 2021/0787 – PD conversion to 5 dwellings, Hingham.
- 2021/2748 – Demolition of storage building and erection of dwelling, Hingham. Previous PD.
- 2020/1831 – Barn conversion to dwelling, Kirby Bedon. DM2.10.
- 2021/1684 – Barn conversion to dwelling, Kirby Cane. DM2.10.
- 2021/0148 – Conversion of buildings to 3 dwellings under policy DM2.10, Kirstead. Also demolition of 4 buildings and erection of 3 dwellings based on extant PD consent.
- 2020/1989 – Erection of a dwelling, Little Melton. Refused on the basis of DM1.3, but deemed to comply with the underlying aims of the policy and spatial strategy at appeal.
- 2021/1797 – Conversion of 9 apartments to 3 dwellings, Little Melton. DM2.10.
- 2021/1361 – Outbuilding conversion to 2 dwellings, Little Melton. DM2.10.
- 2020/1925 – Demolition of buildings and erection of care home, Poringland. DM1.3 2(d).
- 2021/2606 – Barn conversion to residential, Pulham Market. DM2.10 based on PD potential.
- 2021/2739 – PD conversion to a dwelling, Pulham Market.
- 2021/2568 – PD COU from agricultural building to 5 dwellings, Scole.
- 2021/2084 – PD COU from agricultural building to dwelling, Shelfanger.
- 2021/2108 – PD COU from agricultural building to 5 dwellings, Shelfanger.
- 2021/0712 – Outbuilding conversion to a dwelling, Shotesham. DM2.10.
- 2021/1118 – Outbuilding conversion to a dwelling, Shotesham. DM2.10.
- 2021/1184 – Erection of dwelling, Stoke Holy Cross. Contrary to DM1.3 but previous expired permission established the principle of residential development.
- 2021/0371 – Barn demolition and erection of dwelling. Existing PD consent.
- 2021/2233 – Barn conversion to residential, Winfarthing. DM2.10.
- 2021/1029 – PD COU to a dwelling, Woodton.
- 2021/1540 – Barn conversion to residential, Wortwell. DM2.10.
- 2021/1033 – Barn conversion to dwelling under policy DM2.10, Wreningham. Also the erection of two further dwellings based on the potential for PD consent.
- 2021/1772 – Barn conversion to dwelling, Wymondham. DM2.10.

In summary, changes to the permitted development orders have resulted in more building conversions than expected under policy DM1.3. Nevertheless, the long-term trend is away from units being granted permission outside development boundaries. Where DM1.3 has been challenged at appeal the policy intention of allowing development in or adjacent to settlement boundaries has been upheld. Of potentially suitable proposals refused on the grounds of DM1.3, the inspector has taken a more balanced view of the development plan. Consistent application of DM2.10 and clause 2(d) show that although the technical application of DM1.3 may be challenged, the intention of the policy continues to be upheld.

Policy DM1.4 – Environmental quality and local distinctiveness

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

During the monitoring period a total of 25 planning applications were submitted for the re-use or conversion of existing buildings and land.

Of these, three applications were refused but all other applications were approved. The submitted applications are listed below.

Approved

- 2021/0103 – Office to dwelling, Hingham
- 2021/0479 – Barn to dwelling, Dickleburgh
- 2020/1831 – Barn to dwelling, Kirby Bedon
- 2021/0777 – Barn to farm shop and butchery, Alburgh
- 2021/0599 – Agricultural building to farm shop, Wheatacre
- 2021/0542 – Barn to dwelling, Hardwick
- 2021/0191 – Nursing home to dwellings, Forncett St Peter
- 2021/1124 – Dwelling to nursing home, Aslacton
- 2021/1289 – Office to dwelling, Hingham
- 2021/1495 – Agricultural building to dwelling, Heywood
- 2021/0469 – Agricultural buildings to light industrial and storage, Kimberley.
- 2021/1771 – Barn to dwelling, Silfield.
- 2021/1033 – Barn to dwelling, Wreningham.
- 2021/1786 – Vehicle depot to vehicle repair workshop, Ketteringham.
- 2021/1850 – Barn to dwelling, Hingham.
- 2021/1390 – Outbuilding to annexe, Forncett St Mary.
- 2021/1361 – Outbuilding to dwellings, Little Melton.
- 2021/1742 – Agricultural building to dwelling, Hempnall.
- 2021/1518 – Outbuilding to residential, Markshall.
- 2021/2169 – Social club to apartments, Diss.
- 2021/1343 – Industrial to residential, Fundenhall.
- 2021/1118 – Agricultural building to dwelling, Shotesham.

Refused

2020/1904 – Agricultural building to holiday let, Ellingham. Unacceptable risk of flooding.

2021/1800 – Stable block to holiday let, Diss. Site access would affect character of area.

2021/2598 – Outbuilding to dwelling, Bergh Apton. Harm to landscape character and setting.

Monitoring period	Approved	Refused	Approval rate	Withdrawn
2017-18	15	1	94%	1
2018-19	16	2	89%	1
2019-20	9	0	100%	1
2020-21	9	2	82%	0
2021-22	22	3	88%	0

As detailed in the table above, the approval rate for 2021/22 continues to be high and is in line with previous years. The number of refusals suggest a consistent application of the policy by officers assessing the merits of schemes against the policy criteria. As such, it can be considered that the policy is being applied consistently and is working as intended.

Policy DM1.5 – Existing commitments

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

Previous monitoring reports have included tables setting out both the existing committed and allocated sites, as well their current planning status however the following list is considered to better meet the requirements of the monitoring indicator.

No applications were submitted for consideration against this policy during the 2021/22 monitoring period. Most renewal applications were on smaller, unallocated sites throughout the district.

Allocated sites with new planning permission were as follows:

ASL1, Aslacton – 2020/0493 full permission.

CAR1, Carleton Rode – 2021/0289 reserved matters.

DIS6, Diss – 2021/0289 full permission.

EAS1, Easton – 2021/1847 full permission.

HET1, Hethersett – 2021/1965 reserved matters.

WOO1, Woodton – 2020/1506 full permission.

WYM3, Wymondham – 2021/0125 & 2021/0054 reserved matters.

No permissions on allocated sites expired in the financial year 2021/22. Of the allocated housing sites set out in the Site Specific Allocations and Policies Document, 16 of 79 remain without planning permission. Of the 16, 5 fall within the NPA and 11 within the RPA. A complete list of allocations and their planning status is shown under the monitoring for Strategic Principle 1 from the Site Specific Allocation and Policies document. This has not highlighted any particular areas of concern, so it may continue to be assumed that these policy objectives are being achieved despite a lack of renewal applications to assess.

Policy DM2.1 – Employment and business development

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

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

Policy DM2.2 – Protection of employment sites

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

There were no applications approved during the monitoring period 2021/22 which resulted in the loss of existing employment land to other uses.

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

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

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

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

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

No monitoring could take place during the first half of monitoring period due to the Covid pandemic, which both restricted movement and led to changes in consumer habits. Future evaluation is therefore vital to determine the long-term impact of this situation on the composition of units within the Primary Shopping and Town Centre Areas. Beginning November 2021, monitoring could take place again on a quarterly basis.

Significant amendments were made to the use class orders, effective from 01/09/2020, with further changes coming into effect 01/08/2021. Amongst other things, these changes aggregate uses formerly within class A1 into a new class E, along with a significant number of other uses. The net

effect of these changes is that it will make it easier to change from an A1 class use into an alternative use, often without the need for planning permission. For the purposes of this report, uses continue to be monitored against the pre-September definition of A1 uses. Although the new classes are monitored during town centre visits, they are not directly required by the Development Management policies.

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

Diss PSA	Units in A1 use	Units in other use	Vacant units
February 2020	56%	42%	10%
November 2021	61%	37%	12%
February 2022	61%	39%	11%

Diss TC	Units in A1 use	Units in other use	Vacant units
February 2020	43%	56%	6%
November 2021	57%	43%	10%
February 2022	55%	44%	11%

Harleston PSA	Units in A1 use	Units in other use	Vacant units
February 2020	67%	25%	6%
November 2021	64%	28%	6%
February 2022	64%	28%	11%

Harleston TC	Units in A1 use	Units in other use	Vacant units
February 2020	58%	42%	1%
November 2021	59%	43%	3%
February 2022	55%	46%	5%

Diss saw a significant increase in the proportion of A1 units within its Primary Shopping Area between February 2020 and November 2021, with a decline in other town centre uses and an increase in vacancies. Harleston held steady during the same period. The number of units within class A1 in both Diss and Harleston remain above the target percentage. However, vacant units have broadly doubled in number across the same period.

All four monitored areas comply with DM2.5. It can be assumed that the policy has worked as intended. However, changes to the use-classes order may result in further changes which are beyond the capability of the Council's policies to manage.

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

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

A total of 33 planning applications were coded against this policy in the 2021/22 monitoring period, all of which were approved. Of these, 12 were for new equestrian uses, 1 was for a variation of condition and 1 sought a change of use from equestrian to residential.

Equestrian

2021/0124 – COU to equestrian land with manege, Shotesham.

2021/0280 – COU to equestrian land with tack room, Carleton Rode.

2021/0485 – COU to equestrian land with stables, Bunwell.

2021/0801 – COU to equestrian land with manege, cart shed and stables, Morley St Botolph.

2021/0506 – COU to equestrian land with new access track, Saxlingham Thorpe.

2021/1063 – COU to equestrian land with training area, Runhall.

2020/2102 – Proposed equestrian stud and rehab facility, Sutton.

2021/1790 – Construction of manege area, Mulbarton.

2021/1589 – COU to equestrian land and erection of barn, Great Moulton.

2021/1927 – COU to equestrian land and erection of two stables, Great Moulton.

2021/1838 – Variation to condition 2 of 2018/0622 for a hay loft over stable block, Hapton.

2021/1285 – COU to equestrian land with manege, Hackford.

2021/1992 – COU from equestrian to residential, Bressingham.

2021/2672 – COU to equestrian land with manege, Topcroft.

In the previous monitoring year, the gradually increasing rate of residential development on equestrian land had been noted. As the table below shows, concern that such applications were outnumbering application for new equestrian land have been allayed to some extent in the last year. It will be necessary to continue to consider trends over the longer term.

Monitoring period	Equestrian	Residential	Other	Residential rate
2017-18	16	15	3	44%
2018-19	12	9	4	36%
2019-20	17	14	4	40%
2020-21	9	14	0	61%
2021-22	12	1	1	7%

Of the applications not relating to equestrian uses, 1 concerned the COU of agricultural land to a dog exercise field, 5 provided for the conversion of existing buildings to residential use, and the remaining 13 were for the COU of agricultural to residential land.

Other small based rural development

2021/0046 – COU to residential land, Carleton Rode.

2021/0397 – COU to residential land, Tivetshall St Margaret.

2021/0396 – Proposed access driveway, Tivetshall St Margaret.

2021/0174 – COU to residential land and gym extension, Mulbarton.

2021/1170 – Conversion of agricultural building to dwelling, Earsham.

- 2021/1171 – Conversion of agricultural building to dwelling, Earsham.
- 2021/0817 – Erection of building for storage of machinery, Shelton.
- 2021/0937 – COU to residential land and erection of garage, Winfarthing.
- 2021/1141 – COU to residential land and erection of storage building, Hingham.
- 2021/0859 – COU to dog exercise field and erection of shed, Wicklewood.
- 2021/1495 – Conversion of agricultural building to dwelling, Heywood.
- 2020/2367 – COU to residential land and erection of dwelling, Scole.
- 2021/2379 – COU to residential land (retrospective), Brooke.
- 2020/2220 – COU to residential land, Harleston.
- 2021/1343 – Conversion of Atcost building to residential, Fundenhall.
- 2021/1344 – Alterations to turn existing buildings residential, Fundenhall.
- 2021/2644 – COU to residential land and erection of garden room, Carleton Rode.
- 2021/2683 – Conversion of agricultural building to dwelling, Earsham.
- 2022/0059 – COU to residential land (residential), Bunwell.

Note that application 2020/2367 was for the erection of a dwelling within the development boundary but incorporated agricultural land from outside the boundary. Therefore, the principle of not erecting new dwellings in the open countryside was not contravened.

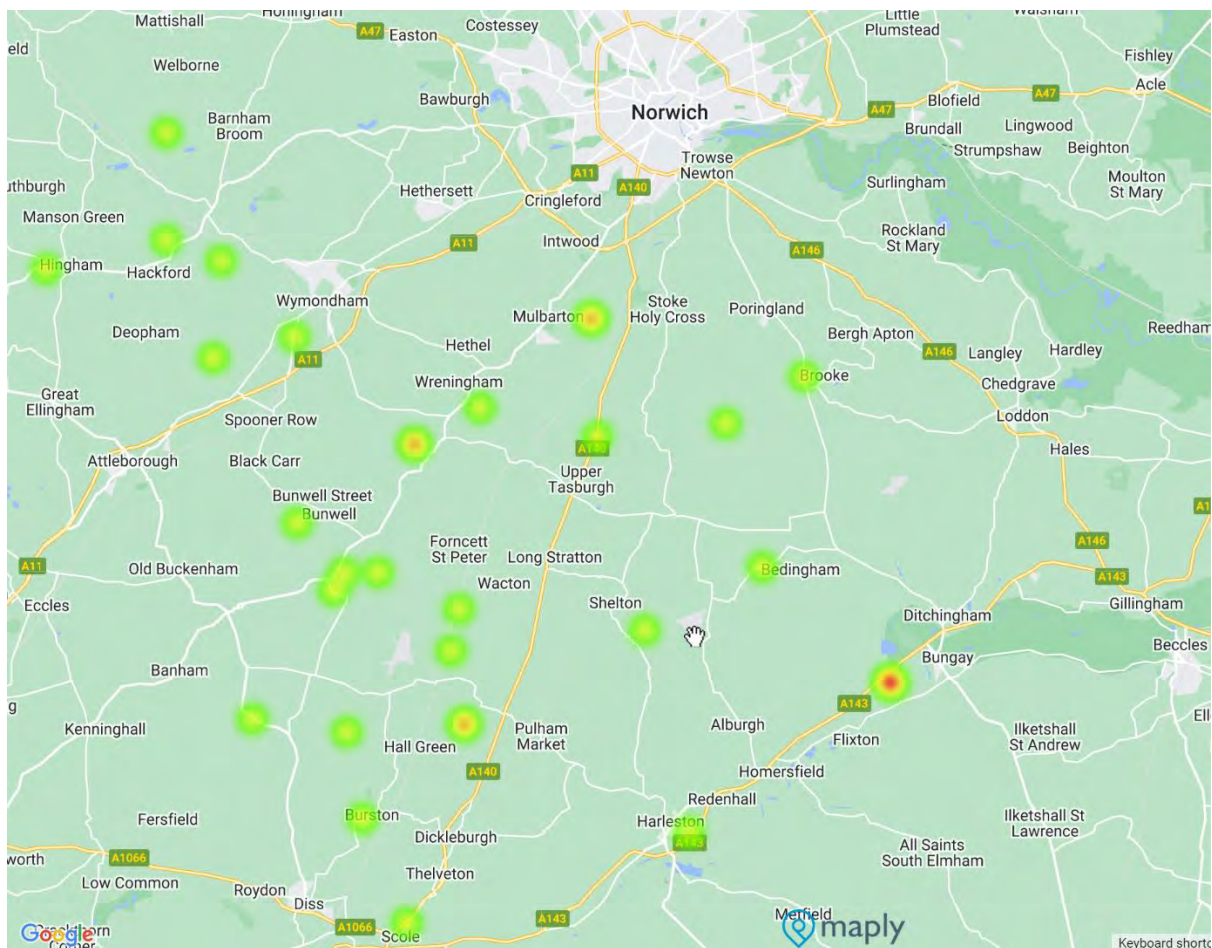


Figure 1: Heat map demonstrating the spatial distribution of approved applications coded under DM2.8.

Policy DM2.9 – Rural tourist and other recreational destinations

Indicator	Target
Amount of tourist related development	No specified target

A total of 8 planning applications were coded against this policy in the 2021/22 monitoring period. All 8 related to new proposals rather than the expansion or alteration of existing facilities. All applications were granted planning consent.

Approved

2020/2433 – Proposed guesthouse and two bridal suites, Toft Monks.

2021/0592 – Erection of building to house composting toilet, Wymondham.

2021/0847 – Erection of holiday lodge, Flordon.

2021/1550 – Erection of 3 glamping pods and welfare facilities, Loddon.

2021/1964 – Erection of player recovery hub and changing provision, Colney.

2021/1963 – Erection of administration and media building, Colney.

2021/2134 – Erection of holiday accommodation with stable.

2021/2433 – Erection of three holiday lets, Costessey.

The number of applications received and approved for rural tourist and other recreational destinations was similar to those recorded in previous monitoring years. The range of uses approved varied and included holiday accommodation, media uses and sporting facilities. These applications do not raise any concerns and as such it is considered that the policy is being applied consistently and is working as intended.

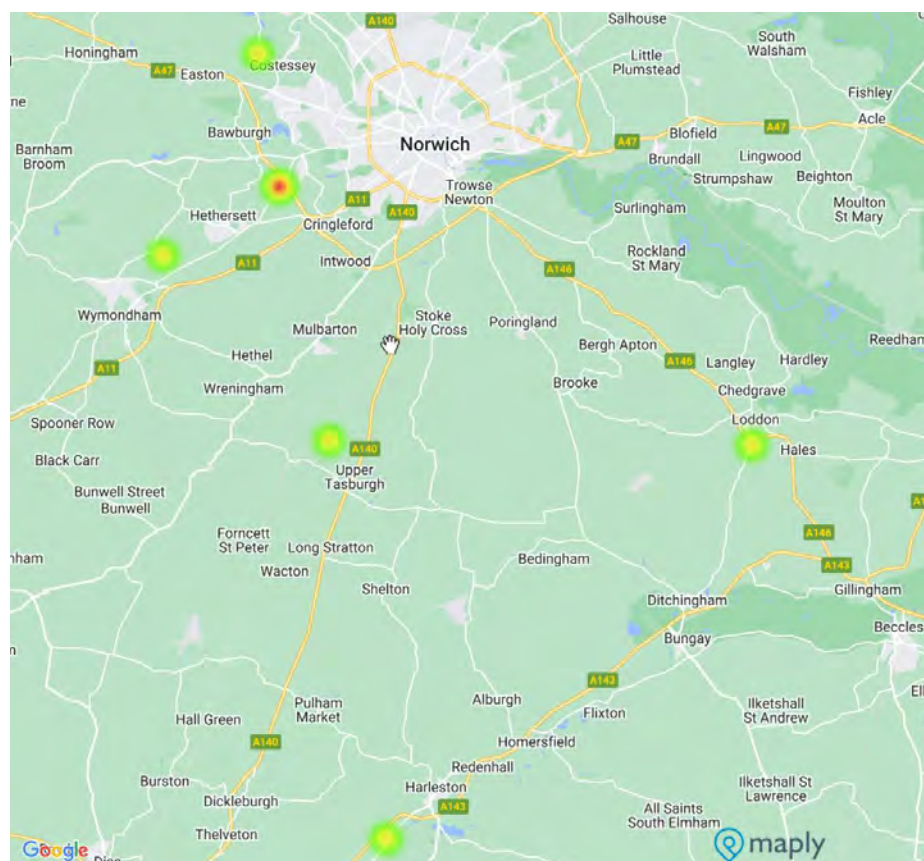


Figure 2: Heat map demonstrating the spatial distribution of approved applications coded under DM2.9.

Policy DM3.1 – Meeting Housing Requirements and Needs

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

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

Policy DM3.2 – Meeting Rural Housing Needs

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

A total of 22 affordable homes were completed in settlements with a population of less than 3,000 during the monitoring period. The number of affordable homes by parish was:

Broome – 2 under permission 2018/0852 and allocation BRO1.

Bunwell – 8 under permission 2019/2104.

Gillingham – 7 under permission 2019/1013 and allocation GIL1.

Hempnall – 3 under permission 2019/0864 and allocation HEM1.

Trowse – 2 under permission 2016/0805 and allocation TROW1.

A significant uplift in 2017/18 and 2018/19 delivered 63 units for each monitoring year, but in 2019/20 no homes were completed under this policy. 2020/21 saw 45 units delivered again, demonstrating the fluctuations in annual delivery. The 22 units in 2021/22 represent a steady delivery rate and indicate that this policy is generally working as intended.

Policy DM3.3 – Sites for Gypsies and Travellers

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

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

Policy DM3.10 – Promotion of sustainable transport

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

As in previous years, monitoring of applications has not identified any land protected for future transport improvements. An application is currently under consideration by South Norfolk Council for the Long Stratton bypass; at the time of preparing this report the application remains undetermined (2018/0112). A number of schemes are mentioned as policy requirements in allocated sites through the Site Specific Allocations and Policies document, Wymondham Area Action Plan and Long Stratton Area Action Plan and the council will seek to protect any land considered necessary to fulfil these requirements.

A total of 47 planning applications were coded against this policy in the 2021/22 monitoring period. Of these, 25 were approved, 3 withdrawn and 19 refused. Among those approved, there was no significant contribution to transport improvements beyond internal site access. One exception was the 2020/2118 industrial development in Loddon, which entailed the development of a short link road to connect the site to the existing industrial estate. Contravention of DM3.10 was given as a reason for refusal in 13 cases:

- 2021/0342 – Erection of two dwellings, Little Melton.
- 2021/0269 – Erection of three dwellings, Woodton.
- 2020/2280 – Erection of five eco-dwellings, Mundham. Appeal dismissed.
- 2021/1052 – Erection of 4 dwellings, Silfield.
- 2021/1019 – New bungalow, Hingham.
- 2021/1530 – Barn conversion to residential, Keswick. Appeal turned away.
- 2021/1892 – Erection of two dwellings, Little Melton. Appeal dismissed.
- 2021/0516 – Provision of 10 caravans, Aslacton. Appeal in progress.
- 2021/0459 – Provision of director’s lodge, Aslacton.
- 2021/2042 – Erection of a dwelling, Costessey.
- 2021/2510 – Demolition of stable and erection of dwelling, Shotesham. Appeal lodged.
- 2021/2546 – Change of use from outbuilding to office, Shotesham. Appeal lodged.
- 2022/0101 – Erection of a dwelling, Tharston.

It should be noted that the indicator covers one of three primary intentions of policy DM3.10. However in all 13 cases above the reason for refusal concerned a different intention, namely the requirement for a development to integrate with local sustainable transport networks. Where such decisions have been challenged at appeal the inspector has upheld the objection on the grounds of lack of sustainable travel options. Moreover, no approvals have been identified that grant permission contrary to the requirements of this policy to safeguard land required for the improvement of the transport network, as per the indicator. As such the soundness of the application of policy DM3.10 has been proven and it may be considered that this policy is functioning as intended.

Policy DM3.12 – Provision of vehicle parking

Indicator	Target
Number of major applications permitted in accordance with the Council's car parking standard	Target to maximise

The Council's vehicle parking standards remain the Norfolk County Council 'Parking Standards for Norfolk 2007'. As in previous years, for the purpose of monitoring it has been assumed that an application meets the above standards unless the NCC Highways consultation response suggests otherwise.

Within the 2021/22 monitoring period a total of 7 major applications were determined in accordance with this policy, excluding variation of condition applications unless they specifically relate to either highways or parking. Of these applications, 1 was refused but as none of the reasons for refusal related to highways or parking it may be assumed that these aspects of the proposals were policy compliant.

Approved

2020/0493 – Erection of 14 dwellings, Aslacton. Highways Authority objected to original proposal and recommended refusal but accepted amended proposals.

2021/0125 – Reserved matters following 2012/0371 for 231 dwellings. No comments.

2021/0054 – Reserved matters following 2012/0371 for 35 dwellings. No comments.

2020/1925 – Erection of care home and lodges. No comments.

2021/2207 – Erection of 16 dwellings, Caistor St Edmund. Highways Authority required a number of technical changes, but the amended proposal overcame these concerns.

2019/2115 – Erection of 40 dwellings, Harleston. No objection from Highways Authority.

Refused

2021/0488 – Erection of 19 dwellings, Poringland. No objection from the Highways Authority.

A further application, 2021/0307, remained undetermined and has gone to appeal. Concerns were raised by the Highway Authority around the detailed layout, with a request made to consider and alternative entry point. However, as these concerns did not amount to an unacceptable highway risk, they did not substantiate a reason for refusal.

A review of the consultation comments submitted by the Highways Authority in response to proposals received, as well as any subsequent amendments to the schemes, has not raised any concerns about the application or consistent use of this policy.

Policy DM3.14 – Pollution, Health and Safety

Indicator	Target
Number of Air Quality Management Area designations	Target to minimise

SNC currently does not have any Air Quality Management Areas so is meeting the target to minimise as set out in the Monitoring Framework. This indicator is also monitored for the GNDP AMR as part of the JCS objectives.

Policy DM3.16 – Improving the level of community facilities

Indicator	Target
Number of applications approved that involved the change of use of a community facility	Target to minimise

A total of 8 planning applications were coded against this policy in the 2021/22 monitoring period, all of which were approved. 2 approvals resulted in the loss of community facilities. All other applications were to enhance or extend existing community facilities or to create new community facilities.

Approved loss

2021/2169 – Change of use of the Grassmere social club to residential, Diss. Loss of the building as a private members club was deemed acceptable as adequate other facilities exist within the town, and the principle of residential development was previously established. Permitted during the previous financial year 2020/21 under application number 2020/0616.

2021/1977 – Demolition of later additions and conversion of church hall to residential use. Despite evidence of ongoing use as a community facility, this application was deemed acceptable due to the availability of 6 alternative facilities within 0.5 miles of the site.

The number of approved schemes has decreased from the 2020/21 monitoring period, with most of the applications enhancing or extending existing community facilities or to create new community facilities. Both applications which resulted in the loss of community facilities were considered to meet the requirements of the policy for the reasons set out above. Monitoring of this policy therefore suggests it is working as intended with a minimal loss of existing community facilities.

Policy DM4.1 – Renewable Energy

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

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

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

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

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

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

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

A total of 55 planning applications were coded against this policy in the 2021/22 monitoring period. 48 were approved, with particular attention to DM4.4 required in 9 cases as below:

2020/0493 – Erection of 14 dwellings, Aslacton. Ecological survey report accepted and condition attached to secure mitigation and enhancement to pond on site.

2021/0607 – Erection of a storage building, Wymondham. Technically part of a county wildlife site but accepted as long-term site use has been industrial.

2021/1044 – Garage conversion to annexe, Tacolneston. Condition attached to secure mitigation measures as required by the ecology report to protect bird and bat roosts.

2021/1126 – Rear extension, Colton. Condition attached to secure mitigation measures.

2021/1804 – 13 additional storage containers, Morningthorpe. Details of lighting agreed and condition attached to protect existing hedges on the site.

2021/1051 – Erection of a dwelling, Great Moulton. Objections made to removal of trees, but adjudged to have no material difference from previously approved proposals.

2021/1915 – Replacement of an agricultural building with a dwelling, Hempnall. Parish Council objected on grounds of no ecological enhancement, but ecology report accepted.

2021/1801 – Conversion of barn to dwelling, Tibenham. Condition attached to secure mitigation measures as required by the ecology report to protect bird and bat roosts.

2021/0148 – Demolition and conversion of agricultural buildings to 6 dwellings. Condition attached to secure mitigation measures as set out by the ecology report.

7 applications were refused, but contravention of DM4.4 was not given as a reason in any.

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

Policy DM4.6 – Landscape setting of Norwich

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

A total of 5 applications were coded against this policy in 2021/22, which is in line with figures from previous years. 4 applications were approved and one was refused consent.

Approved

2021/0082 – Retail foodstore, Costessey

2021/1678 – End of life hospice, Colney

2021/1963 – Administration and media building, Colney

2021/1964 – Player recovery hub, Colney

The remaining application, 2021/1530, was refused and an appeal turned away. Contravention of DM4.6 was a given reason for refusal in this case. Overall, the above assessments demonstrate that whilst planning permissions have been granted within this zone, the proposals have been robustly assessed for their impact on the NSBLPZ. Where proposals were deemed unacceptable the application failed as a result. It may be concluded therefore that the policy continues to be applied consistently and performs as intended.

Policy DM4.8 – Protection of trees and hedgerows

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

A total of 15 Tree Preservation Orders were served during the 2021/22 monitoring period, out of a possible total of 18 TPOs. These comprised:

52 individual trees

1 area of trees

3 groups of trees

1 woodland

In addition, two provisional TPOs were served for one individual tree and one group of trees. One potential TPO for an area of trees lapsed and was not reconfirmed. The levels of TPO's being assessed and served have now remained consistent for the past four monitoring years (2018/19 onwards), providing a robust basis for comparison for future years. Prior to this, there have been suspected inconsistencies. Nonetheless, TPOs continue to be served in accordance with the requirements of this policy and therefore in this respect it may be considered that the policy is functioning as intended.

Policy DM4.10 – Heritage Assets

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

Listed building consents

During the 2021/22 monitoring period a total of 137 listed building applications were coded against this policy, which is in line with previous monitoring periods. All 137 applications were approved, thus meeting the policy target. It may therefore be considered that the policy continues to be applied consistently and is performing as intended.

Conservation Area Appraisals

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

Listed Buildings lost/demolished

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

Conclusion

As in previous years it may be concluded that the policies in the South Norfolk Development Management Policies document continue to function as intended. The above analysis illustrates the consistent application of these planning policies by Planning Officers between monitoring periods. Furthermore, an assessment of those decisions that apparently conflict with policy requirements confirm that these decisions are robust and have been appropriately evidenced and/or justified. Monitoring of the DM policy 2.5 was not possible during 2020/21. Re-establishment of town centre monitoring has identified that the combined impact of Covid-19 and changes to the use class orders have not had a significant effect on the composition of Town Centres and Primary Shopping Areas, previously defined as an area of concern.

Updates made in 2016/17 to several the monitoring indicators mean that it is now possible to make a clear comparison between the 2016/17 baseline data and the current position. This provides an opportunity to assess the effectiveness of the individual policies in this plan and build a robust picture of how the policies are being applied. The details set out in this Annual Monitoring Report do not raise any significant issues beyond those already discussed.

Site Specific Allocation and Policies

This section monitors the Strategic Principles from the South Norfolk Site Specific Allocations and Policies Document for the period 01/04/21 to 31/03/22 and reflects the indicators shown in the Monitoring Framework which accompanies the plan.

The delivery of housing and employment land, as well as 5-year land supply, is already monitored and reported as part of the Joint Core Strategy Annual Monitoring Report.

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

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

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

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

Monitoring indicator and target 1 – Community facilities

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
EAS1: Land south and east of Easton 2014/2611/O 2020/0962/D 2019/1251/F	Village Centre Expanded primary school Protection of allotments & existing community use sites	Play areas for each phase Village centre Allotments School expansion Open space contribution	Development commenced
EAS2: Easton gymnastics facility 2014/2069/F	New gymnastics facility	New gymnastics facility	Development complete
COS1: Land west of Lodge Farm, Dereham Rd 2013/0567/F 2016/0402/F	Single form entry primary school	Primary school Sports pavilion & car parking Local shop site 5 equipped play areas	Development well underway

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
		Open space contribution	
HET1: Land north of Hethersett 2011/1804/O 2017/1104/D 2015/1594/D 2015/1681/D 2017/0151/D 2018/2326/D 2018/2500/D 2021/1965/D	Expansion of local schools (or provision of land for the same) Community facilities (e.g., open space, community buildings)	Primary school site (plus contingency land) Secondary school site (plus contingency land) Financial contributions towards education Community pavilion Neighbourhood centre Play areas and recreational open space in each phase Allotments	Development well underway in most parts with other smaller parts complete
HET2: Land north of Grove Road	Housing with care		No planning permission as at 31/03/22
HET4: Land north of Great Melton Rd 2012/1814/F	Contribution towards local schools' expansion	Financial contributions towards education and recreational space Play space	Development complete
COL2: Land rear/east of Institute of Food Research 2012/2113/F 2017/1422/F	Uses ancillary/complimentary to development of the Science Park	Temporary use of land as a car park (until 2027)	Site in use
DIS6: Former Hamlins Factory site, Park Rd 2012/1493/D 2021/0307/F	Retail use limited to non-food goods Office development restricted to A2 use	Pub/restaurant on part of the site	Development of pub/restaurant complete
DIS7: Feather Mills site, Park Road	Retail use limited to non-food goods Office development restricted to A2 use		No planning permission as at 31/03/22

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

Policy, Site address & Application Reference	Policy Requirement	Secured via S106/condition	Delivery
2014/0981/O 2019/2318/F			
TROW2: Land north of A146 & east of A47	Park and Ride site		No planning permission as at 31/03/21
LOD1: Land north of George Lane 2013/1647/O 2016/0853/D 2020/1163/F	Recreational open space Site for provision of infrastructure	Education contribution Play areas & recreational open space	Development well underway
STO1: Land south of Stoke Holy Cross Primary School 2012/2034/F 2014/1874/F 2016/2153/F	Expansion and improvement of existing primary school facilities Open space	Play areas & recreational open space Community payment Car park contribution Land for school expansion	Development complete
TAS1: Land north of Church Rd and west of Tasburgh school	Expansion or improvement of the existing primary school facilities		No planning permission as at 31/03/21
WOR1: Land at the junction of High Rd and Low Rd	Recreational open space on land adjacent to the site		No planning permission as at 31/03/21

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

Monitoring indicator and target 2: Affordable housing

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

The below table shows applications for sites between 5 and 9 units granted planning consent between 1 April 2021 and 31 March 2022, detailing the total number of dwellings on each site, the site area and whether affordable housing is thus required by the NPPF.

Sites of between 5 and 9 units

Parish	Planning reference	Total Dwellings	Site area (Ha)	AH required?
Barford	2021/1293	7	0.59	Yes
Hingham	2021/1862	5	0.49	No
Kirstead	2021/0148	7	0.48	No
Scole	2021/2568	5	0.14	No
Shelfanger	2021/2108	5	0.11	No
Winfarthing	2021/2167	5	0.36	No
Wymondham	2021/1968	7	0.38	No

Only one site qualified for an affordable housing requirement. Barford 2021/1293 will have to demonstrate provision for 2 affordable units at reserved matters stage.

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

Sites of 10 units or more

Parish	Planning reference	Total Dwellings	Affordable Homes	Percentage
Diss	2021/0307	73	0	0%
Easton	2021/1847	72	72	100%
Hethersett	2021/1965	200	39	20%
Poringland	2020/1925	36	0	0%
Harleston	2019/2115	40	11	28%
Woodton	2020/1506	23	2	9%
Wymondham	2021/0125	231	35	15%
Wymondham	2021/0054	35	0	0%

Only two of eight larger sites appear to meet the requirement to provide 28% affordable housing. However, the promoter of the 2021/0307 extra care scheme in Diss made a unilateral undertaking in the form of a financial contribution. In Hethersett, the 2021/1965 reserved matters permission represents the latest phase of the 2011/1804 outline, with 20% affordable provision for this aspect of the scheme only. Here 32 units were planned as part of the phase, with a further 7 secured through S106. The development consortium is also offering the Council the option to purchase further affordable housing plots if necessary. Poringland 2020/1925 is an extra care scheme and provides for the creation of a Care Management System. The S106 agreement signed for the

Woodton 2020/1506 provides two affordable units alongside a financial contribution to off-site provision. In Wymondham, the 2021/0125 reserved matters permission represents the latest phase of the 2012/0371 outline, with 15% affordable provision secured through S106 agreement for this phase. The 2021/0054 application is tied in with the neighbouring 2021/0055 PCO, which includes 39 affordable units and thus meets the 15% requirement across both sites. Therefore, all sites provided a contribution and the policy can be considered to remain effective.

Monitoring indicator and target 3: Allocation numbers

Norwich Policy Area – Growth Locations

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/20	Units with pp at 31/03/21	Units with pp at 31/03/22
COS1 Costessey	500	509	509	509
EAS1 Easton	900	890	954	962
HET1 Hethersett	1080	1196	1196	1196
HET2 Hethersett	40	0	0	0
HET4 Hethersett	106	151	151	151
TOTAL	2626	2746 (105%)	2810 (107%)	2818 (107%)

Norwich Policy Area – Norwich Fringe

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/20	Units with pp at 31/03/21	Units with pp at 31/03/22
TROW1 Trowse	160	173	181	181
TOTAL	160	173 (108%)	181 (113%)	181 (113%)

Norwich Policy Area – Key Service Centres

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/20	Units with pp at 31/03/21	Units with pp at 31/03/22
POR1 Poringland	250	270	270	270
POR2 Poringland	100	100	100	100
POR4 Poringland	252	232	232	232
POR6 Poringland	300	293	293	293
TOTAL	902	895 (99%)	895 (99%)	895 (99%)

Norwich Policy Area – Service Villages

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/20	Units with pp at 31/03/21	Units with pp at 31/03/22
BRA1 Bracon Ash	20	0	0	0
BRAM1 Bramerton	10	10	10	10
LIT1 Little Melton	20	20	20	20
MUL1 Mulbarton	150	180	180	180
NEW1 Newton Flotman	30	0	0	0
SPO1 Spooner Row	10	39	39	39
SPO2 Spooner Row	5	7	7	7
STO1 Stoke Hly. Cross	75	106	106	106
SUR1 Surlingham	5	5	5	5
SUR2 Surlingham	5	2	2	2
SWA1 Swardeston	30	0	0	0
TAS1 Tasburgh	20	0	0	0
TOTAL	380	369 (97%)	369 (97%)	369 (97%)

Norwich Policy Area – Other Villages

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/20	Units with pp at 31/03/21	Units with pp at 31/03/22
BAW1 Bawburgh	5	5	5	5
KES1 Keswick	10	9	9	9
TOTAL	15	14 (93%)	14 (93%)	14 (93%)

Rural Policy Area – Main Towns

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/20	Units with pp at 31/03/21	Units with pp at 31/03/22
DIS1 Diss	35	0	0	0
DIS2 Diss	15	0	0	0
DIS3 Diss	42	0	0	0
DIS4 Diss	125	136	136	136
DIS5 Diss	15	6	6	6
DIS6 Diss	0	0	0	73
HAR1 Harleston	120	120	120	120
HAR3 Harleston	29	33	33	33
HAR4 Harleston	95	0	0	0
HAR5 Harleston	0	0	0	40
TOTAL	506	295 (58%)	295 (58%)	408 (81%)

Rural Policy Area – Key Service Centres

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/20	Units with pp at 31/03/21	Units with pp at 31/03/22
HIN1 Hingham	95	88	88	88
LOD1 Loddon	200	200	202	202
TOTAL	295	288 (98%)	290 (98%)	290 (98%)

Rural Policy Area – Service Villages

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/20	Units with pp at 31/03/21	Units with pp at 31/03/22
ALP1 Alpington	10	10	10	10
ASL1 Aslacton	15	15	15	14
BAR1 Barford	10	0	0	0
BARN1 Barnham Broom	20	24	24	24
BER1 Bergh Apton	7	11	11	11
BER2 Bergh Apton	5	5	5	5
BKE1 Brooke	12	12	12	12
BKE2 Brooke	8	13	13	13
BRO1 Broome	5	9	9	9
BRO2 Broome	5	5	5	5
BUN1 Bunwell	8	9	9	9
BUN2 Bunwell	7	8	8	8

Allocation and Settlement	Total Number of Allocated Units	Units with pp at 31/03/20	Units with pp at 31/03/21	Units with pp at 31/03/22
CAR1 Carleton Rode	5	3	3	3
CAR2 Carleton Rode	5	6	6	6
DIC1 Dickleburgh	20	22	22	22
DIT1 Ditchingham	20	24	27	27
EAR1 Earsham	20	16	16	16
GEL1 Geldeston	10	13	13	13
GIL1 Gillingham	10	22	22	22
GRE1 Great Moulton	5	10	14	14
HAL1 Hales	10	0	20	20
HEM1 Hempnall	20	0	23	23
PUL1 Pulham Market	10	10	10	10
ROC1 Rockland St Mary	20	21	21	21
SCO1 Scole	15	0	0	0
SEE1 Seething	10	5	5	5
TAC1 Tacolneston	20	20	20	20
THL1 Thurlton	20	30	30	30
WIC1 Wicklewood	6	0	0	0
WIC2 Wicklewood	8	14	14	14
WOO1 Woodton	20	21	23	23
WOR1 Wortwell	5	0	0	0
WRE1 Wreningham	10	10	10	10
TOTAL	381	368 (97%)	418 (110%)	417 (109%)

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

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

Residential	Allocated	No permission	With permission	Completed
Sites	69	13	58	29
Units	5222	363	5094	2764

In total 69 housing allocations were made in the Site Specific Allocations and Policies Document, proposing 5222 residential units. Currently 58 allocated sites have active or completed permission for residential development, including two (DIS6 and HAR5) which were intended for other uses. Across these sites 5094 units have been granted consent.

13 allocations covering 363 proposed units remain without planning consent. However, all but two of the Policy Areas have secured permissions sufficient to delivery their housing requirements. The exceptions are the Main Towns of Diss and Harleston, which have only collectively achieved permission for 58% of the proposed units on their allocated sites. Whilst it is unlikely these remaining sites will be consented and built out within the remaining 4 years of the plan period, progress on all sites appears likely. Overall, it is considered the allocations have been effective and brought forward for development in a timely manner.

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

Monitoring indicator and target 1: Loss of allocated and permitted land, with a target to minimise.
Monitoring indicator and target 2: Take up of employment land allocations, with a target that all allocated employment land should be taken up by the end of the plan period.

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

Allocation and Settlement	Allocated Site Area (Ha)	Amount of Available Land	Allocated Use
BKE3 Brooke	4.8	0 Ha	Light industrial, B2, B8
COL1 Colney	39.4	28.09 Ha	Research and development
COL2 Colney	4.24	4.24 Ha	Research and development
COS3 Costessey	15.29	12.94 Ha	Light industrial, B2, B8
HETHEL2 Hethel	20.0	20 Ha	Advanced engineering & technology
HIN2 Hingham	2.24	2.07 Ha	Light industrial, B2, B8
KES2 Keswick	13.02	13.02 Ha	Light industrial
LOD2 Loddon	1.1	1.1 Ha	Light industrial, B2
LOD3 Loddon	1.84	0 Ha	Light industrial, B2, B8
POR3 Poringland	4.3	4.3 Ha	Light industrial
TROW2 Trowse	3.2	3.2 Ha	Park and Ride site
DIS6 Diss	1.76	0.26 Ha	Retail (non-food goods), leisure, offices (financial services only)
DIS7 Diss	2.21	2.21 Ha	Retail (non-food goods), leisure, offices (financial services only)
DIS8 Diss	2.89	1.91 Ha	Light industrial
DIS9 Diss	4.22	4.22 Ha	B2, B8
DIS10 Diss	3.7	3.7 Ha	Light industrial, B2, B8
HAR5 Harleston	1.23	1.23 Ha	Light industrial, small-scale foodstore, health/community facilities
HAR6 Harleston	1.6	0.99 Ha	Light industrial, B2
HAR7 Harleston	4.0	4.0 Ha	Light industrial, B2, B8
TOTAL	131.04	107.48 Ha	

Available land refers to the area not covered by detailed planning permissions. The COL1 allocation has outline permission for the whole site but is only part detailed and built out. Changes to the use class orders came into effect on 1 September 2020. Affected use classes are referred to by their descriptors rather than codes to allow for consistency of interpretation. The data above has been compiled by analysing the relevant applications coded to policies taken from the 2020/21 AMR. The following applications were approved on allocated employment land during the monitoring year 2021/22:

COS3 Costessey – 2021/1789 for a storage unit covering 0.37Ha of the allocated site.
 DIS6 Diss – 2021/0307 for an extra care development covering 0.9Ha of the allocated site.
 LOD3 Loddon – 2020/2118 for an industrial development covering the whole allocated site.

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

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

Permissions granted on brownfield land, 2021/22

Area	Units Permitted on Brownfield Allocations	Units Permitted on Brownfield Commitments	Units Permitted on Brownfield Windfalls
NPA	0	0	38
RPA	73	0	48
TOTAL	73	0	86

The Council's Residential Land Availability data sets out the numbers of new dwellings on brownfield land within the monitoring period. These figures are subdivided into the above categories. As in recent years there have been no new schemes permitted on commitment sites, but 73 units were granted permission on a mixed use allocation in Diss. The number of new dwellings permitted on brownfield windfall sites (86) is less than the 111 in 2020/21, but still high in comparison to previous years (41 in 16/17, 51 in 17/18, 69 in 18/19 and 24 in 19/20). 58% of the total number of units granted consent were on brownfield sites.

Allocated sites containing brownfield land

Allocation and Settlement	Planning Ref.	Brownfield units	Status
ASL1 Aslacton	2020/0493	14	Full permission
DIS5 Diss	2017/0042	6	Complete
DIS6 Diss	2021/0307	73	Full permission
DIS7 Diss	-	-	No permission
HAR3 Harleston	2017/0099	33	Complete
WYM2 Wymondham	-	-	Permission expired

The take-up of allocated brownfield sites continues to be monitored and the delivery status of each of the sites updated in the above table. Overall, the data indicates a positive trend in the development of these sites, perhaps reflecting the earlier levels of development on allocated

greenfield sites within the plan period.

In accordance with legislation the Council has published a brownfield register of previously developed land since December 2017. During the monitoring period 2021/22 there were a total of 41 sites on Part 1 of the published brownfield register, of which 16 had been built out. These sites comprised both allocated sites and sites with existing planning permission. The Council did not publish a Part 2 register during this monitoring period.

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

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

Previous Annual Monitoring Report datasets have set out at length the individual site allocation policy requirements, as well as the measures secured through planning condition on those sites benefiting from planning consent. It is not considered necessary to repeat the previously recorded information here. There were no new planning consents granted on allocated sites with identified flood mitigation or enhancement requirements in 2021/22.

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

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

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

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

The policy requirements for each site (highways, pedestrian, and cycle improvements) have been set out in detail in previous monitoring reports (most recently 2017/18) alongside a summary of the known infrastructure requirements secured by planning condition. Water requirements have been monitored separately under Strategic Principle SP4. It has previously been reported that the policy has effectively secured many appropriate conditions and contributions towards off-site highway schemes on sites with permissions. In the 2021/22 monitoring period there were no new planning consents granted on allocated sites with identified flood mitigation or enhancement requirements.

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

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

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

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

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

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

Conclusion

Generally, it may be concluded that the requirements of the policies within the Site Specific Allocations and Policies document are being met through the grant of planning permissions and the planning conditions that are being applied to those same planning consents. As the sites are developed and completed in future years there will be further opportunity to monitor the delivery of these policy requirements.

Long Stratton Area Action Plan

This section monitors the policies from the Long Stratton Area Action Plan for the period 01/04/21 to 31/03/22. These policies have now been monitored for five consecutive years, providing a baseline using the indicators. As with all policies, the effectiveness of the policies may be assessed as the sites are developed. The 2016/17 Annual Monitoring Report set out in detail the monitoring criteria for each policy and it is not considered necessary to repeat this information. Policy details have been included below however for those policies which have been implemented during subsequent monitoring periods.

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

Two planning applications for the above allocation are pending determination but continued to remain undetermined in the current monitoring period. It will only be possible to monitor the effectiveness of this policy once these applications have been determined.

Policy LNGS2 – Allocation of land west of Tharston Industrial Estate

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

Policy LNGS3 – Town Centre policy

Monitoring indicators:

Development proposals for shopping, food and drink, leisure and other main town centre uses will be encouraged within the defined town centre boundary. No unacceptable concentration of non-A1 uses within the primary frontage of Long Stratton shopping area.

No monitoring could take place during the first half of monitoring period due to the Covid pandemic, which both restricted movement and led to changes in consumer habits. Future evaluation is therefore vital to determine the long-term impact of this situation on the composition of units within the Primary Shopping and Town Centre Areas. Beginning November 2021, monitoring could take place on a quarterly basis for the first time.

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

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

units are discounted. Results of the town centre monitoring are demonstrated in the table below, with the last pre-Covid results also included for reference.

Long Stratton PSA	Units in A1 use	Units in other use	Vacant units
January 2022	37%	46%	4%

Long Stratton TC	Units in A1 use	Units in other use	Vacant units
January 2022	22%	78%	11%

These figures can be considered a baseline for future town centre monitoring, as no surveys were previously conducted in Long Stratton.

Policy LINGS4 – Sequential approach and impact assessment for provision in Long Stratton

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

Policy LINGS5 – General Green Infrastructure requirements for new developments within the Long Stratton Area Action Plan Area.

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

Policy LINGS6 – Protecting existing recreation or amenity land in Long Stratton

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

Policy LINGS7 – New recreation provision in Long Stratton

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

Policy LINGS8 – Land for new burial ground in Long Stratton

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

Policy LINGS9 – Accessibility

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

Conclusion

At this time there is limited data available to effectively assess the implementation of the policy

requirements contained in the Long Stratton Area Action Plan. This is principally due to the lack of applications that were assessed against the policies within the AAP during the monitoring period. Further monitoring in future years will continue to assess the effectiveness of these policies, in particular the determination of applications 2018/0111 and 2018/0112.

Wymondham Area Action Plan

This section monitors the policies from the Wymondham Area Action Plan for the period 01/04/21 to 31/03/22. As set out in the earlier reports, although the policies appear to be working as intended, the relatively low number of applications that have been determined and the early stages of on-site development mean that it is difficult to monitor their overall effectiveness. The 2016/17 Annual Monitoring Report set out in detail the monitoring criteria for each policy and it is not considered necessary to repeat this information. Policy details have been included below however for those policies which have been implemented during subsequent monitoring periods. Several the Wymondham AAP policies share the same monitoring indicators, which are assessed against each policy as appropriate.

Policy WYM1 – Allocation of land at Friarscroft Lane

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

Policy WYM2 – Land at Old Sale Yard, Cemetery Lane

Reserved matters consent 2020/1439 for 58 dwellings was granted on 02/06/2021 following the outline permission granted in 2017 (2016/2668). No progress has yet been made on building out this permission.

Policy WYM3 – Land at South Wymondham

Outline planning permission was granted for this strategic allocation in 2014, with references 2012/0371 and 2011/0505. A significant number of applications seeking reserved matters permission and to agree the details secured by condition have subsequently been submitted and approved. 104 residential units from existing permissions were built out during 2021/22. Approval of the reserved matters applications 2021/0125 and 2021/0054 for 231 and 35 dwellings respectively occurred during this monitoring period. Further assessments of this policy will be undertaken in future years as additional applications are submitted.

Policy WYM4 – Retirement Care Community on Wymondham Rugby Club Site

Outline planning permission was granted for this strategic allocation in 2014, with reference 2014/0799. The reserved matters application 2019/1788 for 90 dwellings was approved during 2020/21, preventing the use of the site as intended by the allocation. No progress has yet been made on building out this permission. Further assessments of this policy will be undertaken in future years as additional applications are submitted.

Policy WYM5 – Land at Browick Road

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

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

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

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

Outline consent was granted for the development of this site in 2015 (2014/1824) and a reserved matters application (2017/2924) was approved in August 2018 (therefore falling within the 2018/19 monitoring period). An amendment to the outline application – varying the site layout as well as the quantities/ratios of approved floorspaces - was also approved in August 2018 (2018/1182). Since then, an amendment was submitted in the 2019/20 monitoring period (2019/1619) to vary conditions 2 and 3 and to remove conditions 14 and 15 of permission 2018/1182. The aim was to allow revision of the site plan and the design of buildings including an increase in permitted floorspace for B1 and D1 uses. This application was subsequently returned to the applicant. No further applications were submitted during the 2021/22 monitoring period.

The monitoring indicators for this policy include the take up of the allocated land in line with the legacy B1, B2 and B8 use classes in accordance with the requirements of the AAP, as well as a detailed design that both enhances and improves the gateway to Wymondham as approached along the B1172 from Hethersett.

The amended application in August 2018 was considered to accord with the requirements of this policy in terms of the mix of use classes on site and the overall design of the site was also considered favourably. As such it may be considered that the development of this site will meet the objectives of the policy.

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

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

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

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

Policy WYM10 – General green infrastructure requirements for new developments in the South of Wymondham

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

Policy WYM11 – General green infrastructure requirements for new developments in the West of Wymondham

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

Policy WYM12 – Protecting existing recreation or amenity land in Wymondham

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

Policy WYM13 – New recreation provision in Wymondham

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

Policy WYM14 – Relocation of Wymondham Rugby Club

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

Policy WYM15 – Land for a new burial ground in Wymondham

Following the approval of planning application 2014/2495, a number of planning applications were submitted during the 2018/19 period determined in 2019/20. One of these (2018/2758) was approved in May 2019 for Phase 1 of the development (89 dwellings). Phase 2 of the development (2019/1804) received approval during the 2020/21 monitoring period, which also saw a number of applications approved for discharge of conditions. 46 residential units from existing permissions were built out during 2021/22, with no new consents granted.

Policy WYM16 – Changes of use in Wymondham Town Centre

No monitoring could take place during the first half of monitoring period due to the Covid pandemic, which both restricted movement and led to changes in consumer habits. Future evaluation is therefore vital to determine the long-term impact of this situation on the composition of units within the Primary Shopping and Town Centre Areas. Beginning November 2021, monitoring could

take place again on a quarterly basis.

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

Town centres are divided into ground-floor units operated as single premises. Wymondham is divided into its Primary Shopping Area (PSA) and Town Centre (TC) for the purposes of monitoring. Units are split between residential, A1 retail and other town centre uses for PSAs. For TCs residential units are discounted. Results of the town centre monitoring are demonstrated in the table below, with the last pre-Covid results also included for reference.

Wymondham PSA	Units in A1 use	Units in other use	Vacant units
February 2020	54%	46%	6%
November 2021	53%	47%	8%
February 2022	51%	49%	10%

Wymondham TC	Units in A1 use	Units in other use	Vacant units
February 2020	43%	56%	6%
November 2021	40%	60%	4%
February 2022	39%	61%	4%

Application 2021/2242 sought permission for a change of use in a retail unit within the PSA from retail to sui generis. Consent was granted as the proportion of A1 units would remain above the 50% threshold, and thus continue to meet the policy criteria.

The proportion of A1 to other units has not changed significantly since before the Covid pandemic, although there has been a gradual rise in the number of vacant units from 6% to 10%. As such the policy can be seen to be consistently applied and is working as intended.

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

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

Policy WYM18 – Land at Norwich Rd/Postmill Close

As set out previously, this development was complete prior to the adoption of the Wymondham Area Action Plan and therefore the requirements of this policy have been met.

Policy WYM19 – Provision of a new station for the Mid-Norfolk Railway

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

Conclusion

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

Addendum: Neighbourhood Plans

As of the 1st April 2022 there were ten Neighbourhood Plans being developed within the South Norfolk district. The communities developing Plans were Diss & District, Starston, The Tivetshalls, Redenhall with Harleston, Dickleburgh, Trowse, Wymondham, Tasburgh, Hingham and Loddon & Chedgrave. The District Council has been supporting each of these projects in a number of ways, including through the provision of day-to-day advice and guidance, technical assistance, funding, attendance at meetings etc. Some of the parish/town councils have also appointed external consultants to assist them in the process.

Two communities designated a Neighbourhood Area within this period, for the purpose of their Neighbourhood Plan. The designated Hingham Neighbourhood Area followed the parish boundaries. In Loddon & Chedgrave, the Neighbourhood Area covers both civil parishes.

Within this period, three Neighbourhood Plans were submitted to the local planning authority to go to Reg.16 consultation from Starston, The Tivetshalls, and Redenhall with Harleston.

During 2021/22, there were two further Neighbourhood Plans 'made' in Poringland and Long Stratton, taking the total number of adopted plans within the District to five. These Plans all form part of the statutory Development Plan and they were made on the following dates:

Parish	Date Made
Cringleford	24 th February 2014
Mulbarton	23 rd February 2016
Easton	11 th December 2017
Poringland	26 th July 2021
Long Stratton	11 th October 2021

Further information on emerging neighbourhood plans in South Norfolk can be found at:
<https://www.southnorfolkandbroadland.gov.uk/emerging-neighbourhood-plans-south-norfolk>